

September
2026

PM26038 - KWETB

**Window & Door
Replacement &
Associated Works at
Blessington FET Centre**

Pricing Document

<u>PRELIMINARIES</u> <u>1. PRELIMINARIES PARTICULARS</u> 1 PRELIMINARY PARTICULARS This Pricing Document must be completed in full and returned with the tender <u>1.1 Project, parties and consultants</u> The name, nature and location of the project Window & Door Replacement Works and all associated works The proposed Works comprises of the removal of selected doors and windows which are a mix of PVC, timber and aluminium and replacing them with polyester powder coated thermally broken aluminium framed windows, matching screens and doors, supplying new blinds to all replacement windows in accordance with the attached drawings and documentation. Making good any damage caused by the works to match the existing. The location of the site is as follows: Blessington Further Education & Training Centre, Blessington, W91 HDH9 A general description of the works <i>The contract comprises the following works:</i>				
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PRELIMINARIES (Cont)

The proposed Works comprises of the removal of selected doors and windows which are a mix of PVC, timber and aluminium and replacing them with polyester powder coated thermally broken aluminium framed windows, matching screens and doors, supplying new blinds to all replacement windows in accordance with the attached drawings and documentation. Making good of any damage caused by the works to match the existing.

The names and address of the Employer and Consultants together with their respective roles.

The 'Employer' shall mean

Kildare Wicklow Education and Training Board, KWETB,
Chestnut House
Millennium Park
Naas
Co. Kildare
W91 FH6T

Names and addresses of the Consultants

The term 'Employer's Representative' shall mean

KSNPM

The Architect is:

KSN Horizon Technical Services

The Quantity Surveyor is:

KSNPM

1.2 Description of site

A

The Works are to be carried out at Blessington FET Centre, Blessington. The boundaries, access arrangements and positions of the Works are indicated on the Drawings included in the Works Requirements.

1

item

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall be deemed to have visited the site and satisfied themselves as to all site conditions, access constraints and the nature of the existing building and surrounding areas. <i>The existing boundaries of the site include the following:</i>	1	item	
B	The existing boundaries to the Blessington FET Centre Building site shall remain unchanged for the duration of the Works.	1	Item	
C	The Contractor shall familiarise themselves with all boundary conditions and interfaces with adjoining properties and shall ensure no interference or damage is caused to same. <i>Means of Access</i>	1	Item	
D	Access to the Works shall be via the existing entrances to the Blessington FET Centre site. No alternative access points shall be used without prior approval of the Employer's Representative.	1	Item	
E	The Contractor shall provide and maintain safe and secure access to the Works areas at all times and implement appropriate traffic management and signage to minimise disruption to the centre's operations, staff and local traffic.	1	Item	
F	The Contractor shall be responsible for maintaining clean and safe access routes and shall make good any damage arising from their operations.	1	Item	
G	The Contractor shall note the present condition of adjoining property, boundaries, paths, kerbs and roads. Any damage caused to adjoining/adjacent property will be made good at the Contractor's expense.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Restrictions on Access</i>				
A	The Contractor's working areas shall be limited to the designated Works areas only and shall not impede the operation of the remainder of the Blessington FET Centre site.	1	Item	
B	The Contractor shall allow for the presence of Blessington FET Centre staff, students and others on site and shall ensure appropriate segregation, safety measures and controls are in place at all times.	1	Item	
C	Existing emergency access and egress routes shall be maintained throughout the Works.	1	Item	
<i>Visiting the Site</i>				
D	A site visit may be undertaken by prior appointment with the Employer's Representative.	1	Item	
<i>Position of the Works</i>				
E	The position and extent of the Works at each site are as indicated on the Drawings included in the Works Requirements.	1	Item	
F	The Contractor shall set out and coordinate the Works to suit the existing buildings, services and site constraints.	1	Item	
<i>Existing Buildings and Services</i>				
G	Existing buildings and services located within the site as indicated in the Works Requirements.	1	Item	
H	The Contractor shall ensure that all existing services remain operational within occupied areas for the duration of the Works and shall coordinate all works accordingly.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall verify the location of all existing services prior to commencing works and shall be responsible for avoiding damage to same.	1	Item	
B	Il necessary liaison with Blessington FET Centre's representatives shall be undertaken to coordinate works, particularly in relation to any service interruptions, which shall be minimised and agreed in advance.	1	Item	
<i>Adjacent / Abutting Structures</i>				
C	The Contractor shall allow for working in proximity to existing buildings and adjoining properties and shall take all necessary precautions to prevent damage or disturbance.	1	Item	
D	A pre-construction condition survey of existing buildings, hardstandings and adjacent properties shall be carried out and issued to the Employer's Representative for record.	1	Item	
E	The Contractor shall liaise with adjacent stakeholders as required and shall ensure that disruption arising from the Works is kept to a minimum.	1	Item	
1.3 Drawings and other documents				
<i>Drawings and other documents used for the preparation of this bill of quantities are:</i>				
F	Documents contained in Volume A - Works Requirements	1	Item	
<i>Design Team Specification in relation to preliminaries</i>				
G	this preliminaries section should be read in conjunction with the preliminaries items as contained within the Employer's Representative's specification document	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Drawings - Copies</i>				
A	Copies of the Drawings, additional to those provided for in the Conditions of Contract shall be provided at the Contractor's expense. Keep one copy of all contract drawings on the works for inspection by the Employer's Representative on completion of the works.	1	Item	
<i>Pricing Documents</i>				
B	Tenders must be priced in accordance with section 5.7 of the Instructions to Tenderers issued with this tender	1	Item	
C	Errors in the Pricing Document will be dealt with in accordance with section 8.1 of the Instructions to Tenderers issued with this tender	1	Item	
D	Unbalanced Tenders will be dealt with in accordance with section 8.2 of the Instructions to Tenderers issued with this tender	1	Item	
E	Abnormally low tenders, abnormally high or low rates or prices will be dealt with in accordance with section 8.3 of the Instructions to Tenderers issued with this tender	1	Item	
F	The Contractor shall keep one unpriced copy of the Pricing Document on the Works and the Employer's Representative or his representatives shall at all reasonable times have access to it.	1	Item	
G	No alterations or qualifications of any kind may be made by the Tenderer to the text of the Pricing Document. Should any alteration amendment note or addition be made it will be ignored and the text prepared by the Quantity Surveyor shall be adhered to.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The tendering contractor must comply with the rules set out in the Instructions to Tenderers when completing Volume C - Pricing Document	1	Item	
<i>Generic Names / Performance Requirements / Proprietary Names</i>				
B	To avoid long descriptions repetitions, certain descriptions and measured items refer to the specification by use of the words "as described" whether so referred or not, all instructions and information contained in the Specification Clauses will be deemed to have been taken into consideration in pricing the whole of this Pricing Document.	1	Item	
C	Wherever a proprietary name is used to specify a material or process it shall be deemed to have the term "or equivalent" appended to it.	1	Item	
D	Where a material or process is described by reference to its proprietary name the name is used to indicate the standard of construction, appearance, ease of maintenance and durability acceptable to the Employer's Representative. The Employer's Representative will approve the use of alternatives where such alternatives are shown to equal or surpass the qualities of the product or process specified. Accordingly proprietary names wherever mentioned in the Specification, Pricing Document or on the drawings shall be deemed to mean the provision of the named product or process or an equivalent.	1	Item	
E	If the Contractor wishes to propose an "equivalent" product to that specified, they must follow the following procedures:	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	a) Proposal to change must be formally requested through the employer's representative (ER) citing the reason why and demonstrating that the "equivalent" is equal to the original specification	1	Item	
B	b) The ER is entitled to seek further demonstration that the "equivalent" proposal is equal, and tendering contractors should expect and include for same	1	Item	
C	c) The ER's approval of the "equivalent" must be issued in writing prior to the works commencing	1	Item	
D	In exceptional cases where it has not been possible to specify a generic element and a specific product has been named, an equivalent product to that specified is acceptable where it meets the technical, functional and aesthetic standards of that specified: the onus is on the contractor to ensure that an equivalent product to that specified meets the standard by means of an agreement cert, insurance backed guarantee or warranty, detailed specifications, fire test certificates where applicable, brochure and other means of proof of compliance. Notwithstanding this, the appropriate foregoing documentation and samples are to be provided to the architect prior to being incorporated into the construction.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<u>2. CONTRACT</u>				
<u>2. CONTRACT</u>				
<u>2.1 Form, type and conditions of contract</u>				
Form, type and conditions of contract				
A	The Form of Conditions set out in the Short Public Works Contract PW-CF6 v1.15 25-11-2025 published on http://constructionprocurement.gov.ie/contracts/ on the date 10 days before the latest date for receipt of Tenders (disregarding any amendments posted on that date).The Contractor shall enter into an agreement with the Employer under this form. The Contractor shall further refer to the Instructions to Tenderers, Works Requirements, Form of Tender and Schedule accompanying these documents.	1	item	
B	nothing in the Drawings, Specification or Pricing Document shall override, modify or affect in any way whatsoever the application or interpretation of that which is contained in the Conditions of Contract.	1	item	
C	the Contractor shall make full provision in his Tender for complying with the Agreement and all the Conditions of the Contract. <i>Conditions of Contract - clause headings - in the following Clauses, where reference is made by Heading and Clause number, these refer to the Conditions of the Contract and shall be read as though herein contained in full and the Contractor shall include for any payment he requires for complying therewith. Insurances should be priced separately in the next section.</i>			
D	Clause 1. The Contract (including sub-clauses 1.1 -1.11)	1	item	

<u>PRELIMINARIES (Cont)</u>				
A	Clause 2.0 The Site, starting and completing the works (including sub-clauses 2.1 - 2.9)	1	item	
B	Clause 3.0 The Works (including subclauses 3.1 - 3.15)	1	item	
C	Clause 4.0 The Price & Payment (including sub-clauses 4.1 - 4.19)	1	item	
D	Clause 5.0 Representation & Communications (including sub-clauses 5.1 - 5.3)	1	item	
E	Clause 6.0 Contractor's Personnel (including sub-clauses 6.1 - 6.3)	1	item	
F	Clause 7.0 Pay & Conditions of employment of workers (including sub-clauses 7.1 - 7.9)	1	item	
G	Clause 8.0 Loss of and Damage to the Works (including sub-clauses 8.1 - 8.4)	1	item	
H	Clause 9.0 Indemnity for claims and damage (including sub-clauses 9.1 - 9.2)	1	item	
J	Clause 10.0 Insurance (including sub-clauses 10.1 - 10.10)	1	item	
K	Clause 11.0 Property (including sub-clauses 11.1 - 11.4)	1	item	
L	Clause 12.0 Termination (including sub-clauses 12.1 - 12.4)	1	item	
M	Clause 13.0 Ethics in Public Office	1	item	
N	Clause 14.0 Project Supervisor for the Construction Stage	1	item	
P	Clause 15.0 Law, jurisdiction and disputes (including subclauses 15.1 - 15.6)	1	item	
Q	Clause 16.0 Covid-19 Mandatory Closure (including subclauses 16.1 - 16.3.4)	1	item	
R	Clause 17.0 Limit on Liability (including sub-clauses 17.1 - 17.2)	1	item	

