

Cavan Enterprise Centre - Cootehill

Cootehill Co. Cavan – Architects' Specification



Rev_00 – September 2026

Architectural Specification



Issue 17.09.2026

Michael Fitzpatrick Architects
Main St. Butlersbridge
Cavan

Job No: 19058

Document Issues

Number	Revision	Date	Status
19058-CCC-MFA-XX-XX-SP-A-0001	P-01	17/09/2026	

PROJECT PARTICULARS

The Project: The project comprises the construction of a refurbishment of the existing Cavan Institute of Technology building, together with associated alterations to the existing structure and comprehensive external works.

00.10 Purpose: This specification is to be read with the Architect's tender drawings P03.1-P03.8 and all other tender documents. It defines the architectural workmanship, products, contractor design responsibilities, submittals and option-specific scope required for pricing and execution of the works.

00.20 NBS-style format: The document is arranged in worksection form for tender clarity. Clause numbering is project-specific and is not intended to reproduce or replace a proprietary NBS specification.

00.30 Discrepancies: Immediately notify the Architect of discrepancies between drawings, schedules, this specification, site conditions and specialist/manufacture requirements. Do not proceed with affected work until clarification is issued.

00.40 Dimensions: Do not scale drawings. Verify all dimensions, levels, openings, interfaces and existing construction on site before ordering, fabrication or installation.

00.50 Existing building: The project is an upgrade to an existing enterprise centre. The Contractor shall inspect the existing fabric and include for normal making good, local adjustment, protection and coordination reasonably necessary to complete each priced option

Location: Cavan Innovation and Technology Centre Cootehill

Employer: Cavan Enterprise Fund

Architect: Michael Fitzpatrick Architects

Engineer: NA

Cost Consultants: NA

M&E Consultants: NA

Assigned Certifier & Safety Consultants: Michael Fitzpatrick Architects

Specification amended this day 17th September 2026

OPTION PRICING SCHEDULE

Tenderers shall return a separate fixed price for each option, including all labour, materials, plant, access, protection, temporary works, contractor design, specialist attendance, testing, waste disposal, making good, overheads and profit necessary for a complete installation. Where an item is shared between options, state clearly how it has been allocated to avoid double counting.

Option	Description	Tender requirement	Tender Price € (ex VAT)
Option 1	Single-skin profiled cladding over existing envelope	Price in full as a stand-alone option.	
Option 2	40 mm insulated panel cladding upgrade	Price in full as a stand-alone option.	
Option 3	Internal insulated dry lining / plasterboard upgrade	Price in full to areas shown, excluding the area noted as not forming part of the development except where liner/redecoration is specifically shown.	
Option 4	PV panel installation / associated builder's work	Price in accordance with M&E specification and drawings; include architectural coordination and weathering.	
Option 5	Upgrade external windows and doors	Price complete to window and door schedules, including removal, disposal, making good and weatherproofing.	

A10 PROJECT PARTICULARS

A10.110 Project: Upgrade works to Unit 3, Cootehill Enterprise Centre, Cootehill, Co. Cavan for Cavan County Enterprise Fund.

A10.120 Site: Existing enterprise centre site of approximately 0.520 hectares / 1.285 acres. Existing mature trees, hedgerows, entrance arrangements and existing car parking shown for retention are to be protected.

A10.130 Nature of works: Selective external envelope upgrades, internal dry-lining/insulation, PV installation coordination, replacement windows/doors, new building signage, rainwater overflow hopper arrangements and associated making good, all as shown and as selected by the Employer.

A10.140 Occupation / phasing: Confirm with the Employer before commencement whether any part of the building or site is to remain operational. Maintain safe access, weather protection and security at all times.

A12 TENDERING / OPTION CONTROL

A12.110 Price all options: The Contractor shall include a complete price for Options 1-5. Failure to price an option may render the tender incomplete unless accepted otherwise by the Employer.

A12.120 Selection: The Employer reserves the right, subject to the tender/contract conditions, to select, omit, defer or combine options to suit available funding. No entitlement shall arise from an option not being selected other than as provided under the applicable tender/contract conditions.

A12.130 Alternative products: Where “or Architect-approved equivalent” is stated, base tender price on the named product/system unless an alternative is clearly identified with full technical data. Any proposed equivalent must meet or exceed the specified performance and appearance and remains subject to Architect approval.

A12.140 Provisional assumptions: Where dimensions, existing build-ups or hidden conditions cannot be verified before tender, identify assumptions in the tender return. Do not make silent exclusions.

A12.150 Samples and mock-ups: Include for product samples, colour samples and representative detail samples requested by the Architect prior to bulk ordering. The approved sample establishes the minimum standard for the works.

A30 GENERAL REQUIREMENTS

A30.110 Regulations and standards: Execute the works in accordance with current applicable Irish Building Regulations, relevant harmonised standards, manufacturer instructions, health and safety legislation, and statutory requirements in force at the date of tender, insofar as applicable to the selected works.

