



A TETRA TECH COMPANY



Respond Housing Association

**Term Maintenance and Refurbishment Works
Contract**

Volume C - Pricing Document

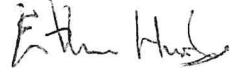
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A - Demolitions & Alterations

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Item		Unit	Rate	Description
	DEMOLITION AND ALTERATIONS			
	<u>Demolition</u>			
	General clearance			
A1	debris, loose furniture and fittings	Item		Remove tables, chairs, bookcases, shelves, cabinets and the like; dispose off site; cleaning on completion.
A2	loose furniture and fittings	Item		Remove and place in storage tables, chairs, and the like and replace into position on completion of the works.
	Demolishing Individual Structures			
A3	single storey building	item		Take down existing building to ground level.
	Demolition :Walls			
A4	wall:demolish external 100mm thick wall	item		Wall:Take down half brick wall and making good finishings.
A5	wall:demolish external 215mm thick wall	item		Wall:Take down half brick wall and making good finishings.
A6	wall:demolish external cavity wall ne 350mm thick	item		Wall:Take down cavity wall and making good finishings.
A7	wall:demolish internal plastered 100mm thick wall	item		Wall:Take down half brick or 100mm blockwork non-load bearing wall and remove waste and debris, including associated doors, frames, skirtings, plaster etc., make good the existing structure at intersection with internal and external walls, make good to existing floor/screeds, plaster ceiling and skirtings.
A8	wall:demolish internal plastered 215mm thick wall	item		Wall:Take down one brick or over 100mm and ne 225mm blockwork non-load bearing wall and remove waste and debris, including associated doors, frames, skirtings, plaster etc., make good the existing structure at intersection with internal and external walls, make good to existing floor/screeds, plaster ceiling and skirtings.
A9	chimney breast:demolish complete	item		Chimney Breast:Demolish chimney breast complete, including and remove waste and debris, make good structure, float and set to walls 12mm thick including dub out as necessary with cement and sand ne 25mm thick, supply and fix softwood skirting to match existing, primed for decoration, make out floor and ceiling finishes, including all labours.

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Item		Unit	Rate	Description
	<u>Alterations: (Rates to include for removal and disposal off site) Unless stated otherwise all rates are inclusive of materials. For "Fix Only" rates the cost of supplying fixings and sundry items of equipment shall be reimbursed to the contractor on a daywork materials basis.</u>			
	Cutting Openings - Internal Door			
A10	opening:form in 100mm internal wall for door	nr		Opening:Cut or form opening for internal door and frame in 100mm blockwork wall plastered both sides, insert concrete lintol and quoin up jambs, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations, temporary propping and making good finishings.
A11	opening:form in 215mm internal wall for door	nr		Opening:Cut or form opening for internal door and frame in 215mm blockwork wall plastered both sides, insert concrete lintol and quoin up jambs, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations, temporary propping and making good finishings.
	Removing plumbing and engineering installations			
A12	Sink Water Heater	nr		Replace over or under sink water heater including all piping and fixings and fittings (fix only) materials to be reimbursed to the contractor on a Daywork materials basis.
	Building Up: Walls			
A13	wall:rebuild 100mm block/brick wall	nr		Wall:Demolish as necessary, clean off and clear away, rebuild 100mm blockwork in cement lime mortar (1:1:6) bed and point to match existing.
A14	wall:rebuild 225mm block/brick wall	nr		Wall:Demolish as necessary, clean off and clear away, rebuild 225mm blockwork in cement lime mortar (1:1:6) bed and point to match existing.
A15	chimney breast:rebuild in roof space	nr		Chimney Breast:Demolish as necessary, clean off, clear away and rebuild chimney breast, in common brick, bed and point in cement lime mortar (1:1:6), to match existing, float and set 12mm thick including dub out as necessary in cement and sand ne 25mm thick, form fire opening for gas fire including lintel, form flue for gas fire, supply and fix skirting to match existing, primed for decoration, make good floor and ceiling finishes, including all labours.

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Item		Unit	Rate	Description
A16	chimney breast:rebuild flue complete	nr		Chimney Breast:Demolish as necessary, clean off, clear away and rebuild chimney breast, in common brick, bed and point in cement lime mortar (1:1:6), to match existing, float and set 12mm thick including dub out as necessary in cement and sand ne 25mm thick, form fire opening for gas fire including lintel, form flue for gas fire, supply and fix skirting to match existing, primed for decoration, make good floor and ceiling finishes, including all labours.
A17	rebuild door opening: in 100mm block wall	nr		Build up internal door opening in 100mm blockwork, bedded and pointed in mortar to match existing, including prepare opening, cut tooth and bond jambs to receive blockwork, finished both sides with 2 coats of lightweight gypsum plaster finished flush with existing, including
A18	rebuild door opening: in 100mm timber stud partition	nr		Build up internal door opening in 100mm timber partition, comprising 50 x 100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.
A19	rebuild door opening: in 100mm metal stud partition	nr		Build up internal door opening in 100mm metal partition, comprising 50 mm U section sole and head plate, noggins and l studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.
A20	rebuild Window opening: in 100mm block wall	nr		Build up window opening in 100mm blockwork, bedded and pointed in mortar to match existing, including prepare opening, cut tooth and bond jambs to receive blockwork, finished both sides with 2 coats of lightweight gypsum plaster finished flush with existing, including any necessary dubbing out, make good all works disturbed including decorations.
A21	rebuild Window opening: in 100mm timber stud partition	nr		Build up window opening in 100mm timber partition, comprising 50 x 100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.
A22	rebuild Window opening: in 100mm metal stud partition	nr		Build up window opening in 100mm metal partition, comprising 50 mm U section sole and head plate, noggins and l studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.

C - Brick & Blockwork

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Item		Rate	Description
	<u>BRICKWORK/BLOCKWORK</u>		
	<u>Brick/Block Walling</u>		
	Brick/Block Repairs		
C1	wall: repair fracture	m2	Fracture: Remove any applied finish and cut out blocks as necessary to either side of fracture, one face only, stitch in new blocks bed and point to match existing in cement lime mortar (1:1:6), and make good any applied finishes, and remove waste and debris (measured over mean general line of fracture).
C2	wall: renew individual 100mm block	nr	Wall: Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).
C3	wall: renew individual 225mm block	nr	Wall: Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).
	Repointing		
C4	wall: rake out and repoint blockwork	m2	Wall: Rake out existing joints of blockwork min 12mm and repoint blockwork in mortar to match existing and remove waste and debris.
C5	wall: rake out and repoint joint of blockwork	m2	Wall: Rake out existing mortar joint as necessary min 12mm and repoint in mortar to match existing in joints to cills, sides of door/window frames or concrete cladding joints etc and remove waste and debris.
C6	wall: rake out and repoint brickwork	m2	Wall: Rake out existing joints of blockwork min 12mm and repoint brickwork in mortar to match existing and remove waste and debris.
C7	wall: rake out and repoint joint of brickwork	m2	Wall: Rake out existing mortar joint as necessary min 12mm and repoint in mortar to match existing in joints to cills, sides of door/window frames or concrete cladding joints etc and remove waste and debris.
	Brick Slip Facings - Repairs		
C8	brick slips: repair small patch to wall facing	item	Brick Slips: Cut out brick slips from facing of wall, clean backgrounds and clear away, lay upto 15 No. new facing brick slips in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.
C9	brick slips: repair large patch to wall facing	item	Brick Slips: Cut out brick slips from facing of wall, clean backgrounds and clear away, lay over 15 No. new facing bricks up to 2sm in area in cement lime mortar (1:1:6), bond,bed and point to match existing and remove waste and debris.
	Cavity Wall Insulation		
C10	cavity wall insulation: inject	m2	Cavity Wall Insulation: Inject proprietary cavity wall insulation, drill walls as necessary, including all making good and remove waste and debris.

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Item		Rate	Description
	Openings - Minor		
C11	hole: make good hole any diameter ne 55mm	nr	Hole: Make good less than 55mm diameter hole after removal or around any diameter existing pipe passing through brick/block wall, including make good finishes.
C12	hole: make good hole any diameter ne 110mm	nr	Hole: Make good less than 110mm diameter hole after removal or around any diameter existing pipe passing through brick/block wall, including make good finishes.
C13	hole: hole for cavity inspection	nr	Hole: Drill hole through half brick skin of cavity wall for purpose of boroscope inspection of cavity and make good on completion (inspection undertaken by others).
	Chimneys		
	Chimney Stacks		
C14	chimney: renew facing blocks ne 6nr	nr	Chimney: Renew facing blocks to chimney stack ne 6 No. cut out defective block, lay new facing block bedded and pointed in mortar to match existing and remove waste and debris. Renew any thickness of render to chimney, hack off, rake out, prepare and apply 18mm thick two coats cement and sand render trowelled smooth including all labours.
C15	chimney: renew bricks ne 0.50m2	nr	Chimney: Renew facing blocks in chimney stack in area ne 0.50m2, cut out defective blocks, lay new facing blocks bedded and pointed in mortar to match existing.
C16	chimney: rake out and repoint stack	m2	Chimney: Rake out joints to blockwork to chimney stack, min 12mm, and repoint in cement lime mortar (1:1:6) to match existing.
	Flue Sundries		
C17	chimney: ball flue and clear obstruction	nr	Chimney: Ball chimney flue, clear obstruction and clean up including all associated work.
C18	chimney: ball flue remove cowl	nr	Chimney: Remove cowl, ball chimney flue, clear obstructions and clean up, refix cowl, including all associated works.
C19	chimney: smoke test and report & clear blocked flue in roof	nr	Chimney: Chimney: Smoke test flue including all associated work and written report to Client's Representative. Clear blockage from flue in roof area, cut into flue, remove blockage, rebuild and make good flue and stack.
C20	chimney: smoke test and report & clear block flue in breast	nr	Chimney: Smoke test flue including all associated work and written report to Client's Representative. Clear blockage from flue in chimney breast cut hole in breast and flue, remove blockage, make good to flue, breast and wall finishes.
C21	chimney: sweep flue - registered	nr	Chimney: Sweep flue, including protect carpets, furniture etc., and remove waste and debris, work to be undertaken by a registered chimney sweep.

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Item		**	Rate	Description
	Chimney Pots, Caps, Cowls etc.			
C22	chimney: renew pot ne 900mm high	nr		Chimney: Renew existing pot with any new pot ne 900mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3).
C23	chimney: renew marcone ne 990mm	nr		Chimney: Renew existing pot with Marcone Flue terminal ne 990mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3).
C24	chimney: rebed pot	nr		Chimney: Remove and refix existing pot including clean off pot and flaunching, prepare and rebed in mortar (1:3) and make good flaunching.
C25	chimney: install colt cowl	nr		Chimney: Supply and fix new Colt type cowl to chimney pot.
C26	chimney: install aerocowl to pot	nr		Chimney: Supply and fix new 175x150mm diameter Aerocowl to chimney pot.
C27	chimney: 450mm vented cap to pot	nr		Chimney: Supply and fix new terra cotta vented cap 450mm high to chimney pot.
C28	chimney: renew gc gas terminal	nr		Chimney: Supply and fix GC Gas terminal including remove old terminal, clean off bed, alter opening to suit and bed and flaunch terminal in mortar (1:3).
C29	chimney: renew galvanised wire birdcage	nr		Chimney: Renew heavy galvanised wire birdcage to any size chimney pot including removal of old cagev
C30	chimney: refix tv aerial or dish	nr		Chimney: Refix TV aerial or satellite dish to chimney stack including disconnection and later reconnection and testing. (In conjunction with associated chimney works).
	Meter Cupboards			
C31	meter cupboard: renew	nr		Meter Cupboard: Renew or fix new approved meter cupboard size 380x825x210mm complete with locking device and all other ironmongery and plug and screw to walls and make good.
	Surrounds and Hearths			
C32	fire: renew complete	nr		Fire: Take out existing fire surround and hearth complete, clear recess, alter and build in new firebase, fireback and throat unit, prepare for, supply and build in new tiled fireplace surround size not exceeding 1220x900x100mm with opening size 510x575mm and tile returns 50x50x6mm stainless steel angle around opening, 2 No. stainless steel eyes on either side of opening and 1100x500x50mm tiled hearth with tiled return on three sides bedded in cement mortar, make good finishings and remove waste and debris.

E - Roofing

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Item		Unit	Rate	Description
	<u>ROOFING</u>			
	<u>Fascias, Soffits and Bargeboards</u>			
	<u>Fascias, Soffits and Bargeboards - PVCu</u>			
E1	fascia: renew in pvcu ne 300mm; soffit:renew in pvcu ne 450mm	m		Fascia/Barge: Remove existing and renew fascia or barge with proprietary PVCu board ne 300mm wide fixed to roof timbers, remove/refix rainwater goods and any cabling, remove existing board, adjust roof tiles and felt, renewal of any support battens and all joints, including all cutting and packing to ensure line and level. Soffit:Renew soffit boardwith PVCu board ne 450mm wide including ventilation strip remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables.
E2	boxed end:renew in pvcu to fascia and soffit	nr		Boxed End: Remove existing and renew boxed end to fascia and soffit including renewing as required timber supports, new proprietary PVCu board soffit, fascia etc. and all cutting and shaping and jointing to existing fascias, soffits etc.
	<u>Fascias, Soffits and Bargeboards – PVC Shiplap</u>			
E3	fascia: renew in pvcu shiplap ne 300mm; soffit:renew in pvcu ne 450mm	m		Fascia/Barge:Remove existing and renew fascia or barge with proprietary PVCu board ne 300mm wide fixed to roof timbers, remove/refix rainwater goods and any cabling, remove existing board, adjust roof tiles and felt, renewal of any support battens and all joints, including all cutting and packing to ensure line and level. Soffit:Renew soffit boardwith PVCu board ne 450mm wide including ventilation strip remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables.
E4	boxed end: renew in pvcu shiplap to fascia and soffit	nr		Boxed End: Remove existing and renew boxed end to fascia and soffit including renewing as required timber supports, new proprietary PVCu board soffit, fascia etc. and all cutting and shaping and jointing to existing fascias, soffits etc.
	<u>Rainwater Pipework</u>			
	<u>Rainwater Pipework - PVC</u>			
E5	downpipe:remove and refix pvcu complete	m		Downpipe: Remove and replace any PVCu downpipe ne 100mm, remove and re-fix pipe brackets, plugged and screwed to brickwork and re-fix downpipes including all hopper heads, offsets, shoes and remake all joints, make good to structure and finishes.
	<u>Rainwater Pipework - Cast Aluminium</u>			
E6	downpipe:renew cast aluminium complete	item		Downpipe: Remove existing and replace any cast aluminium downpipe ne 100mm, remove and re-fix pipe brackets, plugged and screwed to brickwork and re-fix cownpipes including hopper heads, offsets, shoes, and remake all joints, make good to structure and finishes.

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Item		Unit	Rate	Description
E7	Rainwater Pipework - Powder Coated Cast Aluminium downpipe: renew powder coated aluminium complete	item		Downpipe: Remove existing and replace any powder coated cast aluminium downpipe not exceeding 100mm, remove and re-fix brackets, plugged and screwed to brickwork and re-fix downpipes including hopper heads, offsets, shoes, remake all joints, make good to structure and finishes.
E8	Rainwater Gutters - PVCu gutter: renew 150mm pvcu complete	m		Gutter: Remove existing and renew any gutter with 150mm PVCu gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets, stop ends, including cutting, making gutters line and level and connections to existing guttering and downpipes.
E9	Rainwater Gutters - Cast Aluminium gutter: renew 125mm cast aluminium complete	m		Gutter: Remove existing and renew any gutter with 125mm cast aluminium gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets, and stop ends, including cutting, making gutter line and level, and connections to existing guttering and prepare for redecoration.
E10	Rainwater Gutters - Powder Coated Cast Aluminium gutter: renew 125mm cast aluminium complete	m		Gutter: Remove existing and renew any gutter with 125mm cast aluminium gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets, and stop ends, including cutting, making gutter line and level, and connections to existing guttering and prepare for redecoration.
E11	Clay/Concrete Roof Tiling Concrete Interlocking Tiles to Match Existing tile: renew with interlocking roof complete	m2		Tile: Remove existing and renew any size and type of concrete interlocking roof tiles including double course at eaves, cloaked verges, ridge, hips and valley tiles, supply and install proprietary ventilation units in roof, renew all code 6 lead flashings, aprons, chimney gutters and the like wedged and pointed, renew valley gutter and valley board as necessary including all labours, cutting etc including renew roofing felt and battens install restraint straps to gables and elevational gables, install 'glidevale' secret gutter to abutment to adjacent property.