<u>PRELIMINARIES (Cont)</u>				
A	Clause 18.0 Price Variation (including sub-clauses 18.1 - 18.9)	1	item	
B	APPENDIX 1 TO CLAUSE 18	1	item	
C	APPENDIX 2 TO CLAUSE 18	1	item	
D	APPENDIX 3 TO CLAUSE 18	1	item	
THE SCHEDULE - PART 1				
E	1.1 Employer's Representative and Communications	1	item	
F	1.2 Time for Completion - As per Schedule	1	item	
G	1.3 Other Documents	1	item	
H	1.10 Performance Bond - Not required	1	item	
J	2.6 Rate of Liquidated Damages	1	item	
K	2.8 Weather Station	1	item	
L	3.15 Defects Certificate Issued	1	item	
M	4.1 Interim payment	1	item	
N	4.2 4.3 Time for Payment	1	item	
P	10.3 Minimum indemnity limit for public liability insurance.	1	item	
Q	10.3 Minimum indemnity limit for employer's liability insurance.	1	item	
R	10.4 Maximum levels of excess for insurance of the Works and goods and materials for the Works; public liability and employer's liability			
S	12.3 Percentage of the unpaid portion of the Price to be paid if Employer terminates, clause 12.2 does not apply, and Employer appoints another contractor within 12 months.	1	item	
T	14 Project Supervisor for the Construction Stage.	1	item	
U	15.2 Body to appoint conciliator	1	item	

<u>PRELIMINARIES (Cont)</u>				
A	15.3 Person to appoint adjudicator	1	item	
B	17.1 Subject to clause 17.2 of the Conditions, the monetary amount of the Contractor's liability to the Employer under or arising out of this Contract	1	item	
C	18Table of Material Categories to apply for Clause 18 Price Variation	1	item	
<i>The insertions in the Schedule Part 1 are:</i>				
<i>A. Employer's Representative and Communications</i>				
Notices under clauses 12 and 15 to be sent to Chief Executive, Kildare and Wicklow Education and Training Board (KWETB) Kildare Wicklow Education and Training Board, KWETB, Chestnut House Millennium Park Naas Co. Kildare W91 FH6T Other notices to the Employer to be sent to Mr. John Donovan, KSNPM Beech Hill Office Campus, Dublin, Ireland D04V5N2 Phone: +353 (0)12776999 Email: jdonovan@ksnpm.ie The Employer's Representative is: Mr. John Donovan, KSNPM Notices to the Employer's Representative to be sent to Ms. John Donovan, KSNPM Beech Hill Office Campus, Dublin, Ireland D04V5N2				

<u>PRELIMINARIES (Cont)</u> Phone: +353 (0)12776999 Email: jdonovan@ksnpm.ie Maximum adjustment to the Contract Sum for a single Change Order: € 2,000.00 Maximum cumulative value of adjustments to the Contract Sum for Change Orders in any 3 month period is: 0.25% of the Contract value, unless approved by the Employer. <i>B. Documents</i> Works Requirements are: As Scheduled in Volume A Works Requirements Pricing Document is: the Schedule of Quantities, provided in the completed pricing document (Volume C), as included in Volume C. <i>C. Project Supervisor (Sub-clause 14)</i> The Contractor is to be appointed project supervisor for the construction stage for the Works and any other work on the Site from the Starting Date until all construction work on the project has been completed. <i>D. Insurance (Sub-clause 10)</i>				
A	Insurance of the works: minimum amount insured for professional fees 12.5% of the Contract Sum	1	item	
B	Minimum indemnity limit for Public Liability insurance: €6,500,000 for any one event, but this limit may be on an annual aggregate basis for products liability, collapse, vibration, subsidence, removal and weakening of supports and sudden accidental pollution	1	item	

<u>PRELIMINARIES (Cont)</u>			
A	Minimum indemnity limit for Employers' liability insurance: € 13,000,000 for any one event	1	item
B	Maximum excess for Insurance of Works and other Risk Items: the greater of 1% of the Project Value or 0.5% of Contractor's turnover	1	item
C	Maximum excess for Public liability: the greater of 1% of the Project Value or 0.5% of Contractor's turnover in respect of property damage only. There shall be no excess for death, injury or illness.	1	item
D	There is no excess permitted for Employers' liability insurance.	1	item
<i>Permitted exclusions from all Insurances</i>			
E	War, invasion, act of foreign enemies, hostilities [whether war is declared or not], civil war, rebellion, revolution, insurrection or military or usurped power	1	item
F	Pressure waves caused by aircraft or other airborne objects travelling at sonic or supersonic speeds	1	item
G	Contamination by radioactivity or radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or its components, in each case not caused by the Contractor or the Contractor's Personnel	1	item
H	Terrorism	1	item
J	Asbestos	1	item
<i>Permitted exclusions from insurance of the Works and other Risk Items:</i>			
K	Use or occupation of the Works by the Employer except in connection with the Works	1	item

<u>PRELIMINARIES (Cont)</u>				
A	Unless otherwise specified in the Works Requirements, cost of making good defects in the Works but not damage caused by such defects to other sound parts of the Works	1	item	
B	Wear, tear, normal upkeep or normal repair or gradual deterioration	1	item	
C	Inventory losses	1	item	
D	Loss of use or any consequential loss of any nature including penalties for delay, non-completion or non-compliance	1	item	
E	Failure of information technology	1	item	
F	Mechanical or electrical breakdown but not resulting damage	1	item	
G	Cessation of the Works for more than 3 months	1	item	
	Permitted exclusions from public liability insurance:			
H	Persons under a contract of service or apprenticeship with the insured	1	item	
J	Property of the insured or in the insured's custody or control other than existing premises and their contents temporarily occupied for the purposes of the Works	1	item	
K	Defective workmanship or materials but not resulting damage	1	item	
L	Mechanically propelled vehicles within the meaning of the Road Traffic Acts	1	item	
M	Loss or damage due to design	1	item	
N	Gradual pollution or contamination	1	item	
P	Territorial limits	1	item	
Q	Unless otherwise specified in the Works Requirements, aircraft and waterborne craft	1	item	

<u>PRELIMINARIES (Cont)</u>				
A	Fines, penalties, liquidated damages	1	item	
	Permitted exclusions from employer's liability insurance:			
B	Offshore work	1	item	
C	Liability compulsorily insurable under the Road Traffic Acts	1	item	
	Permitted exclusions for professional indemnity insurance:			
D	Persons under a contract of service or apprenticeship with the insured	1	item	
E	Ownership, use, occupation or leasing of mobile or immobile property	1	item	
F	Effecting or maintenance of insurance of or in connection with the provision of finance or advice on financial matters	1	item	
G	Dishonest, malicious, criminal or deliberate illegal acts	1	item	
H	Libel and slander	1	item	
J	Insolvency	1	item	
K	Fines, penalties, liquidated damages or any penal, punitive, exemplary, non-compensatory or aggravated damages	1	item	
L	Failure of information technology	1	item	
M	Contractual liability that would not apply in the absence of the contract	1	item	
	Optional insurance provisions			
N	Insurance of the works and other Risk Items shall include the following property of the Employer, other than the Works and Work Items: Not applicable and the minimum sum for which this property is to be insured shall be ÇNot applicable.	1	item	

<u>PRELIMINARIES (Cont)</u>				
A	If insurance of the Works and other Risk Items is to include terrorism cover, the minimum sum insured shall be: €0.00	1	item	
B	The Contractor is not required to extend the insurance of the Works and other Risk Items for a Section that has reached Substantial Completion until the Employer's Representative issues the certificate of Substantial Completion for the whole Works.	1	item	
C	Required extensions to Insurance: N/A	1	item	
D	Professional Indemnity Insurance is required	1	item	
E	If required, the Professional Indemnity Insurance is in place it must be kept in place for 12 years after Substantial Completion of the Works is certified by the Employer's Representative	1	item	
F	If required the minimum indemnity limit for professional indemnity insurance shall be €750,000 annual aggregate limit	1	item	
G	The maximum excess shall be the greater amount of 2% of the Contractor's annual turnover or € 5,000.	1	item	
<i>E. Performance Bond (Sub-clause 1.10)</i>				
<i>A performance bond is not required</i>				
H	The amount of the performance bond shall be 12.5% of the initial Contract Sum up to certification of Substantial Completion of the Works, and 6.25% of the initial Contract Sum for 450 days after that.	1	item	

<u>PRELIMINARIES (Cont)</u>				
<i>F(i). Collateral Warranties (Sub-clause 5.5)</i> <i>Collateral Warranties are required from the following categories of Specialists, by the following dates; and the amount withheld from payments under sub-clause 11.4.1 area as follows:</i>				
A	Not applicable	1	item	
<i>F(ii). Ancillary Certificates (Sub-clause 5.8)</i> <i>Ancillary Certificates are required from the following categories of Contractor's Personnel. The list reflects the works elements known at the time of tender but does not limit the Contractor's duties under sub-clause 2.3.1:</i>				
B	Refer to list of Ancillary Certificates included in Volume B - Schedule Part 1 (Note: The contractor should note that the list is not exhaustive).	1	item	
<i>F(iii). Named Specialists (Sub-clause 5.4)</i>				
C	Not applicable	1	item	
<i>G. Dates for Substantial Completion, Sections, Liquidated Damages, Retention</i> <i>The Works</i>				
D	Date for Substantial Completion:Asa per Schedule	1	item	
E	Rate of Liquidated Damages:As per Schgedule	1	Item	
<i>H. Early Completion</i>				
F	The Employer's Representative is required to issue the certificate of Substantial Completion if the Works or a Section reaches Substantial Completion before its Date for Substantial Completion.	1	item	

<u>PRELIMINARIES (Cont)</u>				
<i>I. Defects Period</i>				
A	The initial Defects Period is one year from the date of Substantial Completion of the Works	1	Item	
STATUTORY COMPLIANCE				
<i>Planning</i>				
B	The Contractor shall comply with all planning permissions (where applicable) relating to the Works, including all conditions attached thereto, and shall ensure that the execution of the Works does not give rise to any breach of such conditions.	1	Item	
<i>Fire Safety</i>				
C	The Contractor shall comply with all Fire Safety Certificates (where applicable) relating to the Works, including all conditions attached thereto, and shall ensure that the execution of the Works does not give rise to any breach of such conditions.	1	Item	
D	The Contractor shall engage a competent third party Fire Safety Certifier to provide an Ancillary Inspection Completion Certificate (SI RIAI ACI 02) in accordance with SI No. 9, in respect of all works relating to fire safety, including compliance with Building Regulations Part B and any applicable Fire Safety Certificate.	1	Item	
Inspect & photograph each and every element of fire protection during construction:				
E	Provide a detailed report and photographic log upon completion with interim reports at each fortnightly site meeting.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Provide Cs Cert for the supply & installation of the fire stopping.	1	Item	
<i>Disability Access Certificates (DAC)</i>				
B	The Contractor shall comply with all Disability Access Certificates (where applicable) relating to the Works, including all conditions attached thereto, and shall ensure that the execution of the Works does not give rise to any breach of such conditions.	1	Item	
<i>Building Control (Amendment) Regulations 2014</i>				
C	Where applicable, the Contractor shall comply in full with the Building Control Regulations (as amended), including the Building Control (Amendment) Regulations 2014 and the associated Code of Practice for Inspection and Certification.	1	Item	
D	The Contractor shall be responsible for the timely submission of all notices, documentation and statutory certificates required under the Regulations and shall ensure that no works commence until a valid Commencement Notice has been accepted by the Building Control Authority.	1	Item	
<i>Certification and Coordination</i>				
E	The Contractor shall cooperate fully with the Assigned Certifier, Employer's Representative and Design Team and shall provide all information, documentation, inspections and confirmations required to support certification and compliance.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall coordinate all subcontractors, specialists and designers to ensure the provision of all Ancillary Certificates, test certificates and inspection records required for completion and certification of the Works.	1	Item	
<i>Inspection Plan and Notifications</i>				
B	The Contractor shall comply with the Preliminary Inspection Plan and Inspection Notification Framework and shall allow for all inspections, notifications, testing and record keeping required.	1	Item	
C	No claim for delay or additional cost shall arise from the Contractor's failure to properly plan, notify, coordinate or complete inspections or provide required documentation.	1	Item	
<i>Records and Handover</i>				
D	The Contractor shall maintain full and accurate records of inspections, tests and compliance throughout the Works and shall provide same to the Assigned Certifier as required.	1	Item	
E	Prior to completion, the Contractor shall provide all documentation necessary to enable certification and registration of the Works on the Building Control Management System.	1	Item	
<i>Completion</i>				
F	The Contractor shall ensure that all certification requirements are satisfied to enable completion of the Works, including the submission of the Certificate of Compliance on Completion where applicable.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Ancillary Certification</i>				
A	The Contractor shall engage and coordinate all necessary Ancillary Certifiers and ensure that all Ancillary Certificates are provided in accordance with the Works Requirements and the Building Control Regulations.	1	Item	
<i>Additional BC(A)R Requirements</i>				
	Fire Protection Photographic Log			
B	Inspect & photograph each and every element of fire protection during construction:	1	Item	
C	Provide a detailed report and photographic log upon completion with interim reports at each fortnightly site meeting	1	Item	
D	Provide Cs Cert for supply & installation of firestopping	1	Item	
<i>COMPLIANCE WITH BUILDING CONTROL ACT 2007</i>				
E	All building works to conform fully with the requirements of the Building Control Act 2007 (including current amendments) and specific items of works are to be executed strictly in accordance with the recommendations set out in the various Technical Guidance documents. A full set of the Technical Guidance Documents to be provided and kept on site at the Contractor's expense.	1	Item	
F	The Contractor on completion of the said Contract Works is to issue a certificate in a form acceptable to the Employer's Representative and Client confirming that all the Contract Works have been executed in accordance with the requirements of the Building Control Act 2007 and any amendments thereof.	1	Item	

<u>PRELIMINARIES (Cont)</u>			
<i>CONSTRUCTION CONTRACTS ACT 2013</i>			
A	The Contractor shall comply with the Main Contractor requirements as set out in the Construction Contracts Act 2013 and shall include for all costs associated with same. The "payment claim date" shall fall within the final full calendar week of each month for the duration of the construction Contract until the Certificate of Practical Completion is awarded.	1	Item
<i>2.2 Contractor's liability</i>			
B	Contractors liability for risk or injury to persons and property and of damage to the works.	1	Item
C	Provide for taking out and maintaining Public Liability and Employer's liability Insurances against injury to persons and property (minimum sum for Public Liability Insurances: (€6,500,000 for each and every claim; minimum sum for Employer's Liability Insurance €13,000,000) as required by the Conditions of Contract.	1	Item
D	The Employer requires the Contractor to effect insurance in respect of the Contractor's liability for any such risk.	1	Item
E	Provide for taking out and maintaining All Risks Insurance for the full value of the Works and ancillary items required by the Conditions of Contract.	1	Item
F	The Contractor shall be responsible for any damage to adjoining property or existing site features arising from the Works and shall make good same at their own expense. The Contractor shall indemnify the Employer against any such claims.	1	Item

<u>PRELIMINARIES (Cont)</u>				
A	Before commencement of the Works, the Contractor shall submit proposals for the off-site disposal of waste materials, which shall only be disposed of at suitably licensed or permitted facilities in accordance with the Waste Management Acts. Details shall be submitted to and agreed with the Employer's Representative.	1	Item	
B	The prices and rates shall include for any costs arising from the Contractor's obligations under the Waste Management Act 1996. or any other environmental legislation, with particular regard to the holding, transport recovery and disposal of waste arising from the carrying out of the works.	1	Item	
C	Insurances provided by Contractors must be authorised for this jurisdiction.	1	Item	
D	Any insurance policies which are renewed on or after 01 January 2021 with a UK domiciled Insurer will not be permitted in the ROI.	1	Item	
E	Any insurance policies which were in force prior to 01 January 2021 with a UK domiciled Insurer will remain valid (solely for the purposes of paying claims) for a period of 15 years.	1	Item	
F	Where asbestos handling or removal forms part of the Works, the Contractor shall ensure appropriate insurances are in place, including Employers Liability and Public/Products/Pollution Liability, with the Employer named as additional insured where required.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>2.3 Insurance liability of Employer</i>				
A	The Employer shall bear the risk of loss or damage to its existing facilities and to those parts of the Works which it occupies or uses, in accordance with the Conditions of Contract.	1	Item	
<i>2.4 Local Authority fees and charges</i>				
B	The Contractor shall be responsible for obtaining all necessary approvals, permits and licences required for the execution of the Works and shall include for all associated costs.	1	Item	
C	The Contractor shall comply with all statutory requirements and liaise with the relevant authorities as necessary.	1	Item	
<i>2.5 Obligations and restrictions imposed by the Employer</i>				
<i>a) Access to and possession or use of the site.</i>				
<i>Construction Access</i>				
D	The Contractor shall be responsible for providing, maintaining and managing all access to the Works areas, including pedestrian and vehicular access, and shall ensure safe and secure ingress and egress at all times.	1	Item	
E	The Contractor shall be deemed to have satisfied themselves as to all access constraints and site conditions prior to submission of their tender.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Construction Access and Traffic Management</i>				
A	The Contractor shall be responsible for all traffic management associated with the Works, including the preparation and implementation of a Construction Traffic Management Plan.	1	Item	
B	The Contractor shall ensure that construction activities, deliveries and removals are coordinated to minimise disruption to school staff, local residents and the public, and shall allow for the continued operation of the school sites where staff may be present.	1	Item	
C	Construction and FET centre-related activities shall be appropriately segregated at all times, and all access routes shall be maintained in a safe, clean and operational condition.	1	Item	
<i>Restrictions on Use of Site</i>				
D	The Contractor's operations shall be confined to the designated Works areas and shall not interfere with the operation of the remainder of the school sites.	1	Item	
E	The Contractor shall provide all necessary security measures, including controlled access points, and shall prevent unauthorised access to the Works areas at all times.	1	Item	
F	The Contractor shall ensure that existing emergency access and egress routes are maintained throughout the duration of the Works.	1	Item	
<i>Site Management and Control</i>				