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Item		Unit	Rate	Description
E12	Concrete Plain Tiles to Match existing tile: renew with plain concrete complete	m2		Tile: Remove existing and renew any size and type of concrete plain roof tiles including double course at eaves, cloaked verges, ridge, hips and valley tiles, supply and install proprietary ventilation units in roof, renew all code 6 lead flashings, aprons, chimney gutters and the like wedged and pointed, renew valley gutter and valley board as necessary including all labours, cutting etc including renew roofing felt and battens install restraint straps to gables and elevational gables, install 'glidevale' secret gutter to abutment to adjacent property.
E13	Dry verge verge: renew dry or cloaked verge complete	m		Verge; Remove cloaked verge complete including remove tiles as necessary, remove existing and fix new cloaked verge and half-tile if necessary, re-fix tiles and make good.
E14	<u>Slate Roofing</u> Fibre Cement Slating to match existing slate: renew with fibre cement complete	m2		Slate: Remove existing and renew any size and type of fibre cement roof slates including double course at eaves, cloaked verges, ridge, hips and valley tiles, supply and install proprietary ventilation units in roof, renew all code 6 lead flashings, aprons, chimney gutters and the like wedged and pointed, renew valley gutter and valley board as necessary including all labours, cutting etc including renew roofing felt and battens install restraint straps to gables and elevational gables, gutter restraints; install 'glidevale' secret gutter to abutment to adjacent property.
E15	<u>Liquid Applied Roofing</u> Liquid Applied Waterproof Roof Covering liquid applied covering: renew waterproofing resin layer	m2		Liquid Applied Covering: Remove existing and renew waterproofing layer of liquid resin "Bauder LiquiTec Roof and Terrace System" or equivalent; including strip and remove existing covering and prepare sub-base to receive new liquid waterproofing resin system, including sealing joints and seams and applying to upstands, downstands, edgings, secret gutters, kerbs, and penetrations through the roof.
E16	<u>Felt Roofing</u> High Performance Felt Roofing - Two Layer felt: renew hp torch on plain or mineral 2l	m2		Felt: Remove existing and renew felt roofing with two layer high performance 'Torch On' felt including strip and remove existing covering and prepare sub-base to receive new felt roofing, supply and lay two layer high performance torch on felt roofing with plain or mineral surface finish to top layer including all aluminium edgings, gutters, kerbs, upstands, downstands, drips, angles, dressing to outlets, around pipes etc.
E17	felt: anti vandal paint	m2		Felt: Prepare and apply anti-vandal paint to general surfaces of felt roofing.

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Item		Unit	Rate	Description
E18	felt: renew hp stone chippings 3 layer	m2		Felt: Remove existing and renew felt roofing with three layer high performance felt including strip and remove existing covering and prepare sub-base to receive new felt roofing, supply and lay three layer high performance felt roofing with top layer plain or mineral surface finish with stone chippings bonded in bitumen dressing compound incl all aluminium edgings, gutters, kerbs, upstands, downstands, drips, angles, dressing to outlets, around pipes and the like.
	<u>Asphalt Roofing</u>			
	Asphalt Roof Coverings			
E19	asphalt: renew complete	m2		Asphalt: Remove and replace 20mm asphalt roof finish comprising isolating membrane, asphalt laid in two layers and bond to existing asphalt and finish smooth to match existing levels, including asphalt skirting ne 225mm high; all angles,box gutters; outlets, trims, upstands, coves and fillets, turn top edge into prepared groove.
E20	asphalt: anti-vandal paint	m2		Asphalt: Prepare and apply anti-vandal paint to asphalt roofing.
E21	asphalt: renew including stone chippings complete	m2		Asphalt: Remove and replace 20mm asphalt roof finish comprising isolating membrane, asphalt laid in two layers and bond to existing asphalt and finish smooth to match existing levels, including asphalt skirting ne 225mm high; all angles,box gutters; outlets, trims, upstands, coves and fillets, turn top edge into prepared groove.
	<u>Sundry Works</u>			
	Flat Roof Safety and Access Systems			
E22	walkway: renew proprietary roof walkway	m		Walkway: Remove existing and replace Proprietary roof walkway, balustrade and safety line system to flat roof and similar situations, including removing the remains of any existing system and disposal, and installing walkway, fall protection wire system i.e. 'Mansafe' type wire fall protection system to the perimeter of flat roof and similar situations, renew standard size precast or glass reinforced concrete promenade tiles on 25mm bed of cement mortar, point up joints including any additional cutting and fitting to suit. all items securely fixed to roof structure including all safety lines, wires and strops. Checking, cleaning and testing to be include in price.
	Attic Insulation			
E23	insulation: renew 400mm thick quilt	m2		Insulation: Remove existing and renew ne 400mm thick insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake work.
E24	insulation: renew thermal sheathing	m2		Insulation: Remove existing and replace 50mm'Celotex' TSI/50 or other equal and approved thermal sheathing 400mm wide between roof rafters, take off roof slates or tiles and carefully stack for reuse, take off roof battens and roofing felt, refix roof felt and battens, relay roof slates or tiles, rebed hips, ridges, verges etc, make good all works disturbed.

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Item		Unit	Rate	Description
	Roof Boarding			
E25	roof boarding: renew in 18mm marine plywood	m2		Roof Boarding: Remove existing and replace 18mm WPB quality marine plywood roof boarding including denail rafters or joists, clear away debris, punch in nails and level to existing, and make good, Renew ne 50x50mm tapered softwood firrings to roof joists.
	<u>Leadwork Roof Coverings and Flashings</u>			
	Sheet Metal Roofing			
E26	slate: renew lead to pipe	nr		Slate: Remove existing and replace lead or proprietary slate to ne 150mm diameter pipe and replace with 500x500mm lead slate with 200mm high collar to ne 150mm diameter pipe including all labours.
E27	firewall: renew lead flashings to copings	m		Firewall: Remove existing coping stones to firewall and clear away, remove existing flashings to both sides of firewall and renew with new lead flashings including all dressing etc., supply and fix new PCC coping stones to suit, bedded and pointed in cement mortar (1:3) and point flashing in mastic.
E28	gutter: renew lead chimney lining ne 450mm girth	m		Gutter: Remove existing and replace lead chimney gutter lining not exceeding 450mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic, including all necessary labours.
E29	parapet:renew lead gutter lining ne 500mm girth	m		Gutter: Remove existing and replace lead parapet gutter lining not exceeding 500mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic, including all necessary labours.
E30	valley: renew lead gutter lining ne 800mm girth	m		Valley: Remove existing and replace lead valley gutter not exceeding 800mm girth, remove and refix roof tiles or slates and battens as required, including all necessary labours.
E31	valley: renew lead gutter and boards	m		Valley: Remove existing and replace lead valley gutter not exceeding 800mm girth, complete with valley boards and tilting fillets, remove and refix roof tiles or slates as required, including all necessary labours.
E32	soaker: renew or refix lead	nr		Soaker: Remove existing and replace or refix lead soaker not exceeding 250x330mm, including all necessary labours.
E33	roof:renew lead roof covering	m2		Roof: Remove existing and replace lead roof covering including remove old lead, cut, fit and dress new roof covering including all nailing and caps, drips, welted edges, bossed ends and intersections and all labours.
E34	porch: renew lead covering to porch	m2		Porch: Remove existing and replace lead covering to porch including remove old lead, cut, fit and dress new porch covering including all nailing and caps, drips, welted edges, bossed ends and intersections and all labours.
E35	canopy: renew lead flat	m2		Canopy: Remove existing and replace lead covering to canopies (measured on plan) including remove old lead, cut, fit and dress new covering including all nailing and caps, drips, welted edges, bossed ends and intersections, dressing to upstands and kerbs, clean out/reform grooves and wedge upstands with lead and repoint in mastic, cut and dress lead around rainwater outlets.

F - Carpentry & Joinery

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Item		Unit	Rate	Description
	<u>CARPENTRY AND JOINERY</u>			
	<u>Floors, Roofs and Partitions</u>			
	Floor Members			
F1	joist: renew ne 225mm deep to floor	m		Joist: Remove existing and renew with pressure impregnated sawn softwood floor joist ne 225mm deep to match extg. cut out and clear away existing, cut new joist to length and fix including all packings, cleats, hangers, noggins, solid strutting etc., apply preservative to cut ends and cut out and make good brickwork as necessary.
F2	floor: renew softwood upper floor complete	m2		Floor: Remove existing and renew softwood upper floor comprising 22mm square edge boards ne 50x225mm joists and ne 50x100mm wall plates including dpc, 25x50mm strutting, all in pretreated timber, complete with galvanised joist hangers, cut and primed in, including trimming to openings.
	<u>Flooring</u>			
	Flooring - Timber Board			
F3	floorboard: renew any type: preservative apply two coats	m2		Floorboard: Remove existing and renew to match existing any flooring with 19mm tongued and grooved or square edged flooring including denail joists, clear away debris, punch in nails, level to existing and make good including any extra support noggins required. Prepare and brush apply two coats of approved preservative to general surfaces of flooring.
	<u>External Cladding</u>			
	Cladding - Timber Weatherboarding - Shiplap			
F4	cladding: renew 19mm shiplap – vertically aligned	m2		Cladding: Remove existing cladding and renew with 19mm pressure impregnated shiplap boarding in areas including all labours, fixed to framing, including renew defective support battens and provide any extra battens required and prepare for redecoration.
	<u>Windows</u>			
	Security Bars			
F5	bars: remove and reinstatement iron security bars	nr		Removal of existing security bars to allow for replacement of windows and reinstatement thereafter upon completion of the window replacement.
	Windows - Casement - Standard Hardwood Double Glazed			
F6	window: renew standard hardwood casement 1 light	m2		Window: Remove existing and replace timber window with standard hardwood casement window, including ne 1 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes, decorate to match existing internally and prepare for redecoration externally.

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Item		Unit	Rate	Description
F7	window: renew standard hardwood casement 2 light	m2		Window: Remove existing and replace timber window with standard hardwood casement window, including ne 2 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes, decorate to match existing internally and prepare for redecoration externally.
F8	window: renew standard hardwood casement 3 light	m3		Window: Remove existing and replace timber window with standard hardwood casement window, including ne 3 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes, decorate to match existing internally and prepare for redecoration externally.
F9	window: renew standard hardwood casement 4 light	m2		Window: Remove existing and replace timber window with standard hardwood casement window with hardwood cill including ne 4 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes, decorate to match existing internally and prepare for redecoration externally.
	Windows - Casement - Standard PVCu Double Glazed			
F10	window: renew with pvcu casement 1 light	m2		Window: Remove existing and replace with any type window with standard PVCu factory glazed casement window, double glazed internally with 28mm thick hermetically sealed units, including ne 1 No. opening light, thermal breaks, compressible weather stripping, ironmongery including stainless steel friction hinges, espagnolette locking mechanism with locking handles, child restrictors, glazing beads, trickle ventilators including screens, remove existing and fix new to prepared opening, using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant,, make good finishes internally and externally.
F11	window: renew with pvcu casement 2 light	m3		Window: Remove existing and replace with any type window with standard PVCu factory glazed casement window, double glazed internally with 28mm thick hermetically sealed units, including ne 2 No. opening lights, thermal breaks, compressible weather stripping, ironmongery including stainless steel friction hinges, espagnolette locking mechanism with locking handles, child restrictors, glazing beads, trickle ventilators including screens, remove existing and fix new to prepared opening, using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant,, make good finishes internally and externally.
F12	window: renew with pvcu casement 3 light	m2		Window: Remove existing and replace with any type window with standard PVCu factory glazed casement window, double glazed internally with 28mm thick hermetically sealed units, including ne 3 No. opening lights, thermal breaks, compressible weather stripping, ironmongery including stainless steel friction hinges, espagnolette locking mechanism with locking handles, child restrictors, glazing beads, trickle ventilators including screens, remove existing and fix new to prepared opening, using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant,, make good finishes internally and externally.

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Item		Unit	Rate	Description
F13	window: renew with pvcu casement 4 light	m2		Window: Remove existing and replace with any type window with standard PVCu factory glazed casement window, double glazed internally with 28mm thick hermetically sealed units, including ne 4 No. opening lights, thermal breaks, compressible weather stripping, ironmongery including stainless steel friction hinges, espagnolette locking mechanism with locking handles, child restrictors, glazing beads, trickle ventilators including screens, remove existing and fix new to prepared opening, using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant,, make good finishes internally and externally.
	Windows – Polyester Coated Aluminium			
F14	aluminium wdw: renew with polyester coated 1 light	m2		Window: Remove existing and replace aluminium window, polyester powder coated casement window, 1 opening light, weaterstripping, remove existing, fix new frame in prepared opening, point in sealant, double glazed internally with 28mm thick sealed Low E glass unit, all ironmongery, make good to structure and all finishings and decorations internally and externally.
F15	aluminium wdw: renew with polyester coated 2 light	m3		Window: Remove existing and replace aluminium window, polyester powder coated casement window, 2 opening lights, weaterstripping, remove existing, fix new frame in prepared opening, point in sealant, double glazed internally with 28mm thick sealed Low E glass unit, all ironmongery, make good to structure and all finishings and decorations internally and externally.
F16	aluminium wdw: renew with polyester coated 3 light	m2		Window: Remove existing and replace aluminium window, polyester powder coated casement window, 3 opening lights, weaterstripping, remove existing, fix new frame in prepared opening, point in sealant, double glazed internally with 28mm thick sealed Low E glass unit, all ironmongery, make good to structure and all finishings and decorations internally and externally.
F17	aluminium wdw: renew with polyester coated 4 light	m3		Window: Remove existing and replace aluminium window, polyester powder coated casement window, 4 opening lights, weaterstripping, remove existing, fix new frame in prepared opening, point in sealant, double glazed internally with 28mm thick sealed Low E glass unit, all ironmongery, make good to structure and all finishings and decorations internally and externally.
	Timber Window Repairs - Compounds			
F18	timber: epoxy repair ne 10mm:over 300mm	m2		Timber: Remove existing and replace decayed external joinery timber, carefully cut away defective material, two part epoxy resin based filler/repair compound filling to joints, cracks, shakes, splits and the like, any width not exceeding 10mm, any depth, exceeding 300mm long all preparatory work and making good, preparation for redecoration.
F19	timber: epoxy repair ne 50mm:ne 300mm	nr		Timber: Repair decayed external joinery timber, carefully cut away defective material, two part epoxy resin based filler/repair compound filling to plain surfaces and the like, any width exceeding 25mm but not exceeding 50mm, any depth, not exceeding 300mm long all preparatory work and making good, preparation for redecoration.
F20	timber: epoxy repair ne 75mm:ne 300mm	nr		Timber: Repair decayed external joinery timber, carefully cut away defective material, two part epoxy resin based filler/repair compound filling to plain surfaces and the like, any width exceeding 50mm but not exceeding 75mm, any depth not exceeding 300mm long all preparatory work and making good, preparation for redecoration.

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Item		Unit	Rate	Description
	Windows - Roof			
F21	roof window: renew ne 0.78x0.98m	nr		Roof Window: Remove existing and replace roof window complete size ne 0.78 x 0.98m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings and dressing of flashings, fixing to timber with screws and make good all finishings internally and roof coverings externally.
F22	roof window: renew ne 1.34x1.40mm	nr		Roof Window: Remove existing and replace roof window complete size ne 1340 x 1400mm with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings and dressing of flashings, fixing to timber with screws and make good all finishings internally and roof coverings externally.
	Louvre Vents – Polyester Coated Galvanised Steel			
F23	vent: purpose made pcg steel fixed louvre vent unit ne 1m2	nr		Vent: Remove existing and replace fixed louvre vent unit ne 1m2, with purpose made polyester coated galvanised steel louvre vent, including insect mesh, remove existing vent and fix new in prepared opening, point with sealant, make good to all finishes and decorate to match existing internally and externally.
	Louvre Vents – Polyester Coated Aluminium			
F24	vent: pm pc aluminium fixed louvre vent unit ne 1m2	nr		Vent: Remove existing and replace fixed louvre vent unit ne 1m2, with purpose made polyester coated aluminium louvre vent, including insect mesh, remove existing vent and fix new in prepared opening, point with sealant, make good to all finishes and decorate to match existing internally and externally.
	External Doors			
	Doors - External Panelled or Glazed Door - Hardwood - Standard			
F25	door: renew single hw panelled or glazed front door	nr		Door: Remove existing and replace single door (1.0 x 2.1m high) with 44mm hardwood panelled, vacuum treated, glazed or part glazed door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, hardwood weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of hinges, weathermould and lock, rebate door bottom as necessary and fit new water bar if required, double glazed and decorate to match existing internally and prepare for redecoration externally..
F26	door: renew single hw panelled with side screen	nr		Door: Remove existing and replace single door (1.0 x 2.10m) with 44mm hardwood panelled with associated glazed side screen, part glazed door, hang on 1.5 pair hinges, fix new mortice security lock and furniture, keep, 2 pairs of bolts, adjust stops and ease rebates, cut out and make good frame to suit new position of hinges, and lock, rebate door bottoms as necessary and fit new water bar if required, double glazed and decorate to match existing internally and prepare for redecoration externally.