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall implement appropriate site management procedures, including a site access control system, and shall ensure that all personnel entering the Works are properly managed and supervised.	1	Item	
B	The Contractor shall not use the Site for any purpose other than the execution of the Works.	1	Item	
<i>Access for Employer's Representative</i>				
C	The Employer's Representative and authorised persons shall be afforded full access to the Works, the Site and any workshops or locations where materials or components are being prepared for incorporation into the Works.	1	Item	
<i>b) Limitations of working space</i>				
D	The Contractor shall allow for all constraints associated with the limited working areas at each site and shall plan and execute the Works accordingly.	1	Item	
E	All Contractor and staff parking shall be confined to designated areas within the site boundaries, unless otherwise agreed.	1	Item	
F	The Contractor shall confine their operations, storage of materials, plant and welfare facilities to the designated Works areas only and shall ensure that all areas are maintained in a safe, tidy and controlled condition.	1	Item	
G	The Contractor shall ensure appropriate segregation between construction activities and any areas of the school sites that remain in use, including provision of safe access routes where required.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall be responsible for any damage to buildings, services, roads or external areas arising from the Works and shall make good same at their own expense.	1	Item	
B	Where works extend beyond the immediate Works areas, the Contractor shall include for all necessary temporary works, protection, signage, permits and reinstatement to the satisfaction of the relevant authority.	1	Item	
<i>c) Limitations of working hours.</i>				
<i>The limitations on working hours will apply:</i>				
C	The Contractor shall carry out the Works during normal working hours, as agreed with the Employer's Representative, and in accordance with any statutory requirements or planning conditions where applicable.	1	Item	
D	The Contractor shall ensure that noise, vibration and general disturbance arising from the Works are minimised at all times.	1	Item	
E	Any works required outside agreed working hours shall be subject to the prior approval of the Employer's Representative and compliance with all statutory requirements.	1	Item	
<i>d) Limitations on use operation of plant with respect to adjoining property</i>				
F	The Contractor shall carry out the Works in a manner that minimises nuisance to adjoining properties and any occupied areas of the school sites, including control of noise, dust and vibration.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall implement appropriate control measures and method statements as necessary and shall comply with all relevant statutory requirements and any planning conditions where applicable.	1	Item	
	<i>e) The use or disposal of any material found on the site.</i>			
B	No materials arising from the Site shall be removed or reused except in accordance with the instructions of the Employer's Representative.	1	Item	
C	The Contractor shall be responsible for the proper handling, storage and disposal of all waste and surplus materials arising from the Works in accordance with all statutory requirements.	1	Item	
D	The Contractor shall ensure that no deleterious materials are discharged into drainage systems or the surrounding environment and shall maintain appropriate records of waste disposal.	1	Item	
E	Where hazardous or contaminated materials are encountered, the Contractor shall comply with all relevant statutory requirements and implement appropriate control and safety measures.	1	Item	
	<i>f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights.</i>			
F	The Contractor shall provide and maintain all necessary temporary fencing, hoarding, barriers and protection required to safely segregate the Works areas from the remainder of the school sites and the public.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Such measures shall be appropriate to the nature and scale of the Works and shall generally comprise secure temporary fencing (e.g. Heras or similar), unless otherwise required by the Works Requirements or Employer's Representative.	1	Item	
B	The Contractor shall ensure that the Works areas are secure at all times and that unauthorised access is prevented. Safe access routes shall be maintained for school staff and others where required.	1	Item	
C	The Contractor shall provide all necessary signage, including safety signage and directional signage for construction access and deliveries. No advertisements or signage shall be displayed without the approval of the Employer's Representative.	1	Item	
D	The Contractor shall allow for dust control measures as necessary, including localised dust screens or partitions within buildings where works are carried out in proximity to occupied areas.	1	Item	
E	All temporary works and protection measures shall be maintained for the duration of the Works and removed on completion, with all affected areas made good.	1	Item	
<i>g) The maintenance and protection of existing services on, under or over the site.</i>				
F	The Contractor shall identify, protect and maintain all existing services on, under or over the site for the duration of the Works.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall plan and execute the Works to minimise disruption to existing services and shall ensure that all services remain operational, except where temporary interruptions are agreed in advance with the Employer's Representative and the school.	1	Item	
B	The Contractor shall verify the location of all existing services prior to commencing works and shall be responsible for avoiding damage to same.	1	Item	
C	Where works involve connections to or alterations of existing services, these shall be carefully coordinated and carried out with the minimum disruption, including provision for any temporary measures required to maintain service continuity.	1	Item	
D	The Contractor shall comply with all statutory requirements and liaise with relevant service providers where necessary.	1	Item	
E	The Contractor shall be responsible for any damage to existing services and for the full cost of repair, reinstatement and any associated consequences arising from their operations.	1	Item	
F	The Contractor shall allow for all necessary investigations to confirm the location and condition of existing services and no claims shall arise due to lack of knowledge in this regard.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>h) The execution or completion of the work in any specific order or in sections or phases, including any coincidental work not at the discretion of the contractor.</i>				
A	The Works shall be planned and executed in a manner that minimises disruption to the operation of the school sites, with due regard to the presence of school staff and other users.	1	Item	
B	The Contractor shall coordinate and sequence the Works appropriately across the various sites and shall allow for restricted access to certain areas where required.	1	Item	
C	The Contractor shall liaise with the Employer's Representative and school representatives to agree the timing of any works that may impact access or services.	1	Item	
<i>Services Connections / Tie-ins</i>				
D	Where the Works involve connections to or modifications of existing services, the Contractor shall plan and coordinate such works to minimise disruption.	1	Item	
E	Any required service interruptions shall be agreed in advance with the Employer's Representative and the school and shall be carried out at appropriate times.	1	Item	
F	The Contractor shall include for all programming, temporary works and measures necessary to facilitate such connections.	1	Item	
<i>Working Outside Designated Areas</i>				
G	Where works are required outside the immediate Works areas, the Contractor shall liaise with the relevant stakeholders and obtain agreement on access, extent and timing in advance of carrying out such works.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>i) Maintenance of specific temperature and humidity levels.</i>				
A	The Contractor shall provide any necessary temporary measures required to protect the Works and ensure suitable environmental conditions for installation and commissioning of equipment.	1	Item	
<i>j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance.</i>				
B	The Contractor shall provide all temporary accommodation and welfare facilities required for the execution of the Works in accordance with statutory requirements.	1	Item	
C	The Contractor shall allow for meetings to be held on site in agreed locations, including within the existing school buildings where suitable and permitted.	1	Item	
D	The Contractor shall provide adequate sanitary and welfare facilities for site personnel for the duration of the Works.	1	Item	
<i>k) Provision of connections to temporary voice and data communications systems for use of the Employer.</i>				
E	The Contractor shall provide all communication systems necessary for the proper execution and management of the Works.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>l) Periodic using and access charges on voice and data communications systems for use of the Employer and associated running costs.</i>				
A	No dedicated temporary voice or data communication systems shall be required for the Employer unless specifically stated in the Works Requirements.	1	Item	
<i>m) Provision of the Project Supervisor Construction Stage services by the Contractor under the Safety, Health and Welfare at Works (Construction) Regulations.</i>				
B	The Contractor shall act as Project Supervisor for the Construction Stage (PSCS) and shall comply with all duties under the Safety, Health and Welfare at Work (Construction) Regulations 2013.	1	Item	
C	The Contractor shall prepare, implement and maintain the Construction Stage Safety and Health Plan and shall coordinate all contractors and activities on site.	1	Item	
D	The Contractor shall cooperate with the PSDP and provide all information required for the Safety File.	1	Item	
<i>Safety File</i>				
The Contractor shall provide all information necessary for inclusion in the Safety File, including relevant drawings, specifications, certificates and operation and maintenance information, prior to completion of the Works.				
<i>As-Built Information & O&M Manuals</i>				
E	The Contractor shall provide as-built drawings and operation and maintenance manuals for all installed systems and equipment.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Documentation shall include details of installed plant, operating instructions, maintenance requirements, test certificates and warranties, as applicable to the Works.	1	Item	
<i>Completion Certificates</i>				
B	The Contractor shall provide all relevant completion and test certificates for the Works, including:	1	Item	
C	Electrical installation certification (ETCI or equivalent)	1	Item	
D	Mechanical and equipment commissioning certificates	1	Item	
E	Manufacturer's certificates and warranties	1	Item	
F	Any ancillary or statutory certificates required under the Contract	1	Item	
<i>Temporary Works</i>				
G	The Contractor shall be responsible for the design, installation and safety of all temporary works required for the execution of the Works and shall comply with all statutory requirements.	1	Item	
<i>Fire Safety</i>				
H	The Contractor shall ensure that fire safety measures are maintained at all times during the Works and that all works comply with Building Regulations Part B and any applicable Fire Safety Certificate.	1	Item	
J	The Contractor shall provide all relevant fire safety certification on completion where applicable.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Security</i>				
A	The Contractor shall ensure that all Works areas are secure at all times and that unauthorised access is prevented.	1	Item	
B	Appropriate site control measures, including a sign-in/sign-out system, shall be implemented.	1	Item	
<i>Environmental</i>				
C	The Contractor shall comply with all statutory environmental requirements and shall ensure proper management, storage and disposal of waste materials.	1	Item	
D	The Contractor shall take all reasonable measures to prevent pollution, nuisance and environmental damage arising from the Works.	1	Item	
<i>Cleaning and Handover</i>				
E	The Contractor shall maintain the Works in a clean and tidy condition throughout and shall, on completion, leave all areas clean and ready for use.	1	Item	
<i>n) Any other obligation or restriction</i>				
<i>ESB</i>				
F	The Contractor shall be responsible for liaising with all relevant statutory authorities and service providers, including where applicable ESB, in relation to any connections, approvals or works required as part of the project.	1	Item	
G	The Contractor shall include for all associated requirements to ensure that any necessary connections or modifications to services are completed within the programme.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Programme</i>				
A	The Contractor shall prepare and submit a detailed programme prior to commencement of the Works, indicating the sequence and duration of all activities, including procurement, installation, testing and commissioning.	1	Item	
B	The programme shall demonstrate completion of the Works within the Contract period and shall be updated as required during the course of the Works.	1	Item	
C	The Contractor shall coordinate the Works across all sites and allow for any constraints associated with access, service connections and working in existing school environments.	1	Item	
D	The Contractor shall allow for all necessary submissions, inspections and approvals required under the Contract and statutory requirements within the programme.	1	Item	
E	Include all the requirements set out in Clause 4.9.1 of the Contract	1	Item	
<i>Use of Services Prior To Handover</i>				
F	The Contractor shall be responsible for the cost of all utilities used for construction, testing and commissioning of the Works prior to completion.	1	Item	
G	The Contractor shall provide and maintain all services necessary for the proper execution and completion of the Works.	1	Item	
<i>Materials & Workmanship</i>				
H	All materials and products used in the Works shall comply with the Construction Products Regulation (EU) No. 305/2011 and all applicable standards.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	British Standards (BS) and British Board of Agreement (BBA) certification are not acceptable methods of demonstrating compliance in accordance with Construction Products Regulation (EU) No 305/2011.	1	Item	
B	Products shall be CE marked where required and be accompanied by the relevant Declaration of Performance.	1	Item	
C	Where alternative materials or products are proposed, the Contractor shall provide evidence of equivalence in advance for approval.	1	Item	
<i>Regulations & Current Standards</i>				
D	The Works shall be carried out in accordance with all applicable statutory requirements, Building Regulations, and relevant national and European standards and codes of practice.	1	Item	
E	All referenced standards shall be the latest applicable editions at the time of tender.	1	Item	
<i>Schedule of Samples</i>				
F	The Contractor shall submit samples of materials and workmanship as required by the Works Requirements or as reasonably requested by the Employer's Representative (ER) for approval prior to incorporation into the Works.	1	Item	
G	Approved samples shall set the standard for the Works.	1	Item	
H	The Contractor shall allow for all costs associated with sampling and testing.	1	Item	
J	All testing of mechanical and electrical Works shall be in accordance with the Mechanical and Electrical Materials & Workmanship Specification.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Submittals</i>				
A	The Contractor shall not commence relevant works until required submittals have been reviewed by the ER.	1	Item	
B	The Contractor shall provide a schedule of submittals in line with the programme and allow reasonable time for review.	1	Item	
C	Submittals shall demonstrate compliance with the Works Requirements.	1	Item	
<i>Storage of Materials</i>				
D	Materials shall be stored in a safe and suitable manner in accordance with manufacturer's recommendations and best practice.	1	Item	
<i>Workmanship</i>				
E	All workmanship shall comply with applicable Building Regulations, standards and specifications.	1	Item	
F	Works shall be carried out by suitably qualified and experienced personnel and completed to a high standard.	1	Item	
<i>Method Statements</i>				
G	The Contractor shall prepare and submit method statements for key elements of the Works where required by the Works Requirements or reasonably requested by the ER.	1	Item	
H	Works shall not proceed until relevant method statements are in place where required.	1	Item	
<i>Building Fabric Standards</i>				
J	The Works shall comply with all current Building Regulations and applicable standards, including Part L (Conservation of Fuel and Energy).	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall ensure that the building achieves the required air tightness performance and shall carry out air permeability testing on completion.	1	Item	
B	The Contractor shall publish and submit BER Certificate, including NCT or equivalent as built model.	1	Item	
C	Acoustic testing shall be carried out where required in accordance with Department of Education guidance.	1	Item	
D	Where applicable, radon protection measures shall be installed and tested in accordance with Building Regulations.	1	Item	
E	All testing and certification shall be submitted to the Employer's Representative prior to completion.	1	Item	
<i>CE Marking</i>				
F	All construction products used in the Works shall comply with the Construction Products Regulation (EU) No. 305/2011.	1	Item	
G	Products shall be CE marked where required and be accompanied by a valid Declaration of Performance (DoP).	1	Item	
H	Products certified by UK notified bodies will not be accepted unless compliant with EU requirements. Any non-compliant products shall be removed and replaced at the Contractor's cost.	1	Item	
<i>Testing and Commissioning</i>				
J	The Contractor shall carry out all testing and commissioning necessary to demonstrate that the Works comply with the Works Requirements and applicable standards.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Testing and commissioning proposals shall be submitted to the Employer's Representative (ER) for review.	1	Item	
B	All systems shall be fully tested and commissioned prior to completion, and relevant records and certificates shall be provided to the ER.	1	Item	
<i>Quality Assurance and Quality Control</i>				
C	The Contractor shall implement and maintain a quality management system appropriate to the Works. This shall include:	1	Item	
D	- inspection and test plans where required	1	Item	
E	- supervision of works and subcontractors	1	Item	
F	- ensuring compliance with the Works Requirements and Building Regulations	1	Item	
G	Quality records shall be maintained and made available to the ER on request.	1	Item	
<i>Non-Conformance / Defects</i>				
H	The Contractor shall promptly address any defects or non-conformances identified during the Works and maintain records of same.	1	Item	
<i>Contractor's Monthly Progress Reports</i>				
	The Contractor shall submit regular progress reports prior to site meetings, including:			
J	- progress against programme	1	Item	
K	- key issues affecting progress	1	Item	
L	- look-ahead of upcoming works	1	Item	
M	- any required information or decisions	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Progress photographs shall be provided as part of the report.	1	Item	
<i>Control of Noise & Nuisance</i>				
B	The Contractor shall carry out the Works in a manner that minimises noise, vibration, dust and general disturbance to the school and adjoining properties.	1	Item	
C	Works shall be carried out in accordance with applicable guidance, including BS 5228, where relevant.	1	Item	
D	The Contractor shall take all reasonable measures to avoid nuisance and shall comply with any reasonable directions of the Employer's Representative in this regard.	1	Item	
<i>General Nuisance / Liaison</i>				
E	The Contractor shall coordinate the Works with the school and shall ensure minimal disruption to ongoing activities.	1	Item	
F	Any complaints arising shall be promptly addressed by the Contractor.	1	Item	
<i>Tax Clearance</i>				
G	The Contractor shall comply with all statutory requirements in relation to tax clearance and shall ensure that all subcontractors engaged on the Works are similarly compliant.	1	Item	
<i>Custom Duties</i>				
H	The Contractor shall be deemed to have included for all applicable duties and statutory charges in their tender.		Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Value Added Tax (VAT)</i>				
A	The tender shall be submitted on a VAT exclusive basis. However tenderers shall list separately the items included in the tender amount that are liable for VAT at rates other than the special building rate (13.5%) to allow for the calculation of the Employer's total VAT outlay on the contract. The Employer reserves the right to seek advice from the Revenue Commissioners on the accuracy of the VAT allocations shown and, in the event of a dispute, the opinion of the Revenue Commissioners on the VAT rate appropriate to any item of work shall be final (See Appendix A of this Pricing Document).	1	Item	
<i>During the Contract, payment amounts due to the Contractor shall be invoiced on the following basis:</i>				
B	(a) the amount due to the Contractor that carries a VAT liability of 13.5% shall be invoiced separately from any other amounts due. This invoice shall be clearly marked with the statement 'VAT ON THIS SUPPLY TO BE ACCOUNTED FOR BY THE PRINCIPAL CONTRACTOR'	1	Item	
C	(b) amounts due to the Contractor that carry no VAT liability, or are liable at rates other than 13.5%, shall be invoiced on a second invoice that identifies amounts due at the various VAT rates (apart from 13.5%), identifies the VAT due at the various rates and states the total amount due for payment.	1	Item	
<i>Patent Rights and Royalties</i>				
D	The Contractor shall indemnify the Employer against any claims arising from infringement of patent rights, trademarks or other protected rights in connection with the Works.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Removal of Improper Work and Materials</i>				
A	The Employer's Representative may instruct the removal and replacement of any work or materials not in accordance with the Contract.	1	Item	
<i>Other items for consideration</i>				
B	The Works shall be completed to a standard suitable for occupation and use prior to certification of Substantial Completion. Any outstanding items shall be minor in nature and not prevent the intended use of the Works.	1	Item	
C	The Contractor shall coordinate deliveries and site activities to minimise disruption to the school and surrounding area.	1	Item	
<i>Site House Keeping</i>				
D	The Contractor shall maintain the Site in a safe, clean and orderly condition at all times.	1	Item	
E	Prevent dust, debris and nuisance arising from the Works	1	Item	
F	Maintain clear access for emergency vehicles at all times	1	Item	
G	Ensure no burning of waste or uncontrolled emissions on site	1	Item	
H	Protect and maintain existing drainage systems	1	Item	
J	Carry out works in a manner that minimises disruption to the school and surrounding area	1	Item	
<i>Road Cleaning</i>				
K	The Contractor shall ensure that adjoining roads and access routes are kept clean and free from mud and debris arising from the Works.	1	Item	
L	All cleaning measures shall be at the Contractor's expense.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Pre-Commencement Survey</i>				
A	Prior to commencement, the Contractor shall carry out a survey of existing site conditions and report any discrepancies to the Employers Representative.	1	Item	
<i>Schedule of Dilapidations</i>				
B	The Contractor shall, upon taking possession of the Site, provide a photographic record of the condition of adjacent roads, boundaries, buildings and any areas likely to be affected by the Works.	1	Item	
C	This record shall be submitted to the Employer's Representative and shall not relieve the Contractor of their obligations under the Contract.	1	Item	
D	Where works interface with existing buildings, the Contractor shall inspect and record the condition of affected areas prior to commencement and allow for all necessary protection and making good.	1	Item	
<i>Extended Guarantees</i>				
E	Provide all warranties and guarantees as specified in the Works Requirements.	1	Item	
<i>Discovery of Items</i>				
F	Any items of potential historical or archaeological interest discovered during the Works shall be reported to the Employers Representative and works in the affected area shall cease pending instruction.	1	Item	
<i>Environmental Management</i>				
G	The Contractor shall comply with all statutory environmental requirements and implement appropriate measures to control dust, noise, waste and pollution arising from the Works.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Where required, a Construction Environmental Management Plan shall be prepared and maintained.	1	Item	
	<i>Waste Management</i>			
B	All waste shall be managed, stored and disposed of in accordance with current legislation.	1	Item	
	<i>Services Co-ordination</i>			
C	The Contractor shall be responsible for the coordination of all building services and utility connections, including liaison with relevant authorities and ensuring timely installation, testing and commissioning.	1	Item	
	<i>Maintenance During Defects Period</i>			
D	The Contractor shall maintain all installed systems and rectify defects during the Defects Liability Period in accordance with the Contract.	1	Item	
	<i>Guarantees and Warranties</i>			
E	Provide all warranties, guarantees and certification as required under the Works Requirements and Specification.	1	Item	
	<i>Schedule of Guarantees</i>			
F	The contractor shall include a cost herein for providing all required Guarantees/ Insurance Back Guarantees for the various elements of works. as outlined in the Volume A Works Requirements. No claims on the grounds of want of knowledge will be entertained whatsoever.	1	Item	
	<i>Progress Records</i>			
G	The Contractor shall maintain appropriate records of progress and provide updates as reasonably required by the Employer's Representative.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>Handover Requirements</i>				
Prior to Substantial Completion, the Contractor shall provide:				
A	All statutory and BCAR certification	1	Item	
B	O&M manuals and as-built drawings	1	Item	
C	Test and commissioning records	1	Item	
D	Warranties and guarantees	1	Item	
E	Safety File	1	Item	
F	All works shall be fully completed, tested and snagged prior to handover.	1	Item	
<u>3. WORK BY NOVATED SPECIALISTS, SPECIALISTS, WORK BY UTILITY PROVIDERS AND WORK BY OTHERS ENGAGED DIRECTLY BY THE EMPLOYER</u>				
<u>3. WORK BY NOVATED SPECIALISTS, SPECIALISTS, WORK BY UTILITY PROVIDERS AND WORK BY OTHERS ENGAGED DIRECTLY BY THE EMPLOYER</u>				
<u>3.1 Work by Novated Specialists and other Specialists</u>				
G	n/a		Note	
<u>3.2 Work by Utility Providers</u>				
H	Capital contributions to statutory utility providers (e.g. ESB) shall be paid by the Employer.	1	Item	
The Contractor shall:				
J	Liaise with all utility providers	1	Item	
K	Coordinate all connections and diversions	1	Item	
L	Allow for all temporary connections and diversions required for the Works	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Include all costs associated with facilitating and coordinating these works	1	Item	
<u>3.3 Work by others engaged directly by the Employer</u>				
B	The Employer may appoint others to carry out specialist works or inspections associated with the project. The Contractor shall:	1	Item	
C	Liaise and coordinate with such parties	1	Item	
D	Provide reasonable access to the Site and Works	1	Item	
E	Coordinate the programme to accommodate such works where required	1	Item	
F	The Contractor shall not be responsible for the supply or execution of such works unless specifically included in the Contract.	1	Item	
<u>4. GENERAL FACILITIES AND OBLIGATIONS</u>				
<u>4. GENERAL FACILITIES AND OBLIGATIONS</u>				
G	Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the following items Under 4. (General Facilities And Obligations). Notices and fees to statutory Authorities or Public or Private Utility Providers or Undertakings and related to the preceding items shall be deemed to be included with those items. No claims in this regard will be entertained whatsoever.	1	Item	

PRELIMINARIES (Cont)				
<u>a) Supervision and co-ordination of the Works.</u>				
A	The Contractor shall be responsible for the coordination, supervision and management of the Works, including all subcontractors and compliance with Building Regulations where applicable.	1	Item	
	The Contractor shall:			
B	Coordinate all works with the Employer, Design Team and school operations	1	Item	
C	Programme and manage subcontractors and suppliers	1	Item	
D	Ensure works are carried out safely and in accordance with the Contract	1	Item	
Building Regulations / BCAR				
	The Contractor shall:			
E	Comply with all applicable Building Regulations relevant to the Works	1	Item	
F	Provide all necessary inspection records, test certificates and documentation	1	Item	
G	Cooperate with the Assigned Certifier and Design Team as required	1	Item	
Method Statements				
	The Contractor shall submit method statements for key activities including:			
H	Installation of heating systems and associated services	1	Item	
J	Works in live/occupied environments	1	Item	
K	Any temporary works or isolations required	1	Item	
L	Method statements shall demonstrate safe systems of work and compliance with the Contract.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
Supervision Staff				
A	The Contractor shall provide adequate and competent supervision appropriate to the scale of the Works.	1	Item	
Temporary Works (If Required)				
B	The Contractor shall be responsible for the design, coordination and implementation of any temporary works required to complete the Works safely.	1	Item	
<u>b) Plant, tools and vehicles</u>				
C	The Contractor shall provide all plant, tools, transport and equipment necessary to complete the Works, including delivery, maintenance and removal on completion.	1	Item	
The Contractor shall allow for:				
D	- bringing all such plant to site and removing on completion	1	Item	
E	- maintaining on site for the duration of the works.	1	Item	
Removal of Plant				
F	Plant shall be removed from site as agreed with the Employer's Representative.	1	Item	
<u>c) Scaffolding</u>				
G	The Contractor shall provide safe access equipment as required for the Works, including scaffolding, podiums or MEWPs, in compliance with all relevant safety regulations.	1	Item	

<u>PRELIMINARIES (Cont)</u>				
d) Site administration including the provision and keeping of all statutory records.				
The Contractor shall:				
A	Provide site supervision, security and protection of the Works	1	Item	
B	Maintain site records including labour, materials and testing	1	Item	
C	Provide photographic record of pre-existing conditions where required			
<i>Site Records / Progress Records</i>				
D	Maintain records of progress, labour, materials and tests, and make available to the Employer's Representative upon request.	1	Item	
<i>Progress Meetings</i>				
E	Attend regular progress meetings and coordinate subcontractors as required.	1	Item	
<i>Valuations</i>				
F	Submit when applicable, up to date detailed claims and supporting documents in accordance with the Conditions of Contract	1	Item	
<i>Method Statement and Construction Management Plan</i>				
The Contractor shall submit method statements in advance of the Works, including (where applicable):				
G	Works in occupied areas / live school environment	1	Item	
H	Fire safety and hot works	1	Item	
J	Asbestos awareness (if applicable)	1	Item	
K	Traffic and access management	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Services tie-ins and shutdown procedures	1	Item	
B	Site safety and security	1	Item	
<i>Working in Live Environment</i>				
The Contractor shall plan and execute the Works to minimise disruption to the school, including:				
C	Phasing of works	1	Item	
D	Out-of-hours or holiday working where required	1	Item	
E	Coordination of shutdowns and tie-ins with the Employer	1	Item	
<i>Working in Live Environment</i>				
The Contractor shall:				
F	Agree all shutdowns in advance with the Employer	1	Item	
G	Provide temporary services where required	1	Item	
H	Minimise downtime to existing systems	1	Item	
e) Security				
The Contractor shall be responsible for the security of the Works and shall:				
J	Secure all work areas to prevent unauthorised access, particularly within an occupied school environment	1	Item	
K	Maintain the site in a safe and controlled condition at all times	1	Item	
L	Provide appropriate barriers, signage and protection to segregate works from staff, students and the public	1	Item	
M	Implement a site access and sign-in procedure for all personnel	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Safeguard all materials, plant and equipment against damage or theft	1	Item	
B	Ensure safe access and egress for deliveries and coordinate with school operations	1	Item	
C	Prevent access to non-work areas and adjoining properties	1	Item	
D	The Contractor shall provide suitable barriers or enclosures appropriate to the nature of the Works.	1	Item	
E	The Contractor shall ensure all works are planned and executed to maintain the safe operation of the school at all times.	1	Item	
F	Particular care shall be taken to segregate construction activities from occupied areas.	1	Item	
<i>f) Provision of clearly identifiable site perimeters and surroundings.</i>				
The Contractor shall:				
G	Provide a designated site compound and storage area as agreed with the Employer/Es Representative	1	Item	
H	Keep all materials, plant and welfare facilities within this area	1	Item	
J	Maintain the compound in a safe and tidy condition	1	Item	
K	Remove all temporary facilities and reinstate areas on completion	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>g) Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.</i>				
The Contractor shall:				
A	Protect the public, school occupants and visitors from the Works	1	Item	
B	Provide appropriate barriers, signage and safe access arrangements	1	Item	
C	Comply with all statutory safety requirements	1	Item	
<i>h) Transport for work people.</i>				
D	The Contractor shall provide all necessary transport for personnel to and from the site.	1	Item	
<i>i) Protecting the works from inclement weather</i>				
E	The Contractor shall protect the Works from adverse weather and provide any temporary coverings or protection required.	1	Item	
<i>j) Water for the works.</i>				
The Contractor shall:				
F	Provide all water required for the Works	1	Item	
G	Make all necessary temporary connections and pay associated costs	1	Item	
H	Comply with all statutory and Irish Water requirement	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>k) Temporary lighting and power for the works.</i>				
The Contractor shall:				
A	Provide all temporary power and lighting required for the Works	1	Item	
Make all necessary connections and pay associated costs				
B	Ensure all temporary installations are safe and removed on completion	1	Item	
<i>l) Temporary roads, hardstandings, crossing and similar items.</i>				
The Contractor shall:				
C	Provide safe access to and within the site as required	1	Item	
D	Maintain safe pedestrian and vehicle routes at all times	1	Item	
E	Minimise disruption to school operations and surrounding areas	1	Item	
F	Provide traffic management measures where required and agree same with the Employer	1	Item	
<i>Parking</i>				
The Contractor shall:				
G	Manage parking of site personnel within designated areas only	1	Item	
<i>m) Temporary accommodation for the use of the Contractor.</i>				
<i>Welfare Facilities</i>				
The Contractor shall:				