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Item		Unit	Rate	Description
F27	door/screen: install hardwood ne 1.2 x 2.4m	nr		Door/screen: Install purpose made hardwood factory glazed outward opening single door hung on and including hardwood rebated door frame, fanlight and sidelight to suit size of existing or newly formed opening ne 1250 x 2400mm, frame complete with stainless steel channel and sub-framing, frame fixed to structure, silicone mastic sealant to both sides, door and frame glazed internally in 6.4mm laminated clear glass, non-setting glazing compound and hardwood screwed beads, door hung on 1.5 pairs of stainless steel heavy duty butt hinges and complete with all ironmongery, fittings and hardware specified, decorate internally and prepare for redecoration externally.
F28	door/screen: install hardwood ne 2.1 x 2.4m	nr		Door/screen: Install purpose made hardwood factory glazed outward opening single door hung on and including hardwood rebated door frame, fanlight and sidelight to suit size of existing or newly formed opening ne 2100 x 2400mm, frame complete with stainless steel channel and sub-framing, frame fixed to structure, silicone mastic sealant to both sides, door and frame glazed internally in 6.4mm laminated clear glass, non-setting glazing compound and hardwood screwed beads, door hung on 1.5 pairs of stainless steel heavy duty butt hinges and complete with all ironmongery, fittings and hardware specified, decorate internally and prepare for redecoration externally.
F29	door: renew double hw panelled or glazed back door	nr		Door: Remove existing and replace double door (1.8 x 2.1m high) with 44mm hardwood panelled part glazed, hang on 1.5 pair butts, fix new mortice lock and furniture, keep, pair of bolts, hardwood weather mould, adjust stops and ease rebates, cut out and make good to frame to suit new position of butts, weathermould and lock, rebate door bottom as necessary and fit new waterbar if required, double glazed and decorate to match existing internally and prepare for redecoration externally.
	Doors - External - PVCu Residential Type			
F30	door: renew pvcu panel glazed door and frame	nr		Door: Remove existing and replace any type single door (1.0 x 2.1m high) and frame with any size pvc-u panelled/half glazed door, double glazed internally with 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
F31	door:renew pvcu panel double door and frame	nr		Door: Remove existing and replace any double door (1.8 x 2.1m high) and frame with any size PVCu two panel/half glazed door, double glazed internally with 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
F32	door:renew pvcu panel double sliding door and frame	nr		Door: Remove existing and replace any double sliding door (1.8 x 2.1m high) and frame with any size PVCu two panel/half glazed door, double glazed internally with 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.

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Item		Unit	Rate	Description
	Doors - External - Aluminium			
F33	door: renew glazed aluminium single door and frame	nr		Door: Remove existing and replace any metal external single glazed door and frame (1.0 x 2.1m high), with polyester powder coated aluminium external glazed door, double glazed internally with 20mm thick, hermetically sealed unit including all ironmongery, aluminium frame pre-hung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
F34	door:renew glazed aluminium double door and frame	nr		Door: Remove existing and replace any metal external sliding glazed door and frame (1.8 x 2.1m high), with polyester powder coated aluminium external glazed door, double glazed internally with 20mm thick, hermetically sealed unit including all ironmongery, aluminium frame pre-hung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
F35	door:install glazed aluminium sliding door and frame	nr		Door: Supply and install polyester powder coated aluminium external glazed patio doors and frame, including double glazing internally with 20mm thick, hermetically sealed unit including all ironmongery, aluminium frame pre-hung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
	<u>Internal Timber Doors</u>			
	Doors - Internal - Flush			
F36	door: renew internal flush single door	nr		Door: Remove existing and replace internal single door (900 x 2100mm high) ne 40mm thick single skeleton core flush door with 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including removal and replacement architraves to both sides and door saddle if required; including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare door for decoration and make good decorations to frame.
F37	door: renew internal flush double door	nr		Door: Remove existing and replace internal double door(1600 x 2100mm high) ne 40mm thick single skeleton core hardboard faced both sides flush internal door with hardwood lipping on long edges including removal and replacement architraves to both sides and door saddle if required; including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare door for decoration and make good decorations to frame.
F38	door:cut openings/supply and fix 225x75mm vents	nr		Door: Cut opening in solid or hollow core door for 225x75mm aluminium louvre ventilators and screw fix new ventilators to both faces of door.

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Item		Unit	Rate	Description
	Doors - Internal - Firecheck			
F39	door: renew 1/2hr fire internal	nr		Door: Remove existing and replace internal door with any size single half-hour fire check flush door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.50 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, including removal and replacement of architraves to both sides and door saddle if required; intumescent strips and smoke seals, make good and prepare door for decoration and make good decorations to frame.
F40	door: renew 1hr fire internal	nr		Door: Remove existing and replace internal door with any size single one-hour fire check flush door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.50 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, including removal and replacement of architraves to both sides and door saddle if required; intumescent strips and smoke seals, make good and prepare door for decoration and make good decorations to frame.
F41	door:renew T90 fire internal	nr		Door: Remove existing and replace internal door with any size single T90 fire check flush door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.50 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, including removal and replacement of architraves to both sides and door saddle if required; make good and prepare door for decoration and make good decorations to frame.
F42	door: renew 1/2hr glazed fire internal	nr		Door: Remove existing and replace internal door with any size single half-hour fire check glazed door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.50 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, glass, including removal and replacement of architraves to both sides and door saddle if required; make good and prepare door for decoration and make good decorations to frame.
F43	door form vision panel	nr		Door: Cut opening approx 500x500mm in flush door and form vision panel, glazed in 6mm Georgian Wired Polished Plate glass, bedded in washleather strip with minimum 15mm chamfered beads fixed with brass cups and screws and decorate.
F44	door: renew 1/2hr fire internal and stops	nr		Door:Remove existing and replace internal with any size FD30S plywood faced fire check flush door, including remove existing door, hinges and stops, fit and hang new door on 1.5 pairs of 100mm steel hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, provide and fix 25x32mm door stop set, make good and prepare door for decoration and make good decorations to frame.
F45	door: renew 1hr fire internal and stops	nr		Door: Remove existing and replace internal with any size FD60S plywood faced fire check flush door, including remove existing door, hinges and stops, fit and hang new door on 1.5 pairs of 100mm steel hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, provide and fix 25x32mm door stop set, make good and prepare door for decoration and make good decorations to frame.

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Item		Unit	Rate	Description
F46	door and frame:upgrade to FD30s	nr		Door and Frame: Remove existing and replace internal door and frincludng remove existing door, hinges and frame, install 32mm door frame with 25x32mm stops, fit and hang new any size FD30S plywood faced fire check flush door on 1.5 pairs of 100mm steel hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, make good and prepare door and frame for decoration.
	Doors - Internal - Disabled Adaptations			
F47	door: change to two way operation	nr		Door: Change operation of door to two-way operation including remove door and stops, rehang door on two way hinges, make good including touch up decorations to match existing where stops removed.
F48	door: change inward to out opening	nr		Door:Change operation of inward opening door to outward opening including remove door and rehang, remove and refix stops, relocate lock or latch keep and make good where butts/keep removed. redecorate to match existing.
F49	door:change to sliding	nr		Door: Change operation of door to sliding operation including remove door, stops and architraves as necessary, provide and fix proprietary double track sliding door gear mechanism 1.2m opening including pelmet, stop board, rehang door, change ironmongery to suit sliding door operation, make good including touch up decoration to match existing.
	Internal Doors and Frames - PVCu			
F50	door: renew pvcu 2 panel door and frame ne 2m2	nr		Door: Renew any type door and frame with any size ne 2sm PVCu two panel/half glazed door, double glazed with 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with latch, lock and handles, remove existing and fix new to prepared opening using cleats or screw bolts, seal around internally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
F51	door: renew pair of doors/frame	nr		Door: Renew any type door and frame with pair of any size ne 5sm PVCu doors, double glazed internally with 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with latch, lock, bolts and handles, remove existing and fix new to prepared opening using cleats or screw bolts, seal around internally with flexible foam strip and silicone sealant, make good all finishes internally and externally.
F52	door:renew pvcu 2 panel door ne 2m2	nr		Door: Remove existing and replace any type door with any size ne 2sm PVCu two panel glazed door, remove and replace architraves to both sides and door saddle if required; double glazed with 20mm thick hermetically sealed unit, hung in frame, on 1.5 pair of hinges complete with latch/lock and handles.

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Item		Unit	Rate	Description
	<u>Kitchen Units & Worktops</u>			
	Kitchen Units to match Existing			
F53	kitchen unit: renew complete straight	nr		Kitchen Unit: Remove existing existing pre-finished straight kitchen units ne 6m long complete and replace single, double, corner base units/wall units and intergrated appliance units, drawer sets, shelving and side panels/plinths included as required; All ironmongery to be included; Renew worktops to match existing, works to worktops to include for all fixings; Works to include plugging and scribe to walls and any necessary grounds and making good to all wall and floor finishes disturbed while removing waste and debris. The contractor is to include in his price for a skip hire for the adequate disposal of removed items. Please refer to the code of practice for kitchen furniture and installation located in Volume A.
F54	kitchen unit: renew complete L shaped	nr		Kitchen Unit: Remove existing existing pre-finished L shaped kitchen units ne 6m long complete and replace single, double, corner base units/wall units and intergrated appliance units, drawer sets, shelving and side panels/plinths included as required; All ironmongery to be included; Renew worktops to match existing, works to worktops to include for all fixings; Works to include plugging and scribe to walls and any necessary grounds and making good to all wall and floor finishes disturbed while removing waste and debris. The contractor is to include in his price for a skip hire for the adequate disposal of removed items. Please refer to the code of practice for kitchen furniture and installation located in Volume A.
F55	kitchen unit: renew complete U shaped	nr		Kitchen Unit: Remove existing existing pre-finished U shaped kitchen units ne 6m long complete and replace single, double, corner base units/wall units and intergrated appliance units, drawer sets, shelving and side panels/plinths included as required; All ironmongery to be included; Renew worktops to match existing, works to worktops to include for all fixings; Works to include plugging and scribe to walls and any necessary grounds and making good to all wall and floor finishes disturbed while removing waste and debris. The contractor is to include in his price for a skip hire for the adequate disposal of removed items. Please refer to the code of practice for kitchen furniture and installation located in Volume A.
	<u>Wardrobe Units</u>			
	Fitted Wardrobe			
F56	Wardrobe; renew complete single	nr		Wardrobe; Remove existing and replace pre-finished single wardrobe (1200 x 600mm deep) complete to match existing, including framing of units and surrounding walls; including any hanging, sliding or sliding/folding door to match existing, all ironmongery to be included in rate including sliding door gear if required, supplied and installed in strict accordance with the manufacturers instructions; make good and touch up decorations.
F57	Wardrobe; renew complete double	nr		Wardrobe; Remove existing and replace pre-finished double wardrobe (2000 x 600mm deep) complete to match existing, including framing of units and surrounding walls; including any hanging, sliding or sliding/folding door to match existing, all ironmongery to be included in rate including sliding door gear if required, supplied and installed in strict accordance with the manufacturers instructions; make good and touch up decorations.

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Item		Unit	Rate	Description
	Softwood Stairs- Replace			
F58	Staircase; renew straight complete	nr		Remove existing and replace softwood straight shaped stairs, wrot softwood; comprising of treads and risers blocking or glued blocks and wedged to close outer string with spandrel framing and capping both sides to match existing; the contractor to include for timber handrail, balustrades and newel posts as required to match existing; including all necessary fittings and fixings; supplied and installed all in strict accordance with manufacturer's instructions.
F59	Staircase; renew L shaped complete	nr		Remove existing and replace softwood L shaped stairs with associated half landing, wrot softwood; comprising of treads and risers blocking or glued blocks and wedged to close outer string with spandrel framing and capping both sides to match existing; the contractor to include for timber handrail, balustrades and newel posts as required to match existing; including all necessary fittings and fixings; supplied and installed all in strict accordance with manufacturer's instructions.
F60	Staircase; renew U shaped stairs complete	nr		Remove existing and replace softwood U shaped stairs with associated half landing, wrot softwood; comprising of treads and risers blocking or glued blocks and wedged to close outer string with spandrel framing and capping both sides to match existing; the contractor to include for timber handrail, balustrades and newel posts as required to match existing; including all necessary fittings and fixings; supplied and installed all in strict accordance with manufacturer's instructions.
	<u>Miscellaneous Fixtures/Fittings</u>			
	Stool for Hot Water Cylinder			
F61	stool: renew to cylinder 610mm	nr		Stool: Remove existing and replace wrot softwood stool for hot water cylinder, finished sizes 515x515x610mm high, formed of four (4) 50x50mm legs, eight(8) 69x32mm horizontal runners and 19mm plywood top. Remove and replace cylinder as necessary and test.
	Tank Stands			
F62	tank stand: new remove and refix tank in loft	nr		Tank Stand: Remove existing and replace tank stand in loft to suit any size or type CWST ne 227 litres comprising 19mm thick plywood base on 2 No. 150x50mm bearers spanning minimum 3 No. ceiling joists and with 100x38mm cross bearers at 300mm maximum centres, including isolating water supply, drain system, disconnect all pipework and set tank aside, remove and clear from site existing stand if applicable, reposition existing tank on new stand, reconnect all pipework and adjust as necessary, reinstate water supply, refill tank and test on completion.
	<u>Canopies, Porches etc</u>			
	Canopies - GRP			
F63	canopy:renew single pitch grp	nr		Canopy: Renew existing and replace pitch roof canopy above external door with proprietary GRP canopy, remove existing canopy and flashings, make good structure and external finishes,new canopy to be hilti bolted to structure and bedded in silicone sealant in accordance with the manufacturers instruction.

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Item		Unit	Rate	Description
	<u>Shelving, Skirtings, Architraves etc</u>			
	Skirting - Softwood			
F64	skirting: renew softwood skirting	m		Skirting: Remove existing and replace any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and prepare for redecoration.
	Door saddles to door openings			
F65	threshold: renew to door opening	m		Threshold: Remove existing and replace 19x150mm twice splayed and twice rounded hardwood door threshold ne 1.00m long including notch and fit ends and decorate to match existing .
	Windowboards			
F66	windowboard: renew mdf	m		Windowboard: Remove existing and replace ne 25x300mm MDF windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing.
F67	windowboard cover: provide pvcu cover	m		Fillet:Provide 19mm PVCu quadrant cover fillet fixed with approved adhesive or other approved concealed fixing method internally around windows or door frames, make good plasterwork.
F68	windowboard:refix loose	nr		Windowboard: Refix any size or type of loose cillboard to window including removing if necessary, make good plasterwork.
	<u>Miscellaneous Works</u>			
	Ceiling Access Hatch			
F69	ceiling hatch:form opening complete	nr		Ceiling Hatch: Cut opening through ceiling for access hatch, trim opening with ne 75x150mm pressure impregnated sawn softwood trimmers, 25x38mm softwood stops fixed to trimmers/joists, 19x69mm softwood architraves and 900x600x18mm blockboard trap, fully insulated, fix draught strips to perimeter of hatch, ironmongery, make good to plasterwork and decorate to match existing.
F70	ceiling hatch: upgrade fire resistance	nr		Ceiling Hatch: Upgrade fire resistance of ceiling hatch, supply, cut and fit 12.5mm plasterboard screwed to roof space side of hatch.

G - Wall, Floor & Ceiling Finishes

Term Maintenance and Refurbishment Works Contract
Pricing Document


Item		Unit	Rate	Description
	<u>WALL, FLOOR, AND CEILING FINISHES</u>			
	<u>Wall and Floor Finishes</u>			
	Wall Tiling			
G1	wall tiles: renew or fix new tiles	m2		Wall Tiles: Hack off wall tiling, make good bed and remove waste and debris, clean off walls and prepare to receive new tiles, supply and fix new ne 152x152x6mm ceramic wall tiles, including fixing with adhesive, grouting, and any necessary cutting including hack off glazed wall tiling, make good bed.
G2	wall tiles: new reveals ne 150mm wide	m		Wall Tiles: Hack off tiles to cill; clean off wall and prepare to receive new tiles, supply and fix new ne 152x152x6mm glazed ceramic wall tiles to reveals ne 150mm wide, including fixing with adhesive, grouting and any cutting.
	Floor Tiles			
G3	floor tiles: renew quarry tiles	m2		Floor Tiles: Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry tiles, on and including cement and sand bed, grout in tiles, and all necessary cutting.
G4	floor tiles: renew ceramic tiles	m2		Floor Tiles: Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.
G5	floor tiles: renew non-slip ceramic tiles	m2		Floor Tiles: Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles on and including cement and sand bed, grout in tiles.
	Skirtings			
G6	tile skirting: renew quarry tiles	m		Tile Skirting: Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting with rounded top and cove at bottom, on cement and sand backing, grout in tiles, and all necessary cutting, angles and ends.
G7	tile skirting: renew ceramic tiles	m		Tile Skirting: Hack off ceramic tile skirting, clear away, supply and lay new ne 152mm ceramic tile skirting with rounded top edge on cement and sand backing, grout in tiles and all necessary cutting, angles and ends.
	Floor Tiles - Vinyl			
G8	floor tiles :renew vinyl tiles	m2		Floor Tiles: Hack off vinyl floor tiles, supply and lay new ne 300x300x2.00mm vinyl tiles with adhesive in patch including all necessary cutting of tiles and clean off and remove waste and debris.
G9	floor tiles: renew vinyl tiles and sub-base	m2		Floor Tiles: Hack off vinyl floor tiles, supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and including supply and lay approved sheet sub base including all cutting, labours and clean off.

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Pricing Document


Item		Unit	Rate	Description
	Sheet Flooring			
G10	sheet flooring: renew vinyl and sub-base	m2		Sheet Flooring: Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to and including supply and lay approved sheet sub base, all necessary cutting, all labours, and clean off.
	Non-Slip Flooring			
G11	sheet flooring: renew non-slip and sub-base	m2		Sheet Flooring: Take up any covering, clear away, supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to and including supply and lay approved sheet sub base, including all necessary cutting, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters.
G12	sheet flooring: lay new non-slip to staircase	m2		Sheet Flooring: Supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to cement and sand screed or concrete treads, risers and landings of staircase including all necessary cutting, all labours, upstands and clean off.
	Skirtings - Coved			
G13	skirting: renew coved vinyl skirting	m		Skirting: Renew or fix new plastic, vinyl, lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours.
	Carpet Tiling			
G14	carpet: renew carpet tiles	m2		Carpet: Renew or supply and fit new tight woven heavy contract grade carpet tile flooring, take up existing and dispose to tip, prepare sub-base, and lay carpet tiles, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc.
G15	carpet: renew carpet tiles to stairs	m2		Carpet: Renew or supply and fit new tight woven heavy contract grade carpet tile to treads and risers, take up existing and dispose to tip, prepare sub-base, and lay carpet tiles, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc.
	Door Strips			
G16	carpet: renew metal door strip – proprietary	m		Carpet: Renew or supply and fix new proprietary metal door strip to carpet across door openings and the like, including plugging.
	Floor Plates			
G17	floor plate: renew polished 350x350mm aluminium	nr		Floor Plate: Renew or supply and fix new 350x350mm polished aluminium floor plate to conceal redundant electrical outlet, including plugging.
	Nosings			
G18	nosing: renew nosing to step	nr		Nosing: Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary.

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Pricing Document



Item		Unit	Rate	Description
	Suspended Ceilings, Tile and Grid Systems			
G19	suspended ceilings: renew tile 600x600mm	m2		Suspended Ceilings: Renew suspended ceiling and metal suspension system, tile size ne 600x600mm, bevelled, grooved, plain, patterned, perforated etc to match the existing.
G20	suspended ceilings: renew tile 1200x600mm	m2		Suspended Ceilings :Renew suspended ceiling and metal suspension system, tile size ne 1200x600mm, bevelled, grooved, plain, patterned, perforated etc to match the existing.
G21	suspended ceilings: renew tile 600x600mm	nr		Suspended Ceilings: Renew individual suspended ceiling tile ne 600x600mm, bevelled, grooved, plain, patterned, perforated etc to match the existing, and lay in position to metal suspension system.
G22	suspended ceilings: renew tile 1200x600mm	nr		Suspended Ceilings: Renew individual suspended ceiling tile ne 1200x600mm, bevelled, grooved, plain, patterned, perforated etc to match the existing, and lay in position to metal suspension system.

H - Painting & Decorating

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Pricing Document


Item		Unit	Rate	Description
	<u>PAINTING AND DECORATING</u>			
	<u>Preparation - External and Internal</u>			
	Works Prior to Painting			
H1	gutter: clean out prior to decoration	m		Gutter: Clean out eaves gutter prior to redecoration including flush out and test.
	Preparation - General Surfaces			
H2	general surface: strip back surfaces over 300mm	m2		Surface: Apply paint remover, strip off paint to surfaces in accordance with manufacturers directions or using cyclone stripper, or burn off, or scrape off, wire brush, prepare and bring forward general surfaces over 300mm girth for redecoration.
H3	general surface: strip back surfaces ne 300mm	m		Surface: Apply paint remover, strip off paint to surfaces in accordance with manufacturers directions or using cyclone stripper, or burn off, or scrape off, wire brush, prepare and bring forward general surfaces ne 300mm girth for redecoration.
H4	general surface: strip windows & doors	m2		Surfaces: Apply paint remover, strip off paint to general surfaces of windows and doors in accordance with manufacturers directions or using cyclone stripper, or burn off, or scrape off, wire brush, prepare and bring forward general surfaces for redecoration, including all beads, edges, rebates, opening edges and the like.
	Washdown PVCu Products			
H5	windows & doors: washdown and clean pvcu external	m2		Windows & doors: Wash down External PVCu surfaces with soap and water or detergent solution and apply non solvent based cleaner to remove dirt, grease etc, rinse off and leather off to produce a clean dry surface free from water marks or smearing.
H6	cladding: washdown clean pvcu	m2		Cladding: Wash down PVCu surfaces with soap and water or detergent solution and apply non solvent based cleaner to remove dirt, grease etc, rinse off and leather off to produce a clean dry surface free from water marks or smearing.
H7	fascias, gutters, downpipes: washdown and clean pvcu	m		Fascias & gutters: Wash down PVCu surfaces of fascias, soffits, gutters, bargeboards and downpipes etc. with soap and water or detergent solution and apply non solvent based cleaner to remove dirt, grease etc, rinse off and leather off to produce a clean dry surface free from water marks or smearing.
	Preparation - External Walls			
H8	walls: brush and wash down	m2		Walls: Brush or scrape and wire brush and wash down painted surfaces of walls to remove grime or soot or to remove flaking paint from walls.
H9	walls: brush, wash, fungicide	m2		Walls: Brush or scrape and wire brush and wash down painted surfaces of walls to remove mould, grime or soot and apply two coats of Biocheck 'SP' fungicide.

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Pricing Document


Item		Unit	Rate	Description
	Power Wash - General Surfaces			
H10	walls: power wash	m2		Walls: Brush down to remove mould, moss growth algae and lichen and power wash all surfaces of render or brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi.
H11	cills: power wash	m		Cills: Brush down to remove mould, moss growth algae and lichen and power wash all surfaces of cills at a minimum pressure of 1500 psi, but not to exceed 2000 psi, brush apply one coat of 'lichenite' solution and one coat of 'haloseal'.
H12	roofs: power wash	m2		Roofs: Brush down to remove mould, moss growth algae and lichen and power wash all surfaces of roof tiling at a minimum pressure of 1500 psi, but not to exceed 2000 psi, brush apply one coat of 'lichenite' solution and one coat of 'haloseal'.
	<u>External Redecoration</u>			
	Anti Graffiti			
H13	surfaces: remove graffiti and apply anti-graffiti paint	m2		Surfaces: Clean existing graffiti covered surfaces with proprietary graffiti remover/paint stripper, apply a thorough high pressure hot water rinse to remove all traces of remover/stripper, paint, debris etc, and allow to dry, apply anti-graffiti paint strictly in accordance with the manufacturers instructions to vulnerable external surfaces of brickwork, concrete and timber as directed.
H14	walls: anti-graffiti flame retardant coatings	m2		Surfaces: Prepare surfaces in accordance with the manufacturer's recommendations and apply anti-graffiti flame retardant coating as manufactured by Hubdean Ltd or other equal and approved, to a thickness ne 6mm, texturing to stipple finish on ceilings and woodbark on walls and apply two coats of Agproshield Armour finishes.
	Masonry [Smooth or Textured] Paint - External Walls			
H15	walls: wash apply sealer - 2 coats masonry - render	m2		Walls: Wash down, fill in cracks and holes, sand down and apply one coat of stabilising solution and two coats of smooth or textured masonry paint to walls.
H16	walls: wash apply sealer - 2 coats masonry - render ne 300mm	m		Walls: Wash down, fill in cracks and holes, sand down and apply one coat of stabilising solution and two coats of smooth or textured masonry paint to walls.
	Anti-Carbonation Paint – External Surfaces			
H17	surfaces: apply anti carbonation	m2		Surfaces: Prepare, stabilise and apply two coats of anti-carbonation paint to previously painted concrete and rendered surfaces.
H18	surfaces: anti carb/elastomeric coating	m		Surfaces: Prepare, stabilise and apply two coats of anti-carbonation paint and elastomeric coating to previously painted concrete and rendered surfaces ne 300mm wide.
	Smooth Finish Masonry Paint - External Walls/Soffits			
H19	walls: wash sealer 2 coats smooth masonry paint	m2		Walls: Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer, two coats of smooth finish masonry paint to rendered or concrete surfaces of walls.

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Item		Unit	Rate	Description
H20	walls: wash sealer 2 coats smooth masonry paint ne 300mm Oil Paint - External Metalwork – Three Coat	m		Walls: Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer, two coats of smooth finish masonry paint to rendered or concrete surfaces of walls.
H21	balustrading: prepare prime paint surfaces	m2		Balustrading: Wire brush, prepare for and apply one coat of primer, one undercoat, two coats of gloss paint on ornamental metal balustrading, railings or gates
H22	pipework: prepare prime paint ne 300mm Oil Paint - External Metalwork – Two Coat	m		Pipework: Wire brush, prime prepare for and apply coat of primer, one undercoat, and two coats of gloss paint to external pipework ne 300mm girth including brackets.
H23	pipework: prepare prime paint ne 300mm Metalshield Paint - External Metalwork	m		Pipework: Wire brush, prime prepare for and apply coat of primer, one undercoat, and two coats of gloss paint to external pipework ne 300mm girth including brackets.
H24	pipework: prepare prime metalshield ne 300mm Oil Paint - External Woodwork – Three Coats	m		Pipework: Wire brush, prepare for and apply coat of primer, two coats of metalshield paint to external pipework ne 300mm girth including brackets.
H25	surfaces: prime paint general surfaces timber	m2		Surfaces: Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on general surfaces of woodwork.
H26	fascias,soffits etc:prime paint timber ne 300mm	m		Fascias, soffits, Bargeboards and the like:Rub down, prepare for, and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of facias, soffits, bargeboards and the like ne 300mm girth.
H27	window: prepare prime paint timber	m2		Window: Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on surfaces of wooden window and frame
H28	door :paint 2 gloss timber glazed door	nr		Door: Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any size or type of single glazed timber door and frame
H29	door:paint 2 gloss timber door Oil Paint - Existing External Woodwork - Two Coats	nr		Door: Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any type or size of single timber door and frame
H30	general surfaces: prepare 1 coat gloss general surfaces timber	m2		General surfaces: Rub down, prepare for and apply one undercoat and one coat of gloss paint on existing painted general surfaces of woodwork.

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Item		Unit	Rate	Description
H31	fascias, soffits and the like: paint 1 coat gloss timber ne 300mm	m		Fascias, soffits, Bargeboards and the like: Rub down, prepare for, and apply one undercoat, two coats of gloss paint on existing painted surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.
H32	window: prepare 1 coat gloss timber	m2		Window: Rub down, prepare and apply one undercoat and one coat of gloss paint on existing painted surfaces of wooden window and frame
H33	door: paint 1 coat gloss timber glazed door	m2		Door: Rub down, prepare for and apply one undercoat and one coat of gloss paint to all existing painted surfaces of any size or type of single glazed timber door
	Decorative Wood Protection – New External Woodwork			
H34	surfaces: apply 3 coats decorative stain	m2		Surfaces: Rub down, prepare for, and apply three coats of decorative wood stain on external general surfaces of woodwork.
H35	window: touch up primer 2 coats decorative stain	m2		Window: Rub down, prepare for, and apply touch up primer and apply two coats of decorative wood stain on surfaces of timber window and frame
H36	door: 3 coats stain to door	m3		Door: Rub down, prepare for, and apply three coats decorative wood stain on external surfaces of any size/type of single door and frame
H37	door: 3 coats stain glazed door	m2		Door: Rub down, prepare, apply touch up primer and apply three coats of decorative wood stain on any size/type single glazed timber door and frame
	Anti-Vandal Paint - External Surfaces			
H38	pipework: prepare 2 coats anti climb to pipes	m		Pipework: Wire brush, prepare for and apply one coat zinc phosphate primer and one coat of non- drying anti-vandal paint to external pipework, ne 300mm girth including brackets.
H39	walls: prepare apply 2 coats anti climb	m2		Walls: brush down surfaces of brickwork, concrete or timber, apply one coat of primer and one coat of non-drying anti-vandal paint strictly in accordance with the manufacturers instructions.
H40	door: 3 coats polyurethane glazed door	m2		Door: Rub down, prepare for and apply three coats of polyurethane lacquer to all surfaces of any size or type of single glazed timber door
H41	door: 3 coats polyurethane timber door	m2		Door: Rub down, prepare for and apply three coats of polyurethane lacquer to all surfaces of any size or type of single timber door
	Polyurethane Lacquer - New External Woodwork			
H42	surfaces: 3 coats polyurethane woodwork	m2		Surfaces: Rub down, prepare for and apply three coats of polyurethane lacquer on general surfaces of woodwork.
H43	window: prepare 3 coats polyurethane new timber	m2		Window: Rub down, prepare and apply three coats of polyurethane lacquer on surfaces of wooden window and frame

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Item		Unit	Rate	Description
H44	door: 3 coats polyurethane glazed door	m2		Door: Rub down, prepare for and apply three coats of polyurethane lacquer to all surfaces of any size or type of single glazed timber door and frame
H45	door: 3 coats polyurethane timber door	m2		Door: Rub down, prepare for and apply three coats of polyurethane lacquer to all surfaces of any size or type of single timber door and frame
	Polyurethane Lacquer - Existing External Woodwork			
H46	surfaces: 2 coats polyurethane woodwork	m2		Surfaces: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer on existing lacquered general surfaces of woodwork.
H47	window: prepare 2 coats polyurethane existing	m2		Window: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer on existing lacquered surfaces of wooden windows and frame
H48	door: 2 coats polyurethane glazed door	m2		Door: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer to all existing lacquered surfaces of any size or type of single glazed timber door and frame.
H49	door: 2 coats polyurethane timber door	m2		Door: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer to all existing lacquered surfaces of any size or type of single timber door and frame.
	<u>Internal Redecoration</u>			
	Decoration to Walls and Ceilings			
H50	walls: mist and 2 coats emulsion	m2		Walls: Wash down, prepare and apply one mist coat and two full coats of emulsion paint to previously painted walls.
H51	walls: mist and 2 coats emulsion stair walls	m2		Walls: Wash down, prepare and apply one mist coat and two full coats of emulsion paint to previously painted staircase walls.
H52	ceilings: mist and 2 coats emulsion ceilings	m2		Ceilings: Wash down, prepare and apply one mist coat and two full coats of emulsion paint to previously painted ceilings.
H53	ceiling: mist and 2 coats emulsion stair ceilings	m2		Ceilings: Wash down, prepare and apply one mist coat and two full coats of emulsion paint to previously painted staircase ceilings
	Oil Paint- Existing Internal Metalwork – Two Coats			
H54	radiator: prepare, paint radiator and brackets	m2		Radiator: Wire brush, prepare and apply one undercoat, one coat of gloss paint on existing painted surfaces of cast iron sectional or steel panel radiator including brackets. (measured surface to be decorated)
H55	pipework: prepare, paint ne300mm inc brackets	m		Pipework: Wire brush, prepare and apply one undercoat, one coat of gloss paint on existing painted surfaces of internal metal pipework ne 300mm girth.