<u>PRELIMINARIES (Cont)</u>				
A	Provide welfare facilities in accordance with Safety, Health and Welfare at Work (Construction) Regulations	1	Item	
B	Maintain facilities in a clean and hygienic condition for the duration of the Works	1	Item	
<i>n) Temporary storage areas including suitable and separate storage for dangerous materials or substances.</i>				
The Contractor shall:				
C	Provide suitable storage for materials and equipment	1	Item	
D	Store materials safely and protect from damage	1	Item	
<i>o) Temporary telephones for the use of the Contractor.</i>				
E	The Contractor shall provide appropriate communication systems for site management and coordination of the Works.	1	Item	
<i>p) Traffic regulations</i>				
The Contractor shall:				
F	Comply with all traffic regulations	1	Item	
G	Manage deliveries and site traffic to minimise disruption	1	Item	
H	Ensure safe access at all times, particularly during school opening and closing hours	1	Item	
J	Provide supervision where required to manage interaction with students and staff	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>q) Welfare facilities for work people to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations.</i>				
A	Provide all welfare facilities in accordance with statutory requirements.	1	Item	
<i>r) Safety Health and Welfare at Work provisions including items for the following:-</i> The Contractor shall:				
B	Comply with all requirements of the Safety, Health and Welfare at Work Acts and associated Construction Regulations	1	Item	
C	Provide all necessary supervision, safety personnel and procedures for the safe execution of the Works	1	Item	
D	Ensure all personnel hold valid Safe Pass and relevant certifications	1	Item	
E	Provide and maintain appropriate PPE for all personnel and visitors	1	Item	
F	Provide adequate first aid facilities and trained first aid personnel	1	Item	
G	Maintain safe access, egress and emergency procedures at all times	1	Item	
H	Provide all necessary safety signage and traffic management measures	1	Item	
<i>Live School Environment</i> The Contractor shall:				
J	Plan and execute the Works to ensure the safety of students, staff and visitors at all times	1	Item	
K	Segregate work areas from school operations	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Control noise, dust and disruption	1	Item	
B	Restrict works to agreed times where required	1	Item	
C	Provide supervision where works interface with school activities	1	Item	
<i>Overhead Services</i>				
D	Where working near existing services, the Contractor shall implement appropriate safety measures in accordance with statutory requirements.	1	Item	
<i>s) Disbursements arising from the employment of work people</i>				
The Contractor shall:				
E	Provide all labour necessary to complete the Works	1	Item	
F	Ensure all personnel are competent and suitably qualified	1	Item	
G	Comply with all employment legislation and industry requirements	1	Item	
<i>t) Maintenance of public and private roads</i>				
The Contractor shall:				
H	Maintain safe access and egress to the site at all times	1	Item	
J	Implement appropriate traffic management measures, particularly in relation to the live school environment	1	Item	
K	Schedule deliveries to avoid school peak times where required	1	Item	
L	Keep access routes and surrounding areas free from obstruction, mud and debris	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Make good any damage to roads, paths or adjoining property caused by the Works	1	Item	
<i>u) Removing rubbish, protective casings and coverings and cleaning the works on completion</i>				
The Contractor shall:				
B	Keep the Works and surrounding areas clean and tidy at all times	1	Item	
C	Remove rubbish and surplus materials regularly and dispose of same in accordance with statutory requirements	1	Item	
D	Prevent dust, debris and waste from impacting the school environment	1	Item	
E	On completion, remove all plant, materials and waste and leave the site clean and in good condition	1	Item	
F	Make good any areas disturbed by the Works	1	Item	
<i>v) Compliance with waste management statutory requirements</i>				
The Contractor shall:				
G	Manage and dispose of all waste arising from the Works in accordance with all statutory requirements	1	Item	
H	Use appropriately licensed waste collection and disposal facilities	1	Item	
J	Provide waste transfer documentation upon request	1	Item	
K	Ensure hazardous materials (if any) are handled, transported and disposed of in accordance with applicable regulations	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	Keep the site and surrounding areas free from waste and debris at all times	1	Item	
B	Remove all waste from site on completion of the Works	1	Item	
C	The Contractor shall allow for the removal and disposal of all existing plant, equipment and associated materials arising from the Works.	1	Item	
<i>w) Drying the works</i>				
D	The Contractor is fully responsible for drying out the works and for providing all the necessary plant or equipment to achieve this. The Contractor must included here for all costs associated with drying out the works.	1	Item	
<i>x) Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items</i>				
The Contractor shall:				
E	Provide all necessary temporary fencing, barriers and protection to safely segregate the Works from the live school environment	1	Item	
F	Prevent unauthorised access to work areas at all times	1	Item	
G	Provide temporary partitions where required to: prevent dust migration; reduce noise disturbance; maintain fire separation where required	1	Item	
H	emporary partitions shall be appropriate to the location and duration of the works	1	Item	

<u>PRELIMINARIES (Cont)</u>				
A	The Contractor shall provide fully weathered (fully flashed, independently drained), insulated, acoustically treated and fire rated partitions between the existing school and the new works in each location that an interface is required. These temporary partitions shall also prevent dust migrating from the construction area into the occupied school. This may require to be placed in a number of locations over the course of the construction stage and may require different versions for different phases. When weathering has been completed, the acoustic and fire related element of these partitions will still be required until substantial completion. Contractor to include herein all costs associated with this requirement and the design of these temporary works.	1	Item	
<i>y) Control of noise, pollution and compliance with statutory obligations</i> The Contractor shall:				
B	Carry out works in a manner that minimises disruption to the school environment	1	Item	
C	Agree working hours and any particularly noisy activities with the Employer's Representative	1	Item	
D	Provide advance notice of disruptive works where required	1	Item	
E	Implement measures to control noise and vibration	1	Item	
F	Implement dust control measures to prevent nuisance within the school and adjoining areas	1	Item	
G	Prohibit radios or unnecessary noise on site where required	1	Item	

<u>PRELIMINARIES (Cont)</u>				
<i>z) protection of the works</i>				
The Contractor shall:				
A	Protect all works, materials and equipment from damage, weather and theft	1	Item	
B	Protect all existing buildings, services and surrounding areas from damage arising from the Works	1	Item	
C	Make good any damage caused during the execution of the Works	1	Item	
D	Protect completed and partially completed works from damage, dirt or deterioration	1	Item	
<i>ADDITIONAL PRELIMINARIES</i>				
<i>General Attendance on Specialist Sub-Contractors</i>				
The Contractor shall:				
E	Provide all necessary attendance on subcontractors	1	Item	
F	Coordinate and manage all subcontract works to ensure proper sequencing and completion of the Works	1	Item	
<i>Subcontractor Coordination</i>				
The Contractor shall:				
G	Coordinate all subcontractors to ensure efficient progress of the Works	1	Item	
H	Provide all necessary information and setting out to avoid abortive work	1	Item	
<i>Certificates/ Guarantees</i>				
The Contractor shall:				

<u>PRELIMINARIES (Cont)</u>				
A	Provide all required certificates, warranties and guarantees for materials and workmanship	1	Item	
B	Submit all certification required for completion and handover	1	Item	
<i>Modifications to Entrances</i>				
C	The Contractor shall maintain safe access to the school at all times and provide temporary measures where required.	1	Item	
<i>Inspection / Notices</i>				
D	The Contractor shall give reasonable notice for inspections where required.	1	item	
<i>Completion / Handover</i>				
The Contractor shall:				
E	Provide all as-built drawings, O&M manuals and certification required for handover	1	Item	
F	Allow access to the Employer's Representative for inspection of the Works	1	Item	
G	Make good all defects during the Defects Period	1	Item	
<i>Services / Statutory Undertakers</i>				
The Contractor shall:				
H	Coordinate with all statutory undertakers and service providers as required	1	Item	
J	Ensure all works to existing services are carried out in accordance with relevant requirements	1	Item	

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PRELIMINARIES				
Carried to Summary				

<u>DEMOLITIONS & ALTERATIONS</u>				
<u>Drawings</u>				
A	The Contractor is referred to the Volume A Drawings and Specifications which are to be read in conjunction with this Pricing Document		Note	
<u>Notes</u>				
B	All materials arising from the demolition works are to be disposed to a licensed tip		Note	
<u>Demolition and Alterations: Alterations</u>				
Remove existing internal plaster finish to heads and reveals of openings; carefully hack-off				
<u>Ground Floor</u>				
C	Window Type 1	46.32	m	
D	Window Type 2	43.84	m	
E	Window Type 3	54.04	m	
F	Window Type 4	10.62	m	
G	Window Type 5	16.10	m	
H	Window Type 6	14.28	m	
J	Window Type 7	6.44	m	
K	Door DG01	6.20	m	
L	Door DG02	5.11	m	
M	Door DG03	5.18	m	
N	Door DG04	6.17	m	
P	Door DG05	6.07	m	
Q	Door DG06	5.99	m	
R	Door DG07	7.11	m	

DEMOLITIONS & ALTERATIONS (Cont)				
Removing				
<u>Second fixings</u>				
Softwood window boards, overall size 185 x 19mm				
A	Window Type 1	14.64	m	
B	Window Type 2	10.56	m	
C	Window Type 3	17.08	m	
D	Window Type 4	2.04	m	
E	Window Type 5	4.48	m	
F	Window Type 6	4.08	m	
G	Window Type 7	0.98	m	
<u>Fittings and fixtures</u>				
External windows				
H	The following rates shall be deemed include for temporary weatherproofing to openings		note	
J	Window Type 1, 2363x1500mm overall size	6	nr	
K	Window Type 2, 1236x1500mm overall size	8	nr	
L	Window Type 3, 2363x1500mm overall size	7	nr	
M	Window Type 4, 600x1170mm overall size	3	nr	
N	Window Type 5, 563x593mm overall size	7	nr	
P	Window Type 6, 1964x1610mm overall size	2	nr	
Q	Window Type 7, 1654x1571mm overall size	1	nr	

DEMOLITIONS & ALTERATIONS (Cont)				
External doors				
A	The following rates shall be deemed include for the removal of all door ironmongery, closers, mag locks and associated power supply cables and making good to effected finishes		note	
<i>The following rates shall be deemed include for temporary weatherproofing to openings</i>				
<i>Ground Floor</i>				
B	Door Type 01, 1182x2505mm overall size	1	nr	
C	Door Type 02, 868x2117mm overall size	1	nr	
D	Door Type 03, 899x2138mm overall size	1	nr	
E	Door Type 04, 1025x2565mm overall size	1	nr	
F	Door Type 05, 993x2541 overall size	1	nr	
G	Door Type 06, 994x2498mm overall size	1	nr	
H	Door Type 07, 1766x2672mm overall size	1	nr	
Removal of window blinds				
<i>Ground Floor</i>				
J	Window Type 1, 2363x1500mm overall size	6	nr.	
K	Window Type 2, 1236x1500mm overall size	8	nr.	
L	Window Type 3, 2363x1500mm overall size	7	nr.	
M	Window Type 4, 600x1170mm overall size	3	nr.	
N	Window Type 5, 563x593mm overall size	7	nr.	
P	Window Type 6, 1964x1610mm overall size	2	nr.	