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Item		Unit	Rate	Description
	Decorative Wood Protection – Existing Internal Woodwork			
H56	surfaces: apply 2 coats decorative wood stain	m2		Surfaces: Rub down, prepare for and apply two coats of decorative wood stain on existing decorated internal general surfaces of woodwork.
H57	window: apply 2 coats stain	m2		Window: Rub down, prepare for and apply two coats of decorative wood stain on existing decorated surfaces of timber window and frame
H58	door: apply 2 coats stain to glazed door	m2		Door: Rub down, prepare for and apply two coats of decorative wood stain on existing decorated internal surface of any size or type of single glazed timber door and frame
	Polyurethane Lacquer- Existing Internal Woodwork			
H59	surfaces: apply 2 coats poly woodwork surfaces	m2		Surfaces: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer on existing lacquered general surfaces of woodwork.
H60	surfaces: apply 2 ct poly woodwork surfaces ne 300mm	m		Surfaces: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer on existing lacquered general surfaces of woodwork.
H61	window: apply 2 coats poly to timber	m2		Window: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer on existing lacquered surfaces of timber window and frame
H62	door: apply 2 coats poly to door	m2		Door: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer to all existing lacquered surfaces of any size or type of single timber door
H63	door: apply 2 coats poly to glazed door	m2		Door: Wash down, rub down, prepare for and apply two coats of polyurethane lacquer to all existing lacquered surfaces of any size or type of single glazed timber door
H64	woodwork: varnish general surfaces	m2		Woodwork: Wash down and apply two coats of polyurethane lacquer varnish to general surfaces of existing varnished woodwork.
H65	woodwork: revive and polish	m2		Woodwotk: Wash down, strip old polish, oil and apply two coats of wax polish to general surfaces of existing woodwork.

I - Cleaning & Clearance

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Pricing Document


Item		Unit	Rate	Description
	<u>CLEANING AND CLEARANCE</u>			
	Dwelling and Garden Cleaning and Clearance			
11	dwelling: clear out complete	item		Dwelling: Clear out, remove all rubbish, furniture, carpets and all non-approved fittings to tip and make ready for incoming tenants, carefully clean out and dispose of anti-social, medical or human debris, initial wash and scrub with disinfectant floors, woodwork, walls and ceilings and all other surfaces, including drying out with de-humidifier. (Provision of skip or equivalent deemed necessary by Client's Representative to be charged separately)
12	roofspace: clear out complete	item		Roofspace: Clean out, remove all rubbish, debris previous tenants stored items and all non-approved fittings to tip, and make ready for incoming tenants or to lay insulation etc., (provision of skip or equivalent deemed necessary by Client's Representative to be charged separately)
13	garden: clear debris	item		Garden: Clear away all litter, clear up exceptionally littered and over- grown garden and rubbish including scrap metal, timber, broken glass, garden debris, fallen leaves, dumped materials and stones, load up and remove from site to an approved tip.
14	dwelling: 1.7 cubic yard skip bag	nr		Dwelling: Provide 1.7 cubic yard skip bag ; to tip, including costs of landfill tax, (only to be charged when specifically instructed by Client's Representative).
15	dwelling: move dispose contents to store	item		Dwelling: Additional cost for removing furniture, carpets and other contents as designated by Client's Representative to secure storage provided by Service Provider, store for up to 28 days and later when instructed, dispose to tip or later hand over to Tenant or their representatives.
	External Communal Clearance			
16	garden or communal area:labour skip rubbish	nr		Garden or Communal Area: Provide labour, skip or equivalent for removal of environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from communal garden, bin stores, communal staircases, balcony access decks and the like, garages and hard paved areas to tip including landfill tax, wash down and disinfect as necessary (per skip).
17	garden or communal area:labour mini-skip rubbish	nr		Garden or Communal Area: Provide labour, mini-skip or equivalent for removal of environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from communal garden, bin stores, communal staircases, balcony access decks and the like, garages and hard paved areas to tip including landfill tax, wash down and disinfect as necessary (per mini-skip).
	Carpet Cleaning			
18	carpet: clean to room up to 20m2, hall stairs and hall; ceiling area	item		Carpet: Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to room up to 20.00m2 ceiling area, hall, landing and staircase area complete.
	Disinfestation			
19	dwelling: disinfestation works	item		Dwelling: Seal and secure void dwelling and carry out disinfestation works.

L - Mechanical & Plumbing

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Pricing Document


Item		Unit	Rate	Description
	<u>MECHANICAL & PLUMBING</u>			
	<u>Mechanical and Plumbing</u>			
	Sanitary Ware			
L1	whb; renew whb complete	nr		WHB: Turn off water supply, remove existing and replace WHB with pedestal Armitage Shanks or equal and approved; including taps, valves including thermostatic mixing valve, taphole; Concept handrinse pedestal: trap 1 1/4 ll plastic P for use with cloakroom pedestal; make all necessary connections to existing pipework, reinstate water supply, and test on completion.
L2	wc: renew wc complete	nr		WC: Turn off water supply, remove existing and replace WC (Contour 21 Close Coupled WC Pan raised height 75cm) by Armitage Shanks or equal and approved; including 21 close coupled delay fill, syphon cistern 4.5 litre single flush for 75cm projection pan bottom supply and internal overflow, secure cover fastene, no lever; make gror use with cloakroom pedestal; make all necessary connections to existing pipework, reinstate water supply, and test on completion.
L3	shower room pack; supply and install	nr		
L4	Doc M pack; supply and install	nr		Doc M Pack: Turn off water supply, remove existing sanitary ware (WHB and WC) and replace with Doc M Countour 21 plus Close Coupled Pack LH & Standing Washbasin by Armitage Shanks or equal and approved; including WC pan, water saving delay fill cistern with spatula lever, basin, grab rails, hinged support rail with toilet holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap: make all necessary connections existing pipework, reinstate water supply, and test on completion.
L5	shower:extra for automatic pump kit	nr		Shower:Extra for providing and installing automatic pump kit for any type of AKW Braddan, Multispec or Tuff-Form shower tray, to be installed in accordance with the manufacturers instructions.
	Waste Pipework and Fittings			
L6	pipe: renew 32mm waste	m		Pipe: Renew any pipe with 32mm plastic waste pipe complete with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test, and remove waste and debris.
L7	pipe: renew 40mm waste	m		Pipe: Renew any pipe with 40mm plastic waste pipe complete with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test, and remove waste and debris.
L8	pipe: renew 50mm waste	m		Pipe: Renew any pipe with 50mm plastic waste pipe complete with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test, and remove waste and debris.
L9	stack; renew 50mm waste	nr		Stack: Renew any waste stack with 50mm plastic waste stack ne 3.00 m long, complete with all brackets, connections, offsets, bends, tees etc, hopper head, cut/form holes and make good, make all necessary connections to gulley and test, and remove waste and debris.
L10	stack: renew 63mm waste	nr		Stack: Renew any waste stack with 63mm plastic waste stack ne 3.00 m long, complete with all brackets, connections, offsets, bends, tees etc, hopper head, cut/form holes and make good, make all necessary connections to gulley and test, and remove waste and debris.
L11	stack: renew 75mm waste	nr		Stack: Renew any waste stack with 75mm plastic waste stack ne 3.00 m long, complete with all brackets, connections, offsets, bends, tees etc, hopper head, cut/form holes and make good, make all necessary connections to gulley and test, and remove waste and debris.

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Item		Unit	Rate	Description
	Shower Mixing Valves, Hoses and Heads			
L12	shower:renew thermostatic mixing valve	nr		Shower:Renew any thermostatic mixing valve including disconnect and remove existing, fix new including adjust and or extend all pipework and reconnect and test, make good all finishes, and remove waste and debris.
L13	shower:renew non-thermostatic mixing valve	nr		Shower:Renew any non-thermostatic mixing valve including disconnect and remove existing, fix new, adjust and or extend all pipework and reconnect and test, make good all finishes, and remove waste and debris.
	Taps – Thermostatic Controlled Mixers			
L14	mixer:renew thermostatic to bath	nr		Mixer:Renew thermostatic mixer tap to bath, turn off water supply, remove bath panel and studding to gain access, refix on completion, reinstate water supply, adjust thermostat, test and make good, and remove waste and debris.
L15	mixer:renew thermostatic to bath shower attachment	nr		Mixer:Renew thermostatic mixer tap with shower hose attachment to bath, turn off water supply, remove bath panel and studding for access, refix on completion, reinstate water supply, adjust thermostat, test and make good, and remove waste and debris.
L16	mixer:renew thermostatic to sink	nr		Mixer:Renew thermostatic mixer tap to sink top, turn off water supply, make all necessary connections existing pipework, reinstate water supply, adjust thermostat and test on completion, and remove waste and debris.
L17	mixer:renew thermostatic to basin	nr		Mixer:Renew thermostatic mixer tap to basin, turn off water supply, make all necessary connections existing pipework, reinstate water supply, adjust thermostat and test on completion, and remove waste and debris.
	Sealants			
L18	sealant:renew to sides and ends of bath & shower trays	nr		Sealant:Renew sanitaryware silicone sealant to side and ends of bath and shower trays providing watertight joint.
L19	sealant:renew to basin or sink	nr		Sealant:Renew sanitaryware silicone sealant to sides of basin or sink to provide watertight joint.
L20	sealant:pvc trim to bath	nr		Sealant:Replace existing sealant to side and ends of bath with suitable size PVCu quadrant or flexible PVC cover trim fixed to bath and tiles with sanitaryware silicone sealant to form a neat clean sealed beaded surround, including raking out existing defective sealant, cleaning and notching new quadrant trim around any obstructions.
	<u>Replumbing Hot and Cold Water Installations</u>			
	Whole Dwelling Renewals - Existing Tank and Cylinder	nr		
L21	replumb:1 bed house existing tank and cylinder			Replumb:Renew hot and cold water installation to 1 bed house in copper pipework with gunmetal ancillaries, comprising 15mm rising main from incoming main to existing CWST with branches to sink, washing machine and F&E tank, 22mm feed from CWST to hws cylinder and bath, with 15mm branches to basin and wc, 22mm hot down feed from hws cylinder to bath, 15mm branches to basin, sink and washing machine, including combined stopcock/ draincock, washmac valves, draincocks, all connections to fittings etc, service valves, test, refill system, and remove waste and debris.

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Item		Unit	Rate	Description
L22	replumb:2 bed house existing tank and cylinder	nr		Replumb:Renew hot and cold water installation to 2 bed house in copper pipework with gunmetal ancillaries, comprising 15mm rising main from incoming main to existing CWST with branches to sink, washing machine and F&E tank, 22mm feed from CWST to hws cylinder and bath, with 15mm branches to basin and wc, 22mm hot down feed from hws cylinder to bath, 15mm branches to basin, sink and washing machine, including combined stopcock/ draincock, washmac valves, draincocks, all connections to fittings etc, service valves, test, refill system, and remove waste and debris.
L23	replumb:3 bed house existing tank and cylinder	nr		Replumb:Renew hot and cold water installation to 3 bed house in copper pipework with gunmetal ancillaries, comprising 15mm rising main from incoming main to existing CWST with branches to sink, washing machine and F&E tank, 22mm feed from CWST to hws cylinder and bath, with 15mm branches to basin and wc, 22mm hot down feed from hws cylinder to bath, 15mm branches to basin, sink and washing machine, including combined stopcock/ draincock, washmac valves, draincocks, all connections to fittings etc,. service valves, test, refill system, and remove waste and debris.
L24	replumb:4 bed house existing tank and cylinder	nr		Replumb:Renew hot and cold water installation to 4 bed house in copper pipework with gunmetal ancillaries, comprising 15mm rising main from incoming main to existing CWST with branches to sink, washing machine and F&E tank, 22mm feed from CWST to hws cylinder and bath, with 15mm branches to basin and wc, 22mm hot down feed from hws cylinder to bath, 15mm branches to basin, sink and washing machine, including combined stopcock/ draincock, washmac valves, draincocks, all connections to fittings etc, service valves, test, refill system, and remove waste and debris.
	<u>Supply Pipework</u>			
	Copper Pipework - Renewals			
L25	pipe:renew or install 15mm copper	m		Pipe:Renew or fix new any 15mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.
L26	pipe:renew or install 22mm copper	m		Pipe:Renew or fix new any 22mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.
L27	pipe:renew or install 28mm copper	m		Pipe:Renew or fix new any 28mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.
	Black Heavy Mild Steel Screw and Socketed - New Installations			
L28	pipe:renew 15mm steel	m		Pipe:Renew 15mm black mild steel pipe, including all necessary cutting, threading, bending, fittings, couplings, clips and brackets.
L29	pipe:renew 20mm steel	m		Pipe:Renew 20mm black mild steel pipe, including all necessary cutting, threading, bending, fittings, couplings, clips and brackets.
L30	pipe:renew 28mm steel	m		Pipe:Renew 28mm black mild steel pipe, including all necessary cutting, threading, bending, fittings, couplings, clips and brackets.

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Item		Unit	Rate	Description
	<u>Pipe Insulation</u>			
	Moulded Pipe Insulation			
L31	insulation:renew up to 15mm pipe	m		Insulation:Renew or supply preformed insulation to any pipe not exceeding 15mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape.
L32	insulation:renew upto 22mm pipe	m		Insulation:Renew or supply preformed insulation to any pipe not exceeding 22mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape.
L33	insulation:renew to 28mm pipe	m		Insulation:Renew or supply preformed insulation to any pipe not exceeding 28mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape.
	<u>Stopcocks and Valves</u>			
	Stopcocks			
L34	stopcock:renew 15mm diameter	nr		Stopcock:Renew 15mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L35	stopcock:renew 22mm diameter	nr		Stopcock: Renew 28mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L36	stopcock:renew 28mm diameter	nr		Stopcock: Renew 22mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
	Gate valves			
L37	gatevalve:renew 15mm diameter	nr		Gatevalve:Renew 15mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L38	gatevalve:renew 22mm diameter	nr		Gatevalve:Renew 22mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L39	gatevalve:renew 28mm diameter	nr		Gatevalve:Renew 28mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
	Check and Service Valves			
L40	service valve:renew or install 15mm	nr		Service Valve:Renew or install 15mm isolating/ slot/screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L41	service valve:renew or install 22mm	nr		Service Valve:Renew or install 22mm isolating/ slot/screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L42	service valve:renew or install 28mm			Service Valve:Renew or install 28mm isolating/ slot/screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test.
L43	check valve:renew or install 15mm diameter	nr		Check Valve:Renew or install 15mm diameter check valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.

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Item		Unit	Rate	Description
L44	check valve:renew or install 22mm diameter	nr		Check Valve:Renew or install 22mm diameter check valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.
L45	check valve:renew or install 28mm diameter	nr		Check Valve:Renew or install 28mm diameter check valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.
	Ballofix Valves			
L46	ballofix valve:renew or install 15mm	nr		Ballofix Valve:Renew or install 15mm Ballofix valve and handle connected to any type of pipework including locate supply, turn water off/on, drain down/refill, adjust pipework as necessary and test.
L47	ballofix valve:renew or install 22mm	nr		Ballofix Valve:Renew or install 22mm Ballofix valve and handle connected to any type of pipework including locate supply, turn water off/on, drain down/refill, adjust pipework as necessary and test.
L48	ballofix valve:renew or install 28mm	nr		Ballofix Valve:Renew or install 28mm Ballofix valve and handle connected to any type of pipework including locate supply, turn water off/on, drain down/refill, adjust pipework as necessary and test.
	Draincocks			
L49	draincock:renew ne 15mm drain cock	nr		Draincock:Renew ne 15mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.
L50	draincock:renew ne 22mm drain cock	nr		Draincock:Renew ne 22mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.
L51	draincock:renew ne 28mm drain cock	nr		Draincock:Renew ne 28mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.
	Surestops			
L52	surestop:install 15mm to rising main	item		Surestop:Install 15mm "surestop" or other equal and approved to rising main, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good.
L53	surestop:install 22mm to rising main	item		Surestop:Install 22mm "surestop" or other equal and approved to rising main, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good.
L54	surestop:install 28mm to rising main	item		Surestop:Install 28mm "surestop" or other equal and approved to rising main, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good.
L55	surestop:install 15mm to hot or cold pipe	item		Surestop:Install 15mm "surestop" or other equal and approved to hot or cold pipe, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good.

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Item		Unit	Rate	Description
L56	surestop:install 22mm to hot or cold pipe	item		Surestop:Install 22mm "surestop" or other equal and approved to hot or cold pipe, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good.
L57	surestop:install 28mm to hot or cold pipe	item		Surestop:Install 28mm "surestop" or other equal and approved to hot or cold pipe, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good.
	Water Storage Tanks			
	Water Storage Tanks - Plastic			
L58	tank:renew with ne 700 litre galvanised	nr		Tank:Renew any type of tank 700 litres plastic cold water storage tank complete with Byelaw 30 kit, turn water off/on, drain/refill system, adjust, extend and connect all pipework with new fittings, fix new insulation jacket and lid, ballvalve and float, test on completion, and remove waste and debris including cutting down existing tank as necessary.
L59	tank:drain clean out and refill	nr		Tank:Isolate supply and drain down ne 700 litre cold water storage tank, thoroughly clean out, reinstate water supply, refill tank and test on completion.
L60	tank:renew 15mm overflow	nr		Tank:Renew tank overflow ne 6m long in roof space with 15mm plastic pipe and fittings including cut any holes in structure or finishes, make good and test.
L61	tank:renew 22mm overflow	nr		Tank:Renew tank overflow ne 6m long in roof space with 22mm plastic pipe and fittings including cut any holes in structure or finishes, make good and test.
L62	tank:renew 28mm overflow	nr		Tank:Renew tank overflow ne 6m long in roof space with 28mm plastic pipe and fittings including cut any holes in structure or finishes, make good and test.
L63	tank:recoat ne 700 litre	nr		Tank:Turn water off, drain down tank ne700 litres and clean out and remove rust etc., prepare and apply 2 coats non toxic bituminous solution to inside of tank, refill and test on completion.
	Insulation - Tank			
L64	tank:renew insulation ne 700litre	nr		Tank:Renew insulating jacket set fixed securely to cold water storage tank, ne 700 litres.
	Hot Water Cylinders			
	Cylinders - Pre-Insulated			
L65	cylinder:renew insulated new heater - 190 litre	nr		Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 190 litre direct copper pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, install 3 kilowatt top entry immersion heater and thermostat, remake all bonding, remove/refix shelves etc., reconnect electricity supply and test on completion.
	Cylinders - Repairs etc			
L66	cylinder: drain descale flush out	nr		Cylinder: Isolate electricity supply, drain down cylinder, remove jacket, shelves etc., remove, descale, flush out and securely refix cylinder, refill, vent and test system, including all newly made joints, reconnect electricity supply, refix jacket and test on completion.

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Item		Unit	Rate	Description
L67	cylinder: supply pair isolating valves	nr		Cylinder: Isolate supply, drain down as necessary and insert pair of isolating valves to hot water cylinder circuit, reinstate supply, fill, vent and test.
L68	cylinder: renew jacket	nr		Cylinder: Renew insulating jacket set fixed securely to cylinder.
	Scale Reducers			
L69	scale reducer: supply magnetic and electrolytic type	item		Scale Reducer: Supply and install magnetic and electrolytic type scale reducer to cold water supply including locate and turn water off, drain down as necessary, cut into existing pipe and insert scale reducer unit including all necessary connections, reinstate water supply and test.
L70	scale reducer: supply chemical type	item		Scale Reducer: Supply and install chemical in line scale reducer to cold water supply including locate and turn water off, drain down as necessary, cut into existing pipe and insert scale reducer unit including fix two stop valves, make all necessary connections and test.
L71	scale reducer: electro magnetic non intrusive type	item		Scale Reducer: Supply and install electronic 'Water King' non intrusive type scale reducer to hot or cold water pipes complete, computerised control unit with internal transformer hardwired to fused electrical outlet, wire aerials coiled around pipework and secured, make all necessary connections and test.
	Ventilation			
	Fans - Ventilating			
	Decentralised MEV to all wet rooms: kitchen, bathroom, WC, utility and ensembles			
L72	3 bed semi-detached house	item		Continuous running wall mounted and humidity tracking extract fans to meet Part F and SR54 by achieving a whole house ventilation rate and boost facility on humidity control and manual boost; design rates to be provided by S&P Ventilation Ireland; ventilation validation certificates required
L73	1 bed apartment	item		Continuous running wall mounted and humidity tracking extract fans to meet Part F and SR54 by achieving a whole house ventilation rate and boost facility on humidity control and manual boost; design rates to be provided by S&P Ventilation Ireland; ventilation validation certificates required
L74	2 bed apartment	item		Continuous running wall mounted and humidity tracking extract fans to meet Part F and SR54 by achieving a whole house ventilation rate and boost facility on humidity control and manual boost; design rates to be provided by S&P Ventilation Ireland; ventilation validation certificates required
	MEV Central Extract Ducting to all wet rooms: kitchen, bathroom, WC, utility and ensembles			
L75	3 bed semi-detached house	item		Continuous running, usually attic mounted, Central Extract fan with ducting to all wet rooms including kitchen, bathroom, utility, WC and ensembles commissioned to meet Part F and SR54 by achieving a whole house ventilation rate and boost facility on humidity control and manual boost; design rates to be provided by S&P Ventilation Ireland; ventilation validation certs required

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Item		Unit	Rate	Description
L76	1 bed apartment	item		Continuous running, usually attic mounted, Central Extract fan with ducting to all wet rooms including kitchen, bathroom, utility, WC and ensuite commissioned to meet Part F and SR54 by achieving a whole house ventilation rate and boost facility on humidity control and manual boost; design rates to be provided by S&P Ventilation Ireland; ventilation validation certs required
L77	2 bed apartment	item		Continuous running, usually attic mounted, Central Extract fan with ducting to all wet rooms including kitchen, bathroom, utility, WC and ensuite commissioned to meet Part F and SR54 by achieving a whole house ventilation rate and boost facility on humidity control and manual boost; design rates to be provided by S&P Ventilation Ireland; ventilation validation certs required
	MVHR - Mechanical Ventilation with Heat Recovery Ducting to all wet rooms: kitchen, bathroom, WC, utility and ensuite			
L78	3 bed semi-detached house	item		Ducted MVHR system to extract from all wet rooms including kitchen, bathroom, utility, WC and ensuite and supply to habitable rooms through a suitably sized and designed S&P heat recovery unit to meet Part F and SR54 guidelines; design rates to be provided by S&P Ventilation Ireland; ventilation validation certs required
L79	1 bed apartment	item		Ducted MVHR system to extract from all wet rooms including kitchen, bathroom, utility, WC and ensuite and supply to habitable rooms through a suitably sized and designed S&P heat recovery unit to meet Part F and SR54 guidelines; design rates to be provided by S&P Ventilation Ireland; ventilation validation certs required
L80	2 bed apartment	item		Ducted MVHR system to extract from all wet rooms including kitchen, bathroom, utility, WC and ensuite and supply to habitable rooms through a suitably sized and designed S&P heat recovery unit to meet Part F and SR54 guidelines; design rates to be provided by S&P Ventilation Ireland; ventilation validation certs required
	Fans - Condensation Control			
	<u>Heating, Gas Appliances and Installations</u>			
	Void Property - Safety Checks and Drain Downs			
L81	void: blank off redundant point	nr		Void: Blank off redundant gas point and test upon completion.
L82	void: test and commission central heating system	nr		Void: Carry out all necessary tests and commission central heating system complete and leave in full working order.
L83	void: safety check/ check and test gas installation	nr		Void Carry out complete check and test on gas installation to any property and provide report to the Client's Representative.
L84	void:temporary cap gas supply	nr		Void: emporary cap gas supply to void property, attend and remove cap on reoccupation of property.
	Relocate Radiators			
L85	radiator: relocate position	nr		Radiator: Relocate position of radiator, isolate, drain down, remove,set aside radiator for reuse, cut back flow and return pipework to floor or ceiling void and run new pipework to relocated position including all bends, connectors, clips etc, refix existing radiator in new position, connect to new new flow and return pipework, refill and recommission the heating system, including installing Fernox or other equal and approved corrosion inhibitor.

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Item		Unit	Rate	Description
	Power Flushing			
L86	power flush: existing heating system	nr		Power Flush: Undertake power flushing of existing heating systems when specifically instructed by Client's Representative during installation of new boiler or whilst extending existing installation.
	Builders Work			
	Sundry Works			
	Duct Covers and Frames			
L87	panel: remove and refix for client inspections	nr		Panel: Remove all panels and duct covers for access to concealed sanitary fittings and pipework to determine and carry out repairs and renewals and later securely refix on completion (generally deemed included within schedule items - only allowable on the specific instruction of the Client's Representative).
	Builders Work			
L88	Forming opes; through floor reinforced concrete slab; ne 55mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L89	Forming opes; through floor reinforced concrete slab; exceeding 55mm and ne 110mm diameter	nr		Forming or cutting holes; c/w counterflashing; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L90	Forming opes; through floor reinforced concrete slab; exceeding 110mm diameter	nr		Forming or cutting holes; c/w counterflashing; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L91	Forming opes; through 100mm blockwork; ne 55mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L92	Forming opes; through 100mm blockwork; exceeding 55mm and ne 110mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L93	Forming opes; through 100mm blockwork; exceeding 110mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L94	Forming opes; through floor reinforced concrete slab; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L95	Forming opes; through floor reinforced concrete slab; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others

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Item		Unit	Rate	Description
L96	Forming opes; through blockwork cavity wall; 350mm thick; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L97	Forming opes; through blockwork cavity wall; 350mm thick; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L98	Forming opes; through internal blockwork wall; 100mm; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L99	Forming opes; through internal blockwork wall; 100mm; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L100	Forming opes; through internal blockwork wall; 215mm; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L101	Forming opes; through internal blockwork wall; 215mm; exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L102	Forming opes; through 100mm metal stud partition; girth not exceedng 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L103	Forming opes; through 100mm metal stud partition; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
L104	fire:adapt for gas	nr		Fire: Remove existing fireplace surround and hearth, backboiler and fire, blank off pipework, modify opening to gas regulation standard to suit any gas fire and backboiler (installed by others) including extending skirting and make good finishes, size ne 1200x900x 100mm with opening size 510x575mm complete with shelf, bedded in cement lime mortar (1:1:6), make good finishings.
L105	duct: renew plywood sided casing - 450mm	m		Duct: Renew or form two or three sided pipe duct casing ne 450mm girth and framing with 6mm plywood casing sides screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and prepare for redecoration.
L106	duct: renew plywood sided casing - 300mm	m		Duct: Renew or form two or three sided pipe duct casing ne 300mm girth and framing with 6mm plywood casing sides screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and prepare for redecoration.
L107	pipework:prepare prime paint small heating	m		Pipework: Prepare for and apply coat of primer, one undercoat, and two coats of gloss paint to copper pipework ne 25mm diameter including clips.

M - Electrical

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Item		Unit	Rate	Description
	<u>ELECTRICAL</u>			
	<u>Electrical</u>			
	Water Storage Heaters			
M1	water heater:renew 3kw 7 litre	nr		Water Heater: Isolate water and electrical supplies, drain down, disconnect, clear away and renew 3kW 7 litre water storage heater, reconnect water supply, refill and test, remake all connections, reconnect electricity supply, electrical tests and leave in working order on completion.
M2	water heater:renew 3kw ne 30 litre	nr		Water Heater: Isolate water and electrical supplies, drain down, disconnect, clear away and renew with 3kW, ne 30 litre water storage heater, reconnect water supply, refill and test, remake all connections, reconnect electricity supply, electrical tests and leave in working order on completion.
	Showers - Electric			
M3	shower:renew ne 8.7kw unit	nr		Shower: Isolate and disconnect water/electricity supplies, disconnect and clear away existing and renew with ne 8.7KW shower unit including plug walls as necessary, adjust and reconnect water supply, fill, test all newly made joints and adjust, remake all connections to cables, install RCD protection to shower circuit if missing, RCBO 40amp, reconnect electricity supply, and undertake tests, provide certificate, make good to all finishes.
M4	pump:renew shower system	nr		Pump: Isolate and disconnect water/electricity supplies, disconnect and clear away existing and renew proprietary pumped shower reconnect to water and electrical supplies including 200/240 V transformer as necessary, including plug walls as necessary, adjust and reconnect water supply, fill, test all newly made joints and adjust, remake all connections to cables, install RCD protection to shower circuit if missing, RCBO 40amp, reconnect electricity supply, reconnect shower hose and head and undertake tests, provide certificate, make good to all finishes.
M5	pump:renew boosted shower pump	nr		Pump: Isolate and disconnect water/electricity supplies, disconnect and clear away existing and renew Monsoon twin shower booster pump to pumped shower system including plugging walls as necessary, connect to water and electrical supplies including 200/240 V transformer as necessary, adjust and reconnect water supply, fill, test all newly made joints and adjust, remake all connections to cables, install RCD protection to shower circuit if missing, RCBO 10amp, reconnect electricity supply, reconnect to shower and undertake tests, provide certificate, make good to all finishes.
	<u>Control Equipment</u>			
	Consumer Control Units etc.			
M6	ccu:renew ne 6 way metalclad unit	nr		CU: Isolate supply, disconnect, clear away and renew any six-way moulded consumer control unit with SPD, MCB's, RCD protection, 63 amp MCB, blank covers on spare ways, remove old unit, fix new unit, make all necessary connections to existing cables, reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion. Distribution Boards (switchgear assemblies) should comply with IS10101:2020+A1:2024 and in particular Part 53 - Selection and erection of electrical equipment
M7	ccu:renew 7 to 12 way metaclad unit	nr		CU: Isolate supply, disconnect, clear away and renew any seven to twelve-way moulded consumer control unit with SPD MCB's, RCD protection, 63 amp MCB, blank covers on spare ways, remove old unit, fix new unit, make all necessary connections to existing cables, reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion. Distribution Boards (switchgear assemblies) should comply with IS10101:2020+A1:2024 and in particular Part 53 - Selection and erection of electrical equipment

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Item		Unit	Rate	Description
M8	ccu:renew ne 10 way metalclad split load unit	nr		CU: Isolate supply, disconnect, clear away and renew any type consumer control unit with ne ten-way moulded split load consumer control unit with SPD, MCB's, RCD protection, 63 amp MCB, blank covers on spare ways, remove old unit, fix new unit, make all necessary connections to existing cables, reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion. Distribution Boards (switchgear assemblies) should comply with IS10101:2020+A1:2024 and in particular Part 53 - Selection and erection of electrical equipment
M9	ccu:renew 11 to 14 way metalclad split load unit	nr		CU: Isolate supply, disconnect, clear away and renew any type consumer control unit with new eleven to fourteen-way moulded split load consumer control unit with SPD, MCB's, RCD protection, 63 amp MCB, blank covers on spare ways, remove old unit, fix new unit, make all necessary connections to existing cables, reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion. Distribution Boards (switchgear assemblies) should comply with IS10101:2020+A1:2024 and in particular Part 53 - Selection and erection of electrical equipment
M10	ccu:install any size rcd	nr		CU: Isolate supply and supply and fit any size RCD to existing consumer unit, reconnect supply, undertake electrical tests and test operation of RCD and make good on completion. RCD devices fitted should comply with IS10101:2020+A1:2024 531.3
M11	ccu:install rcbo/rcd to bathroom circuits	nr		CU: Isolate supply and supply and fit any size RCD to existing consumer unit to protect all circuits to bathroom, reconnect supply, undertake electrical tests, test operation of RCD, make good on completion. RCD devices fitted should comply with IS10101:2020+A1:2024 531.3.
M12	ccu:install new meter tails	nr		CU: Isolate supply, install new meter tails not exceeding 1.00m in lengths, reconnect electricity supply, undertake electrical tests, test operation of residual current device and make good on completion. All new meter tails sizing must be correct to table 52.4 in IS10101:2020+A1:2024 - Cross sectional areas of conductors from meter. Cable selection must be correct to table 52.1 in IS10101:2020+A1:2024 - Selection and erection of wiring systems. Connecting of meter tails into the ESB supply is not the responsibility of the Registered Electrical Contractor. Only ESB can disconnect and reconnect meter tails if there is no isolator installed. ESB will be required to reconstruct the metering arrangements to allow alterations at consumer unit position (ESB charges € 203.00 to paid directly to ESB by account holder).
M13	consumer unit:reposition	nr		Consumer Unit:Disconnect, remove and reposition any consumer unit to suit wheelchair access and reconnect, electrical tests and make good. Distribution Boards (switchgear assemblies) should comply with IS10101:2020+A1:2024 and in particular Part 53 - Selection and erection of electrical equipment
M14	ccu:renew any size mcb	nr		CU: Isolate supply and renew any size mini-circuit breaker, remove defective or unsuitable mini-circuit breaker, fit new, reconnect electricity supply, undertake electrical tests and make good on completion. Devices installed should comply with IS10101:2020+A1:2024 and in particular 533 - Devices for protection against overcurrent & 533.3.2.2 MCBs and RCBOs
	<u>Luminaires</u> Luminaires - Pendants and Lampholders			
M15	light:renew flex lampholder rose	nr		Light: Isolate supply, disconnect, clear away and renew TRS cord pendant flex, moulded plastic lampholder with HO skirt and ceiling rose with holding joint ring, reconnect to existing cables, reconnect electricity supply, undertake electrical tests and make good on completion..
M16	light:renew batten holder	nr		Light:Isolate supply, disconnect, clear away extg. and renew plastic batten lamp holder, connect to existing cables, reconnect electricity supply, undertake electrical tests and make good on completion.