DEMOLITIONS & ALTERATIONS (Cont)			
A	Window Type 7, 1654x1571mm overall size	1	nr.
Demolition and Alterations: Treatment/ Repairs			
B	Refer to Architect's Drawings for Door identification numbers		note
C	Damp proof course/ insulation repairs		
<u>Include here for all repairs required to the damp proof courses/ insulation to the perimeter of the door and window openings to the satisfaction of the Employer's Representative</u>			
Window cills			
<i>Ground Floor</i>			
D	Window Type 1	15.06	m
E	Window Type 2	11.12	m
F	Window Type 3	17.57	m
G	Window Type 4	2.25	m
H	Window Type 5	4.97	m
J	Window Type 6	4.22	m
K	Window Type 7	1.05	m
Window jambs and heads			
<i>Ground Floor</i>			
L	Window Type 1	32.16	m
M	Window Type 2	33.92	m
N	Window Type 3	37.52	m
P	Window Type 4	8.82	m
Q	Window Type 5	12.18	m
R	Window Type 6	10.36	m
S	Window Type 7	4.79	m

DEMOLITIONS & ALTERATIONS (Cont)					
Door jambs and heads					
<i>Ground Floor</i>					
A	Door Type 1	6.20	m		
B	Door Type 2	5.11	m		
C	Door Type 3	5.18	m		
D	Door Type 4	6.17	m		
E	Door Type 5	6.07	m		
F	Door Type 6	5.99	m		
G	Door Type 7	7.11	m		
<u>External cill repairs</u>					
H	Include here for all repairs required to the external cills to the satisfaction of the Employer's Representative				
Window cills					
<i>Ground Floor</i>					
J	Window Type 1	15.06	m		
K	Window Type 2	11.12	m		
L	Window Type 3	17.57	m		
M	Window Type 4	2.25	m		
N	Window Type 5	4.97	m		
P	Window Type 6	4.22	m		
Q	Window Type 7	1.05	m		
<u>External render repairs</u>					
R	Include here for all repairs required to the external render to the perimeter of the door and window openings to the satisfaction of the Employer's Representative				

<u>DEMOLITIONS & ALTERATIONS (Cont)</u>					
Window jambs and heads					
<i>Ground Floor</i>					
A	Window Type 1	32.16	m		
B	Window Type 2	33.92	m		
C	Window Type 3	37.52	m		
D	Window Type 4	8.82	m		
E	Window Type 5	12.18	m		
F	Window Type 6	10.36	m		
G	Window Type 7	4.79	m		
Door jambs and heads					
<i>Ground Floor</i>					
H	Door Type 1	6.20	m		
J	Door Type 2	5.11	m		
K	Door Type 3	5.18	m		
L	Door Type 4	6.17	m		
M	Door Type 5	6.07	m		
N	Door Type 6	5.99	m		
P	Door Type 7	7.11	m		
<u>Internal render repairs</u>					
Q	Include here for all repairs required to the internal heads & reveals of the window & door openings to the satisfaction of the Employer's Representative; refer to the architect's typical head and reveal details; include for structural insulated board liners to the reveals and cavity closer packers; airtight sealing tape to all window/door reveals heads and thresholds measured elsewhere; skim plaster finish to match existing; all in accordance with the manufacturer's instructions				

<u>DEMOLITIONS & ALTERATIONS (Cont)</u>					
Window/Door jambs and heads					
A	Window Type 1	46.32	m		
B	Window Type 2	43.84	m		
C	Window Type 3	54.04	m		
D	Window Type 4	10.62	m		
E	Window Type 5	16.10	m		
F	Window Type 6	14.28	m		
G	Window Type 7	6.44	m		
H	Door Type 1	6.20	m		
J	Door Type 2	5.11	m		
K	Door Type 3	5.18	m		
L	Door Type 4	6.17	m		
M	Door Type 5	6.07	m		
N	Door Type 6	5.99	m		
P	Door Type 7	7.11	m		
<u>Floor finishes repairs</u>					
Q	Include here for all alterations required to the existing floors/ floor finishes required to install door thresholds as required by the Contractor's proposed door system to include alterations to existing damp proof membranes; floor insulation; refer to the architect's typical threshold details; include for structural insulated board cavity closers; apply Airtight tape surface primer, fix airtight sealing tape to all window/door reveals heads and thresholds; weatherproof butyl flashingtape sealing around all doorthreshold; make good floor finish to match existing; finishes to the satisfaction of the Employer's Representative; all in accordance with the manufacturer's instructions				

DEMOLITIONS & ALTERATIONS (Cont)					
Door thresholds					
A	Door Type 1	1.18	m		
B	Door Type 2	0.87	m		
C	Door Type 3	0.90	m		
D	Door Type 4	1.03	m		
E	Door Type 5	0.99	m		
F	Door Type 6	0.99	m		
G	Door Type 7	1.77	m		
Blessington FET Centre - Window & Door Replacement and all associated works				To Collection €	

Blessington FET Centre - Window & Door
Replacement and all associated works

EXTERNAL WALL COMPLETIONS				
EXTERNAL WINDOWS AND DOORS				
Drawings				
A	The Contractor is referred to the Volume A Works Requirements - Drawings and Specifications which are to be read in conjunction with this Pricing Document		note	
Woodwork: Boarding and Second Fixings				
<u>Second fixings</u>				
B	Softwood to BS 1186-3; selected, wrought; fixing by countersinking and pelleting to backgrounds requiring plugging including all spacer shims required; refer to Architect's typical cill detail for windowboard detail; include for structural insulated board liners under windowboard; apply Airtight tape surface primer, fix airtight sealing tape to windowboard detail; skim plaster finish to match existing; all in accordance with the manufacturer's instructions			
Window boards, overall size 125 x 19mm				
<i>Ground Floor</i>				
C	Window Type 1	14.64	m	
D	Window Type 2	10.56	m	
E	Window Type 3	17.08	m	
F	Window Type 4	2.04	m	
G	Window Type 5	4.48	m	
H	Window Type 6	4.08	m	
J	Window Type 7	0.98	m	
Metalwork: Non-Structural				
K	Composite items; windows			

EXTERNAL WALL COMPLETIONS (Cont)				
<u>Notes</u>				
A	All windows proposed for use in educational facilities must conform to the Department of Education and Science Technical Guidance Document 021-1 - 'Guidance on the Specification of Windows'. It will be the responsibility of the window manufacturer to provide independent accredited test report conforming to this specification to the Employer's Representative prior to the selection of any proposed window system		note	
B	Building materials and products - IS EN ISO 10456:2007 - Hygrothermal properties for determining declared and design thermal values (includes corrigendum 2009) – All individual materials used in the fabrication and manufacture of windows are to be compliant with this standard regarding the rounding up or down of the declared thermal values		note	
C	Sizes shown are indicative/for pricing only all openings should be checked on-site prior to the manufacture of any doors or windows		note	
D	The size of the elements are described by glazed pane unit including frame dimensions. The Contractor shall be responsible for accurately measuring the opening sizes on site and verifying the opening sash dimensions with the Employer's Representative prior to manufacture		note	
E	All windows and doors shall comply with the following standards:		note	

EXTERNAL WALL COMPLETIONS (Cont)				
A	All new windows and external doorsets shall be polyester powder coated thermally broken aluminium, as scheduled for each individual reference. Profiles, sightlines, frame depths, opening configurations, proportions, colour, finish and general appearance shall match the type elevations on AL0_101 and the typical details on AL0_102, subject to compliance with the scheduled thermal, acoustic, safety, accessibility, weathering, ventilation and security performance requirements.		note	
B	Aluminium systems shall incorporate a continuous polyamide thermal break to frames, leaves, outer frames, cills and thresholds, and shall form part of the manufacturer's tested and warranted system. Frames shall be drained and ventilated in accordance with the system manufacturer's requirements. PAS 24 or equivalent, Secured by Design as standard.		note	
C	Polyester powder coated aluminium shall comply with I.S. EN 12206-1 and shall be applied by an approved applicator operating an independently certified quality scheme such as QUALICOAT or equal approved. Submit the aluminium alloy and temper, pretreatment process, coating manufacturer and system, coating class and nominal thickness, RAL colour, gloss level, texture, corrosion-resistance information, cleaning requirements, maintenance requirements and coating warranty. All visible aluminium components forming part of the same assembly shall have a consistent colour, gloss and texture. Representative samples shall be approved before manufacture.		note	

EXTERNAL WALL COMPLETIONS (Cont)				
A	PAS 24 or equivalent performance shall be provided for the complete tested window or doorset assembly, including frame, sash or leaf, glazing, panels, beads, seals, locks, hinges, keeps, handles, cylinders, restrictors, ventilators and associated hardware. Evidence shall relate to the proposed size, opening configuration, glazing-retention method, ventilator arrangement and hardware set, or be supported by a formal assessment confirming that the proposed configuration is within the tested scope. A collection of separately tested components shall not be represented as a PAS 24 or equivalent tested assembly. Substituted components are not permitted unless confirmed in writing by the manufacturer and accepted by the Employer's Representative.		note	
B	Trickle ventilators shall be supplied by the window manufacturer, integrated within the frame head and colour-matched to the frame in accordance with drawing AL0_102. All trickle ventilators shall be acoustically attenuated, with a certified equivalent area of not less than 5,000 mm² per ventilator in accordance with I.S. EN 13141-1 and a certified acoustic performance of not less than Dn,e,w 35 dB, or higher where required by the acoustic design.		note	
C	Windows shall achieve a minimum whole-window acoustic performance of Rw 32 dB (Rw + Ctr 28 dB). Doorsets shall achieve the acoustic performance scheduled for the relevant doorset. Test evidence shall be in accordance with I.S. EN ISO 10140 and I.S. EN ISO 717-1. Centre-pane, glazing-only or individual component values shall not be accepted as evidence of whole-unit performance.		note	

EXTERNAL WALL COMPLETIONS (Cont)				
A	Provide hermetically sealed triple glazed units comprising low-emissivity glass, argon-filled cavities and warm-edge spacer bars. Centre-pane g-value 0.72 and light transmittance 0.80 nominal, to be confirmed by the system supplier for each actual glass build-up.		note	
B	Provide toughened or laminated safety glass complying with I.S. EN 12600, minimum Class 1(B)1, to all glazed elements wholly or partly within 800mm of finished floor level and to all glazed door panels, sidelights, side panels, fanlights and clerestorey glazing within 300mm of a door edge and within 1500mm of finished floor level. Where a more onerous glass type, thickness or classification is required by pane size, support condition, thermal stress, guarding, security, acoustic performance or statutory requirements, provide the more onerous requirement.		note	
C	Provide hermetically sealed triple glazed units comprising low-emissivity glass, argon-filled cavities and warm-edge spacer bars. Centre-pane g-value 0.72 and light transmittance 0.80 nominal, to be confirmed by the system supplier for each actual glass build-up.		note	
D	Provide toughened or laminated safety glass complying with I.S. EN 12600, minimum Class 1(B)1, to all glazed elements wholly or partly within 800mm of finished floor level and to all glazed door panels, sidelights, side panels, fanlights and clerestorey glazing within 300mm of a door edge and within 1500mm of finished floor level. Where a more onerous glass type, thickness or classification is required by pane size, support condition, thermal stress, guarding, security, acoustic performance or statutory requirements, provide the more onerous requirement.		note	