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Item		Unit	Rate	Description
	Sealed Light Units			
M17	bathroom light fitting:renew with sealed unit	nr		Bathroom Light Fitting: Isolate supply, disconnect, clear away and renew existing with or install sealed bathroom light fitting complete with lamp and diffuser, connect to existing cables, reconnect electricity supply, undertake electrical tests and make good on completion.
	<u>Luminaries - External</u>			
M18	light:renew 2x8w bulkhead fitting	nr		Isolate supply, disconnect and remove existing bulkhead light fitting with metal alloy clad body, polycarbonate diffuser and twin 300mm 8W fluorescent lamps. Supply and install new LED bulkhead fitting, metal alloy/polycarbonate construction, IP65 rated, 4000K neutral white, minimum 16W LED output. Connect to existing cables, restore supply, carry out electrical testing and commissioning, and make good on completion.
M19	light:renew 1000w security fitting	nr		Light: Isolate supply, disconnect, and remove existing 1000W amenity light fitting. Supply and install new 200W LED amenity floodlight, die-cast aluminium body, prismatic tempered glass front cover, IP66 rated, 4000K neutral white, minimum 26,000 lumens. Connect to existing cables, restore supply, carry out testing and commissioning, and make good on completion.
M20	light:renew 16w lv bulkhead fitting	nr		Light : Isolate supply, disconnect and remove existing bulkhead light fitting with metal alloy clad body, polycarbonate diffuser and 16W 2D lamp. Supply and install new LED bulkhead fitting, metal alloy/polycarbonate construction, IP65 rated, 4000K neutral white, minimum 8W LED output. Connect to existing cables, restore supply, carry out electrical testing and commissioning, and make good on completion.
M21	light:renew 28w lv bulkhead fitting	nr		Light: Isolate supply, disconnect and remove existing 28W LV bulkhead fitting. Supply and install new LED bulkhead fitting, polycarbonate body and diffuser, IP65 rated, 4000K neutral white, minimum 12W LED output. Connect to existing cables, restore supply, carry out testing and commissioning, and make good on completion.
	LED Fittings			
M22	light: renew LED batten tube light fitting	nr		Light: Isolate electrical supply, disconnect, remove and dispose of existing batten light fitting. Supply and install new LED batten light fitting of equivalent size and output, complete with integrated LED light source and diffuser where applicable. Connect to existing wiring, ensuring correct polarity, earth continuity and secure terminations. Reinstate electrical supply and carry out inspection, testing and functional verification to confirm safe operation. Complete all works in accordance with the current I.S. 10101 (ET101) National Rules for Electrical Installations, ETCI requirements and Safe Electric standards. Make good any minor disturbance to adjacent finishes and leave the installation in a safe and serviceable condition.
M23	light: renew LED downlight	nr		Light: Isolate electrical supply, disconnect, remove and dispose of existing fixed LED downlight fitting. Supply and install new fixed LED downlight of equivalent size, output and specification, complete with integrated LED luminaire, driver and all necessary fixings. Connect to existing wiring, ensuring correct polarity, earth continuity (where applicable) and secure terminations. Reinstate electrical supply and carry out inspection, testing and functional verification to confirm safe operation. Complete all works in accordance with the current I.S. 10101 National Rules for Electrical Installations (Ireland), ETCI requirements and Safe Electric standards. Make good any minor disturbance to ceilings and adjacent finishes and leave the installation in a safe and serviceable condition.

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Item		Unit	Rate	Description
	Accessories			
	Accessories - Generally			
M24	switch or outlet:remove and refix	nr		Switch or Outlet: Isolate electrical supply, disconnect and remove existing switch, socket outlet or similar accessory, including mounting box where required. Securely refix loose or defective mounting box, prepare and terminate conductors as necessary, refit existing accessory, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M25	switch or outlet:fix blank plate	nr		Switch or Outlet: Isolate electrical supply, disconnect and remove existing switch, socket outlet or similar accessory. Safely terminate and secure redundant conductors, supply and install suitable plastic blank plate to existing mounting box, reconnect electrical supply as required, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M26	switch or outlet:renew dry lining box	nr		Switch or Outlet: Isolate electrical supply, remove and retain existing switch, socket outlet or similar accessory, disconnect and remove existing plastic flush box. Supply and install new dry-lining flush box of suitable size, refit existing accessory, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
	Accessories - Light Switches			
M27	switch:renew 5 amp ne 3 gang plate	nr		Switch: Isolate electrical supply, disconnect and remove existing 5A 3-gang single-pole moulded plastic plate switch. Supply and install new equivalent switch, remake all necessary electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M28	switch:renew 5 amp ne 3 gang 2 way plate	nr		Switch: Isolate electrical supply, disconnect and remove existing 5A 3-gang, 2-way, single-pole moulded plastic plate switch. Supply and install new equivalent switch, remake all necessary connections, reconnect electrical supply, carry out testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required.
M29	switch:renew 5 amp ne 3 gang plate and box	nr		Switch: Isolate electrical supply, disconnect, remove and dispose of existing 5A 3-gang single-pole moulded plastic switch and associated galvanised steel or plastic flush box. Supply and install new 5A 3-gang single-pole moulded plastic switch complete with suitable flush box and all necessary fixings. Plug and make good wall as required, remake all electrical connections, restore supply, and test for correct operation. Carry out works in accordance with the current ET101 National Rules for Electrical Installations (Ireland) and Safe Electric requirements. Complete all testing, commissioning and making good on completion.

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Item		Unit	Rate	Description
M30	switch:renew 5 amp ne 3 gang 2 way plate and box	nr		Switch: Isolate electrical supply, disconnect and remove existing 5A 3-gang, 2-way, single-pole moulded plastic plate switch and associated galvanised steel or plastic flush box. Supply and install new equivalent switch and box, plug and fix to wall as necessary, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required.
M31	switch:renew ceiling pull switch	nr		Switch: Isolate electrical supply, disconnect, remove and dispose of existing 5A one-way or two-way single-pole surface-mounted moulded plastic ceiling pull switch and matching cord-operated mechanism. Supply and install new moulded plastic ceiling pull switch complete with pull cord, break-joint ring and all necessary fixings. Reconnect to existing wiring, restore supply, and test for correct operation. Carry out all works in accordance with the current ET101 National Rules for Electrical Installations (Ireland) and Safe Electric requirements. Complete electrical testing, commissioning and making good on completion.
M32	switch:replace with wide rocker	nr		Switch: Isolate electrical supply, disconnect and remove existing switch plate. Supply and install new wide rocker switch plate of equivalent rating and configuration, remake all necessary electrical connections, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M33	switch:lower any switch	nr		Switch: Isolate electrical supply and lower the position of existing switch plate. Extend wiring as required in surface-mounted PVC mini trunking complete with all fittings, provide blanking plate to existing switch position, and install new surface-mounted switch plate and mounting box. Make all necessary electrical connections, carry out inspection, testing and verification, and make good disturbed finishes on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
	Accessories - Socket Outlets			
M34	socket:renew 13a single plate	nr		Socket: Isolate electrical supply, disconnect, remove and dispose of existing 13A single switched moulded plastic socket outlet. Supply and install new 13A single switched moulded plastic socket outlet of matching rating and configuration, complete with all necessary fixings. Remake all electrical connections, ensuring correct polarity, earth continuity and secure terminations. Reinstall electrical supply and carry out inspection, testing and functional verification. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required. Make good any minor disturbance to adjacent finishes and leave the installation in a safe and serviceable condition.
M35	socket:renew double outlet plate and box	nr		Socket: Isolate electrical supply, disconnect and remove existing 13A double switched socket outlet and associated galvanised steel flush box. Supply and install new double switched socket outlet complete with galvanised steel flush box, plug and fix to wall as necessary, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required.

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Item		Unit	Rate	Description
M36	socket:renew 13a rcd outlet	nr		Socket: Isolate electrical supply, disconnect, remove and dispose of existing 13A socket outlet and flush box. Supply and install new 13A switched socket outlet with integral 30mA RCD protection, complete with galvanised steel flush box and all necessary fixings. Make good wall finishes as required, remake all electrical connections, restore supply. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required.
M37	socket:single surface outlet plate and box	nr		Socket: Supply and install 13A single switched socket outlet complete with moulded plastic faceplate and surface-mounted pattress box. Securely fix to wall, including plugging and fixing as necessary, make all required connections to existing wiring, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required.
M38	socket:install 13a double outlet plate and box	nr		Socket: Supply and install 13A double switched moulded plastic socket outlet complete with moulded plastic surface-mounted box, fix securely to wall and plug as necessary. Make all required connections to existing wiring, ensuring continuity of circuit protective conductor (CPC). All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required. Remove all waste and debris and make good any minor disturbance to adjacent finishes.
M39	socket:raise height-mini trunk or kit	nr		Socket: Isolate electrical supply and raise existing single or double socket outlet by up to 1.5m. Extend wiring as required in surface-mounted PVC mini trunking complete with all fittings, and provide new switched single or double socket outlet or proprietary socket relocation kit as appropriate. Securely fix to wall, make all necessary electrical connections, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, with certification provided as required.
	Accessories - DP Switches			
M40	switch:renew 20a dp switch	nr		Switch: Isolate electrical supply, disconnect and remove existing 20A double-pole switch and associated moulded plastic mounting box. Supply and install new 20A double-pole switch complete with mounting box, plug and fix to wall as necessary, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M41	switch:renew 20a dp ceiling switch	nr		Switch: Isolate electrical supply, disconnect and remove existing 20A double-pole ceiling pull cord switch with neon indicator. Supply and install new 20A double-pole ceiling pull cord switch complete with neon indicator, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.

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Item		Unit	Rate	Description
M42	socket:renew 13a dp plate with outlet	nr		Socket: Isolate electrical supply, disconnect, remove and dispose of existing 13A moulded plastic double-pole fused switch outlet. Supply and install new 13A double-pole fused connection unit with outlet, complete with appropriate fuse, faceplate and all necessary fixings. Remake all electrical connections, ensuring correct polarity, earth continuity and secure terminations. Reinstate electrical supply and carry out inspection, testing and functional verification to confirm safe operation. Complete all works in accordance with the current I.S. 10101 (ET101) National Rules for Electrical Installations, Electro-Technical Council of Ireland (ETCI) requirements and Safe Electric standards. Make good any minor disturbance to adjacent finishes and leave the installation in a safe and serviceable condition.
M43	socket:renew 13a dp plate with indicator	nr		Socket: Isolate electrical supply, disconnect and remove existing 13A moulded plastic double-pole fused connection unit with outlet and neon indicator. Supply and install new equivalent fused connection unit complete with outlet and neon indicator, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
	Shaver Points			
M44	shaver:renew shaver supply unit	nr		Shaver: Isolate electrical supply, disconnect and remove existing dual-voltage shaver supply unit. Supply and install new dual-voltage shaver supply unit, remake all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M45	shaver light:install complete	nr		Shaver Light: Isolate electrical supply and supply and install LED dual-voltage shaver supply unit with integrated LED strip light, complete with all necessary concealed conduit, wiring and accessories. Form opening as required, make good surrounding finishes, complete all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
M46	shaver light:renew complete	nr		Shaver Light: Isolate electrical supply and supply and renew with LED dual-voltage shaver supply unit with integrated LED strip light, complete with all necessary concealed conduit, wiring and accessories. Form opening as required, make good surrounding finishes, complete all electrical connections, reconnect supply, carry out inspection, testing and verification, and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, including inspection, testing, verification and certification as required on completion.
	Special Installations			
	Domestic Smoke Detectors			
M47	smoke detector:install battery operated type	nr		Smoke Detector: Supply and install I.S. 3218:2024 compliant wireless interconnected smoke detector with integrated 10-year sealed lithium battery, complete with testing, commissioning, making good and leaving in full working order.

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Item		Unit	Rate	Description
M48	smoke detector:install mains optical type	nr		Smoke Detector: Isolate, Supply and install I.S. 3218:2024 compliant mains-operated optical smoke detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M49	smoke detector:install mains ionisation type	nr		Smoke Detector: Isolate, Supply and install I.S. 3218:2024 compliant mains-operated ionisation smoke detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M50	smoke detector:renew with optical type	nr		Smoke Detector: Renew existing with I.S. 3218:2024 compliant mains-operated optical smoke detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M51	smoke detector:renew with ionisation type	nr		Smoke Detector: Renew existing with I.S. 3218:2024 compliant mains-operated ionisation smoke detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M52	smoke detector:install wireless optical type	nr		Smoke Detector: Supply and install I.S. 3218:2024 compliant wireless interconnected mains-operated optical smoke detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M53	smoke detector:install wireless ionisation type	nr		Smoke Detector: Supply and install I.S. 3218:2024 compliant wireless interconnected mains-operated ionisation smoke detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
	Heat Detectors			
M54	heat detector:install	nr		Heat Detector: Supply and install I.S. 3218:2024 compliant mains-operated rate of rise heat detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M55	heat detector:install wireless	nr		Heat Detector: Supply and install I.S. 3218:2024 compliant wireless interconnected mains-operated rate of rise heat detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
	Carbon Monoxide Detectors			
M56	carbon monoxide detector:install mains operated	nr		CM Detector: Supply and install I.S. 3218:2024 compliant carbon monoxide detector with integrated 10-year sealed lithium battery, complete with testing, commissioning, making good and leaving in full working order.

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Item		Unit	Rate	Description
M57	carbon monoxide detector:install battery type	nr		CM Detector: Supply and install I.S. 3218:2024 compliant mains-operated carbon monoxide detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
M58	carbon monoxide detector:install wireless	nr		Carbon Monoxide Detector: Supply and install I.S. 3218:2024 compliant wireless interconnected mains-operated carbon monoxide detector with integrated sealed 10-year lithium battery back-up, self-contained type, complete with test/hush button. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion.
	Gas Detectors			
M59	gas detector:install	nr		Gas Detector: Isolate supply and install mains-operated gas detector complete with integral back-up battery, detector head and mounting base. Make all necessary connections to existing supply including junction box, reconnect, test, commission and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and manufacturer's instructions, with certification provided as required.
M60	gas detector:install wireless	nr		Gas Detector: Supply and install wireless natural gas detector complete with self-cleaning sensor, test button, mute button, integral audible alarm, and sealed internal battery. Install in accordance with the manufacturer's instructions, test, commission and make good on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations where applicable, and manufacturer's requirements.
	Earthing and Testing			
	Earthing			
M61	earth:install earthbond complete	nr		Earth: Supply and install earth bonding conductor complete with earth clamps, earth tags and cable clips, connecting metallic services and exposed conductive parts to the main earthing terminal as required. Test and verify continuity on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and certified as required.
M62	earth:cross bond plumbing	m		Earth: Supply and install earthing conductor, earth clamps, earth tags and cable clips as required to provide cross-bonding to metallic pipework, appliances and tanks. Connect to the main earthing terminal and test on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, including verification of continuity and provision of appropriate certification.
M63	earth:renew main equipotential bonding	m		Earth: Isolate supply, disconnect, remove and dispose of existing earthing conductor, clamps and accessories. Supply and install new main earthing conductor of suitable size, complete with approved earth clamps, terminations and accessories, from main switchgear and/or consumer unit(s) to incoming water, gas and/or electrical services as applicable. Install and test in accordance with the current ET101 National Rules for Electrical Installations (Ireland) and Safe Electric requirements. Restore supply, test, commission and make good on completion. [Per item].