EXTERNAL WALL COMPLETIONS (Cont)				
A	Provide ironmongery to each window type as scheduled. Sliding-sash windows shall have concealed spring balances selected from certified load tables, paired key-locking fasteners, sash lifts and night-vent stops. Tilt-and-turn windows shall have concealed gear complying with I.S. EN 13126-8, with tilt-only restriction and key-released turn function to sleeping rooms. Top-hung windows shall have espagnolette locking, friction hinges complying with I.S. EN 13126-6 and a lockable night-vent stay. Friction stays, hinges, balances and operating gear shall be sized for the actual sash dimensions and mass and certified by the hardware or system manufacturer.		note	
B	All handles shall comply with I.S. EN 13126-3. Ironmongery shall provide corrosion resistance Grade 4 to I.S. EN 1670 and shall have a brushed-brass or equivalent approved finish. Where PAS 24 performance is specifically scheduled for an individual window, all relevant ironmongery and security components shall be drawn from the tested or formally assessed PAS 24 hardware set without unauthorised substitution.		note	
C	Provide ironmongery appropriate to each scheduled doorset. Hinges shall comply with I.S. EN 1935 and provide corrosion resistance Grade 4 to I.S. EN 1670. The Contractor and doorset manufacturer shall propose the final hinge manufacturer, product, type, size, grade, fixing method, positions and quantity per leaf using certified manufacturer load tables, calculations or formally assessed system information.		note	

EXTERNAL WALL COMPLETIONS (Cont)				
A	Provide lever handles to I.S. EN 1906 Grade 3 and multipoint locks with kitemarked cylinders to I.S. EN 1303. Cylinders to doors serving occupied rooms shall incorporate an internal thumbturn giving key-free single-action egress. Provide closers to I.S. EN 1154 where self-closing is required. Provide panic exit devices to I.S. EN 1125 where required by the approved fire strategy for areas in which occupants may be unfamiliar with the building or panic conditions may arise. Provide emergency exit devices to I.S. EN 179 where occupants are expected to be familiar with the building and hardware. Confirm the active leaf, clear opening, direction of escape, external access arrangement and coordination with closers and access control before manufacture. Tests and Samples <u>Tests</u> The Contractor shall submit independent accredited approval from the manufacturer of the selected/proposed window/ external door systems tested on a specimen size of 1500mm high x 1200mm wide full top hung opening sash to comply with the Department of Education and Science product requirements <u>Samples</u> Provide and submit to the Employer's Representative for approval following the immediate commencement of the Works		note	
B		1	item	
C	Samples of all types of proposed frames and glazing, full size representative sections of the various components to be used, allow for making any modifications, cost of carriage and return of samples	1	item	

EXTERNAL WALL COMPLETIONS (Cont)				
A	Working drawings (including full size detail sections) of all components and units, after approval two copies of approved drawings <u>Polyester powder coated thermally broken aluminium window system, profiles, sightlines and opening configuration to match the type elevations on ALO 101; triple glazed units, hermetically sealed units to achieve minimum U value 1.4W/m²K; Minimum U-value (Uw) of 1.4 W/m²K, declared for the complete assembly. CE marked with Declaration of Performance to I.S. EN 14351-1, air permeability Class 3 minimum to I.S. EN 12207, watertightness to I.S. EN 12208 and wind resistance to I.S. EN 12210, classes declared to suit site exposure. PAS 24 or equivalent, Secured by Design as standard. Toughened or laminated safety glass to I.S. EN 12600 minimum Class 1(B)1 to all panes wholly or partly within 800mm of finished floor level; cill levels indicated on ALO 101 range from approximately 590mm to 1660mm above floor level, so cill heights are to be recorded per opening at pre-order survey and the safety glazing schedule finalised before order; selected RAL colour; Provide a continuous internal airtight seal to the full perimeter of every window using Contega Solido SL 4 plasterable airtight tape on Tescon Primer RP (measured elsewhere); Contega Fiden Exo pre-compressed joint sealing tape to external perimeter joint, design joint 8 to 12mm; Trickle vents by window supplier. Colour to match window frames</u> Frame depth and set-out sized to accommodate future IWI or EWI, permitting a 25mm reveal insulation return onto the frame without obscuring glazing beads, frame drainage, opening light movement, ironmongery, maintenance access or ventilation components, per ALO_102 and Specification clause 18. <i>Ground Floor</i>	1	item	
	Window Type 1, standard glazing, tilt & turn top hung, 2363x1500mm overall size	6	nr	

EXTERNAL WALL COMPLETIONS (Cont)				
A	Window Type 2, standard glazing, tilt & turn top hung, 1236x1500mm overall size	8	nr	
B	Window Type 3, standard glazing, tilt & turn top hung, 2363x1500mm overall size	7	nr	
C	Window Type 4, standard glazing, tilt & turn top hung, 600x1170mm overall size	3	nr	
D	Window Type 5, standard glazing, tilt & turn top hung, 563x593mm overall size	7	nr	
E	Window Type 6, standard glazing, tilt & turn top hung, 1964x1610mm overall size	2	nr	
F	Window Type 7, standard glazing, casement tilt & turn coupled with DG03, 1654x1571mm overall size	1	nr	

EXTERNAL WALL COMPLETIONS (Cont)				
<u>Composite items; doors</u>				
Polyester powder coated thermally broken aluminium doorset, profiles, sightlines and configuration to match the door type elevations on ALO_101. triple glazed units, hermetically sealed units to achieve minimum U value 1.4W/m²K; Minimum whole doorset U-value (Ud) of 1.4 W/m²K, declared for the complete assembly including frame, leaf, glazing, panels, threshold and seals. CE marked with Declaration of Performance to I.S. EN 14351-1, air permeability, watertightness and wind resistance classes declared to suit site exposure. PAS 24 or equivalent, Secured by Design as standard; selected RAL colour; Contega Fiden Exo pre-compressed joint sealing tape to external perimeter joint, design joint 8 to 12mm. Extoseal Encors weatherproof butyl flashing tape dressed around the threshold and lapped with dpc. Including factory fitted ironmongery in handles, locks, hinges, closers, thresholds, brush strips as detailed, manifestations as detailed <i>Provide a continuous internal airtight seal to the full perimeter of every doorset, including heads, jambs, cills and thresholds using Contega Solido SL 4 plasterable airtight tape on Tescon Primer RP, or similar and equal approved, bonded to the structure of the reveal and fully embedded within the compatible internal plaster finish. Frame depth and set-out sized to accommodate future IWI or EWI, permitting a 25mm reveal insulation return onto the frame without obscuring glazing beads, frame drainage, leaf movement, ironmongery, maintenance access or ventilation components, per ALO_102 and Specification clause 18.</i> <u>Ground Floor</u>				
A	Door Type 1, single glazed door with side & overhead fixed glazed panels, overall size 1182x2505mm	1	nr	
B	Door Type 2, single glazed door, overall size 868x2117mm	1	nr	
Blessington FET Centre - Window & Door Replacement and all associated works				To Collection €
3/10				

<u>EXTERNAL WALL COMPLETIONS (Cont)</u>			
A	Door Type 3, single glazed door, overall size 899x2138mm	1	nr
B	Door Type 4, single glazed door with overhead fixed glazed panel, overall size 1025x2565mm	1	nr
C	Door Type 5, single solid panel door with louvered overhead panel, overall size 993x2541mm	1	nr
D	Door Type 6, single glazed door with overhead fixed glazed panel, overall size 994x2498mm	1	nr
E	Door Type 7, double glazed door with overhead fixed glazed panel, overall size 1766x2672mm	1	nr
<u>Painting and Decorating: Painting</u>			
F	Painting		
Making good to surfaces effected by the Works, type of paint and colour to match existing			
<u>External plastered walls</u>			
G	girth not exceeding 300mm	238	m
<u>Internal plastered walls</u>			
H	girth not exceeding 300mm	238	m
<u>Second fixings; All timberwork to be thoroughly prepared, knotting, stopping and filling as required; one prime coat, one undercoat, two coats satinwood to selected colours to timberwork; installed in accordance with manufacturer's instructions</u>			
Window boards, overall size 185 x 19mm			
<i>Ground Floor</i>			
J	Window Type 1	14.64	m
K	Window Type 2	10.56	m
L	Window Type 3	17.08	m

<u>EXTERNAL WALL COMPLETIONS (Cont)</u>					
A	Window Type 4	2.04	m		
B	Window Type 5	4.48	m		
C	Window Type 6	4.08	m		
D	Window Type 7	0.98	m		
<u>Fittings: Fittings, Equipment and Furniture</u> Furniture, furnishings <u>Curtains or blinds</u> Blinds to windows to IS EN 13120- Internal blinds with blind fabric, roller tube, headrail or cassette, brackets, controls, safety devices or operating systems are used, provide evidence of compliance with EN 16433 and EN 16434 as applicable; Blind fabrics shall be dimensionally stable, colourfast, low-odour, cleanable and suitable for intensive educational, residential and public-building use. (Submit current fire-performance information appropriate to the proposed location and building fire strategy); type: cordless spring-assisted, motorised, crank or wand-operated systems, fixed to sound reveal, head or independent support substrates; materials, colour and finish: TBC by ER; performance criteria: a solar-screen privacy blind with a nominal openness factor of approximately 3–5%; and an opaque room-darkening or blackout blind providing privacy during hours of darkness; control samples and one complete sample blind for approval before manufacture and fixing in accordance with manufacturer's instructions <i>Ground Floor</i>					
E	Window Type 1, 2363x1500mm overall size	6	nr		
F	Window Type 2, 1236x1500mm overall size	8	nr		
G	Window Type 3, 2363x1500mm overall size	7	nr		

<u>EXTERNAL WALL COMPLETIONS (Cont)</u>				
A	Window Type 4, 600x1170mm overall size	3	nr	
B	Window Type 5, 563x593mm overall size	7	nr	
C	Window Type 6, 1964x1610mm overall size	2	nr	
D	Window Type 7, 1654x1571mm overall size	1	nr	
Air Tightness				
<u>Drawings</u>				
E	The Contractor is referred to the Volume A Works Requirements - Drawings and Specifications which are to be read in conjunction with this Pricing Document		note	
<u>Tests and Samples</u>				
Samples				
<i>Provide and submit to the Employer's Representative for approval following the immediate commencement of the Works</i>				
<i>Samples of proposed fittings, length 1 m. representative of the various components to be used; proposed finish; allow for making any modifications; approved sample to be maintained on site as quality benchmark; removal on completion</i>				
F	air tightness tape at window and external door jambs, heads and thresholds	1	item	

EXTERNAL WALL COMPLETIONS (Cont)				
A	Woodwork: Insulation, Ironmongery, Accessories and Sundries			
	Sundries			
	Vapour barrier			
	Air barrier self adhesive tape, contega solido sl to EN 1931 supplied by Pro Clima or equivalent; concrete surfaces primed prior to installation; bonding agent to DIN 4108-11; installed in accordance with manufacturer's instructions			
	200mm wide			
	at window and external door jambs, heads and thresholds	296	m	
				To Collection €
Blessington FET Centre - Window & Door Replacement and all associated works				

<u>EXTERNAL WALL COMPLETIONS (Cont)</u>				
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