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Item		Unit	Rate	Description
M64	earth:cross bond bathroom	m		Earth: Supply and install supplementary equipotential bonding to all bathroom electrical circuits and associated metallic services, including heater, lighting, shower and extract fan, connected to the nearest suitable earth point. Provide bonding conductor, earth clamps, cable clips and identification tags as required. Test and verify continuity on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and certified as required.
M65	earth:supplementary equipotential bonding any item	m		Earth: Supply and install supplementary equipotential bonding to any isolated metallic item or pipework, connected to the nearest suitable earth point. Provide bonding conductor, earth clamps, cable clips and identification tags as required. Test and verify continuity on completion. All works to be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations and certified as required.
	Testing			
M66	test:occupied property certificate	nr		Electrical Installation Test: Carry out inspection, testing and verification of domestic electrical installation in occupied property in accordance with I.S. 10101:2020+A1:2024, repair defects as necessary, and provide a completed Electrical Installation Condition Report (EICR) / Verification Certificate to the Client's Representative.
M67	test:occupied property post repairs certificate	nr		Electrical Installation Test: Carry out inspection, testing and verification of domestic electrical installation in occupied property in accordance with I.S. 10101:2020+A1:2024, repair defects as necessary, and provide a completed Electrical Installation Condition Report (EICR) / Verification Certificate to the Client's Representative.
M68	test:occupied property and report	nr		Electrical Installation Test: Carry out inspection, testing and verification of domestic electrical installation in occupied property in accordance with I.S. 10101:2020+A1:2024, repair defects as necessary, and provide a completed Electrical Installation Condition Report (EICR) / Verification Certificate to the Client's Representative.
	Testing - Unoccupied Property			
M69	test:unoccupied property certificate	nr		Electrical Installation Test: Carry out inspection, testing and verification of domestic electrical installation in unoccupied property in accordance with I.S. 10101:2020+A1:2024, repair defects as necessary, and provide a completed Electrical Installation Condition Report (EICR) / Verification Certificate to the Client's Representative.
M70	test:unoccupied property report	nr		Electrical Installation Test: Carry out inspection, testing and verification of domestic electrical installation in unoccupied property in accordance with I.S. 10101:2020+A1:2024, repair defects as necessary, and provide a completed Electrical Installation Condition Report (EICR) / Verification Certificate to the Client's Representative.
	Holes, Mortices, Chases and the like			
M71	lighting points	nr		Saw cut either side of chasing; break out concrete; re-instate concrete on completion; include for all sealing and fireproofing as necessary; making good finishes on completion.
M72	socket points	nr		Saw cut either side of chasing; break out concrete; re-instate concrete on completion; include for all sealing and fireproofing as necessary; making good finishes on completion.
M73	fitting, equipment, control gear points	nr		Saw cut either side of chasing; break out concrete; re-instate concrete on completion; include for all sealing and fireproofing as necessary; making good finishes on completion.

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Item		Unit	Rate	Description
Rewiring				
M74	Rewire: one bed unit	item		Rewire: Disconnect and remove existing redundant electrical installation, including all lighting circuits, containment, wall-mounted services and fittings. Supply and install a complete new electrical installation, including consumer unit, meter cabinet with thermal insulation (electricity, telecommunications and television services), galvanised steel and PVC containment, mains and sub-mains cabling, switched socket outlets, immersion heater and control unit with indicator light, doorbell, earthing and bonding. Include all associated accessories, testing, commissioning and certification. Make good all disturbed structures and finishes to match existing. All works shall be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, ESB Networks requirements, current Building Regulations, and be fully inspected, tested and certified on completion.
M75	Rewire: two bed unit	item		Rewire: Disconnect and remove existing redundant electrical installation, including all lighting circuits, containment, wall-mounted services and fittings. Supply and install a complete new electrical installation, including consumer unit, meter cabinet with thermal insulation (electricity, telecommunications and television services), galvanised steel and PVC containment, mains and sub-mains cabling, switched socket outlets, immersion heater and control unit with indicator light, doorbell, earthing and bonding. Include all associated accessories, testing, commissioning and certification. Make good all disturbed structures and finishes to match existing. All works shall be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, ESB Networks requirements, current Building Regulations, and be fully inspected, tested and certified on completion.
M76	Rewire: three bed unit	item		Rewire: Disconnect and remove existing redundant electrical installation, including all lighting circuits, containment, wall-mounted services and fittings. Supply and install a complete new electrical installation, including consumer unit, meter cabinet with thermal insulation (electricity, telecommunications and television services), galvanised steel and PVC containment, mains and sub-mains cabling, switched socket outlets, immersion heater and control unit with indicator light, doorbell, earthing and bonding. Include all associated accessories, testing, commissioning and certification. Make good all disturbed structures and finishes to match existing. All works shall be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, ESB Networks requirements, current Building Regulations, and be fully inspected, tested and certified on completion.
M77	Rewire: four bed unit	item		Rewire: Disconnect and remove existing redundant electrical installation, including all lighting circuits, containment, wall-mounted services and fittings. Supply and install a complete new electrical installation, including consumer unit, meter cabinet with thermal insulation (electricity, telecommunications and television services), galvanised steel and PVC containment, mains and sub-mains cabling, switched socket outlets, immersion heater and control unit with indicator light, doorbell, earthing and bonding. Include all associated accessories, testing, commissioning and certification. Make good all disturbed structures and finishes to match existing. All works shall be carried out in accordance with I.S. 10101:2020+A1:2024 National Rules for Electrical Installations, ESB Networks requirements, current Building Regulations, and be fully inspected, tested and certified on completion.
Builders Work				
M78	Forming opes; through floor reinforced concrete slab; ne 55mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M79	Forming opes; through floor reinforced concrete slab; exceeding 55mm and ne 110mm diameter	nr		Forming or cutting holes; c/w counterflashing; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others

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Item		Unit	Rate	Description
M80	Forming opes; through floor reinforced concrete slab; exceedin 110mm diameter	nr		Forming or cutting holes; c/w counterflashing; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M81	Forming opes; through internal blockwork wall; 100mm; ne 55mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M82	Forming opes; through internal blockwork wall; 100mm; exceeding 55mm and ne 110mm diameter	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M83	Forming opes; through floor reinforced concrete slab; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M84	Forming opes; through floor reinforced concrete slab; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M85	Forming opes; through blockwork cavity wall; 350mm thick; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M86	Forming opes; through blockwork cavity wall; 350mm thck; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M87	Forming opes; through internal blockwork wall; 215mm thick; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M88	Forming opes; through internal blockwork wall; 215mm thck; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M89	Forming opes; through internal blockwork wall;100mm thick; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M90	Forming opes; through internal blockwork wall; 100mm thck; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M91	Forming opes; through 100mm metal stud partition; girth not exceeding 1.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others
M92	Forming opes; through 100mm metal stud partition; girth exceeding 1.0m and ne 2.0m	nr		Forming or cutting holes; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others

N - External Works

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Item		Unit	Rate	Description
	<u>EXTERNAL WORKS</u>			
	<u>ROADS & PATHS</u>			
	<u>In-Situ Concrete</u>			
	Steps			
N1	External steps; 1000mm wide x 250mm deep bed	nr		Concrete steps including excavation, level and compact bottom of excavation and 150mm hardcore filling, blinded, including formwork, finishing concrete with a trowelled smooth finish and allowance for non-slip surface to concrete-carborundum grains at the rate of 1kg/m2.
	<u>Precast Concrete</u>			
	Staircases			
N2	External staircases: straight complete	nr		Precast concrete stair flight (1000mm wide x 3000mm high), comprising precast concrete treads, risers, strings and landings; include for metal balustrades and timber handrail, painting, including all necessary fittings and fixings: supplied and installed in accordance with the manufacturer's instructions.
	<u>Kerbs, Channels and Edgings</u>			
	Kerbs			
N3	kerb: renew 127x254mm pcc kerb	m		Kerb: Remove existing and replace precast concrete kerb, straight or curved by carefully taking up existing kerb and haunching, remove spoil, clean up concrete bed, supply and lay new 127x 254mm precast concrete kerb and haunch to both sides including pointing, formwork and make good to existing finishes.
	Edgings			
N4	edging: renew 50x152mm pcc edging	m		Edging: Remove existing and replace precast concrete edging, straight or curved by carefully taking up existing edging and haunching, remove spoil, clean up concrete bed, supply and bed up to 50x152mm precast concrete edging, haunch both sides, point including all formwork and make good to finishes.
N5	edging: renew 25x150mm timber	m		Edging: Remove existing and replace new 25x150mm tanalised softwood edging board to and including 50x50x600mm long tanalised pegs at 900mm centres driven firmly into the ground including all necessary excavation and make good to existing finishes.
	<u>Paths and Pavings</u>			
	Paving - Insitu Concrete			
N6	path: renew ne 100mm concrete bed and sub-base	m2		Path: Remove existing and replace concrete path by breaking up existing concrete and excavating 250mm below existing level, remove waste and debris, fill soft spots, level and compact bottoms of excavations and fill, 150mm hardcore bed, blinded and ne 100mm concrete trowelled smooth including and allowance for non-slip surface to concrete- carborundum grains at the rate of 1kg/sm.; dishing to gullies and the like and all formwork

0 - Dayworks Charges

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Item		Unit	Rate	Description
	<u>SCHEDULE OF ADJUSTMENTS</u>			
	<u>PERCENTAGE ADJUSTMENTS (refer to the Form of Contract)</u>			
	Daywork Provision: Percentage Adjustment to be added in respect of the following Orders, or for the appropriate part of Orders, carried out under the Contract as daywork	note		
O1	Materials - The Contractor is to insert here the percentage addition he will require to be added to the cost of materials used on daywork. The percentage will be added to the nett cost. The percentage shall include for all preliminaries, administration, overhead charges, profits and all other associated liabilities and obligations. % Adjustment.....Add/Deduct	%		
O2	Plant - The Contractor is to insert here the percentage addition he will require to be added to the cost of materials used on daywork. The percentage will be added to the nett cost. The percentage shall include for all preliminaries, administration, overhead charges, profits and all other associated liabilities and obligations. % Adjustment.....Add/Deduct	%		
	If such plant is owned directly by the Contractor the cost shall be agreed between the Quantity Surveyor and the Contractor and the percentage addition stated above will not be added to such agreed cost.	note		

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Item	Unit	Rate	Description
<u>DAYWORK CHARGES / PREMIUM CHARGES</u> <u>DAYWORK CHARGES GENERALLY</u> The Contractor shall not be paid for executing any works at daywork rates unless, in the opinion of the Quantity Surveyor, the work is different in character from any to which the description and rates in the Schedule of Rates are applicable and the work cannot be reasonably costed by the application of measure and value principles. Wherever possible the Quantity Surveyor shall agree the method of payment with Contractor prior to the commencement of the work. All daywork sheets submitted for signature must carry the following information:- · Details of Labour · Materials and plant used (if any) · Work Order Nr. · Contractor's own identification and signature Sheets must contain a full, clear description of the items of work carried out. Separate daywork sheets shall be submitted for items covered by different instructions. Merchant's invoices shall be produced to substantiate the correctness of the prices charged for materials and hired plant. If supplies are part of the Contractors Stock items, a signed requisition sheets is to be supplied along with a copy of the Stores invoice supplied by the Contractors supplier. All daywork sheets shall, without exception, be submitted to the ER for signature and approval by him upon completion of the work or at the end of each week, whichever is the sooner. Daywork sheets not submitted in accordance with this clause may be rejected and denied approval for payment.	note note note note note note note note note		

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Item		Unit	Rate	Description
	The ER shall have the power to reduce the amounts of time and materials shown on daywork sheets if, in his opinion, such amounts exceed that which should reasonably have been expended in producing the results, having regard to the circumstances in which the work was carried out. Daywork sheets shall be 'record-only' that the work has been carried out and may be subject to re-measure if deemed appropriate. Labour The Contractor shall state below the gross hourly rates he requires for labour engaged on daywork. These rates are to include allowance for the following:- Ø Wages, bonus, daily travelling allowances, small tools, travelling time, transport, transport costs, transport of small tools and materials, and payments in respect of time lost due to inclement weather. Ø All payments shall be in accordance with the Working Rules Agreements approved by the appropriate wage fixing bodies and in accordance with Clause 5 of the Contract Ø PRSI Payments, Normal Contract Works, Third Party and Employer's Liability Insurances, Annual and Public Holidays with pay, Non-Contributory Sick Pay Scheme, Redundancy Payment contributions, Industrial Training Levy, Contracts of Employment Act, Site Supervision and Staff, Small Tools, Protective clothing, Head Office charges and profit. Ø The hire of gangers or chargehands working with their gangs is to be paid for at the gross hourly rates stated below. The time of foreman and working gangers is to be covered by the allowance in the gross hourly rates for site supervision and staff. Ø The gross hourly rates stated below will be applied to the actual hours worked on site.	note		
		note		
		note		
		note		
		note		
		note		
		note		

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Item		Unit	Rate	Description
	Labour (Cont'd) Ø Only if written authorisation to work over time has been obtained from the CA will premium time in association with daywork be paid, at the hourly rate stated below. <u>Labour</u> Gross Hourly Rates:- The Contractor shall insert below the gross hourly rates for the categories of labour specified below. The hourly rate inserted shall include for all costs associated with the employment of labour inclusive of preliminaries, site supervision, overheads and profits and all other associated liabilities and obligations, and shall include appropriate allowances for small tools, travelling and transport costs and time (including transporting small tools and the like used to execute the works). Authorised overtime will be paid at the rates stated below irrespective of whether the overtime is worked at the end of a normal working day or in isolation. NORMAL TIME Monday to Friday 8.00 to 18.00			
		note		
		note		
		note		
		note		
O3	Carpenter and Joiners	hr		
O4	General Operative	hr		
O5	Painter	hr		
O6	Plasterer	hr		
O7	Plumber	hr		
O8	Electrician	hr		
O9	Roofer	hr		
O10	Tiler	hr		
.....				
O11	Welder	hr		
O12	Floor Layers	hr		
O13	Glaziers	hr		

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Item		Unit	Rate	Description
	Gross Hourly Rates:- TIME AND ONE HALF Monday to Friday 18.00 to 0.00 Saturday 8.00 to 12.30			
O14	Carpenter and Joiners	hr		
O15	General Operative	hr		
O16	Painter	hr		
O17	Plasterer	hr		
O18	Plumber	hr		
O19	Electrician	hr		
O20	Roofer	hr		
O21	Tiler	hr		
O22	Welder	hr		
O23	Floor Layers	hr		
O24	Glaziers	hr		
	DOUBLE TIME Monday to Friday 0.00 to 8.00 Saturday 12.30 to 0.00 Sunday 0.00 to 0.00			
O25	Carpenter and Joiners	hr		
O26	General Operative	hr		
O27	Painter	hr		
O28	Plasterer	hr		
O29	Plumber	hr		
O30	Electrician	hr		
O31	Roofer	hr		
O32	Tiler	hr		
O33	Welder	hr		
O34	Floor Layers	hr		
O35	Glaziers	hr		

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Item		Unit	Rate	Description
	PREMIUM TIME (OVERTIME) CHARGES Labour (Cont'd) Premium time charges in connection with measured work will be added to the calculated final gross value of the Work Order. The Contractor shall not be paid the extra cost of overtime without the written approval of the CA. Premium time shall be recorded separately on suitably prepared vouchers and shall carry the following information:- · Work Order Nr. · Date on which the overtime was worked · Details of labour used · Commencing and finishing times · Contractor's own identification Separate record sheets shall be submitted for items covered by different instructions. All premium time record sheets shall, without exception, be submitted to the CA for signature and approval by him upon completion of the work or at the end of each week, whichever is the sooner. Sheets not submitted in accordance with this clause may be rejected and denied approval for payment. The Contractor shall state below the rates he requires for non-productive overtime in both time-and-a-half and double time situations: TIME AND ONE HALF Monday to Friday 18.00 to 0.00 Saturday 8.00 to 12.30			
O36	Carpenter and Joiners	hr		
O37	General Operative	hr		
O38	Painter	hr		
O39	Plasterer	hr		
O40	Plumber	hr		

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Item		Unit	Rate	Description
O41	Electrician	hr		
O42	Roofer	hr		
O43	Tiler	hr		
O44	Welder	hr		
O45	Floor Layers	hr		
O46	Glaziers	hr		
	PREMIUM TIME (OVERTIME) CHARGES			
	Labour			
	The Contractor shall state below the rates he requires for non-productive overtime in both time-and-a-half and double time situations:	note		
	DOUBLE TIME			
	Monday to Friday 0.00 to 8.00			
	Saturday 12.30 to 0.00			
	Sunday 0.00 to 0.00			
O47	Carpenter and Joiners	hr		
O48	General Operative	hr		
O49	Painter	hr		
O50	Plasterer	hr		
O51	Plumber	hr		
O52	Electrician	hr		
O53	Roofer	hr		
O54	Tiler	hr		
O55	Welder	hr		
O56	Floor Layers	hr		
O57	Glaziers	hr		