A30.120 Manufacturer instructions: Install proprietary systems strictly in accordance with the current manufacturer’s written instructions. Where project details vary from standard details, obtain manufacturer confirmation of suitability before installation.

A30.130 Contractor design: Specialist subcontractors shall complete design of proprietary support rails, brackets, fasteners, glazing make-ups, interfaces, flashings, **signage fixings and** other contractor-designed elements. Provide calculations/details where required and coordinate with existing structure.

A30.140 Submittals: Submit shop drawings, setting-out drawings, fixing layouts, product data, colour/finish samples, calculations, warranties and method statements sufficiently in advance of procurement. Architect review does not relieve the Contractor of responsibility for dimensions, coordination, performance or compliance.

A30.150 Existing conditions: Inspect all affected existing surfaces and substrates. Report corrosion, failed panels, water ingress, damp, structural movement, defective flashings, damaged purlins or other unsuitable conditions before covering over.

A30.160 Protection: Protect retained building fabric, finishes, glazing, doors, landscape, trees, paving, services and occupied areas. Repair damage caused by the works at the Contractor's cost.

A30.170 Waste: Remove waste regularly. Segregate and legally dispose/recycle demolition and packaging waste. Do not burn waste on site.

A30.180 Making good: Include cutting, trimming, patching, sealing, local redecoration and making good around all selected works so that the completed installation is neat, weather-tight and visually consistent.

A30.190 Coordination: Coordinate cladding, windows, doors, signage, rainwater goods, PV supports, electrical penetrations and internal lining to avoid clashes and ensure continuity of weather, airtightness and insulation layers.

B20 EXISTING FABRIC / PREPARATORY WORK

B20.110 Survey: Before fabrication, carry out a dimensional and condition survey of all elevations, roof planes, openings, gutters, curved eaves, existing supports and internal wall faces affected by the selected options.

B20.120 Strip-out: Carefully remove only items required to execute the selected option. Retain items identified for reuse. Remove redundant fixings and seal resulting holes.

B20.130 Substrate preparation: Clean and prepare existing metal panels, masonry, reveals and adjoining surfaces as required to receive new systems. Substrates shall be dry, stable, sound and suitable for the specified fixings/sealants.

B20.140 Corrosion / defects: Where local corrosion or failed substrate is exposed, stop and notify the Architect. Include for minor cleaning and treatment necessary for normal installation; material structural repairs require instruction unless specifically included in tender documents.

H31 OPTION 1 - SINGLE-SKIN PROFILED CLADDING

H31.110 Scope: Provide a complete new single-skin profiled cladding overlay system to the areas indicated on the proposed elevations and section/detail drawings, including roof and wall applications, support top-hats, trims, closures, flashings and weathering.

H31.120 Product: Kingspan KS1000RW XL Forte non-insulated cladding sheeting, RAL 9005 Black, or Architect-approved equivalent matching the required profile, finish and appearance shown.

H31.130 Support system: Provide proprietary 1.6 mm galvanised steel top-hat rails and brackets, sizes and centres to be calculated/verified for the existing supports, cladding span and design loads. Coordinate with the standard Kingspan top-hat principles shown on drawing P03.6.

H31.140 Fixings: Corrosion-resistant self-drilling/self-tapping fixings with washers and quantity/spacing to manufacturer and specialist design requirements. Minimum fixing principles shown on P03.6 are to be maintained unless specialist design requires more onerous provision.

H31.150 Isolation: Provide compatible PVC foam tape / separation layer between relevant existing panel surfaces and new support components where recommended by the system supplier.

H31.160 Base detail: Provide new drip flashing at the bottom of wall sheets, secured and sealed to the existing insulated wall panel. Finish to match RAL 9005 unless noted otherwise.

H31.170 Eaves/gutter interface: Terminate new single-skin sheeting at existing gutter locations and flash down to the gutter line. Fully close, flash and seal the void between existing and new cladding so that wind-driven rain cannot penetrate.

H31.180 Flashings: Provide all ridge, verge, parapet, jamb, sill, head, corner, closure and transition flashings required for a complete installation, fabricated in matching external finish unless noted otherwise.

H31.190 Workmanship: Set sheets true and aligned, maintain consistent lap direction and module, avoid oil-canning and damage to coatings, and touch up only with manufacturer-approved repair materials.

H31.200 Submittals: Submit panel data, profile, coating information, support calculations, fixing schedule, setting-out drawings and typical details for approval before ordering.

H32 OPTION 2 - 40 MM INSULATED PANEL CLADDING

H32.110 Scope: Provide insulated panel upgrade to the roof/cladding areas shown for Option 2, complete with proprietary support rails, gutters/interfaces, cappings, flashings, seals and closures.

H32.120 Roof panel: FALK 1100 TR3+ three-crown trapezoidal insulated roof panel, 40 mm core thickness, external finish RAL 9005 Black, or Architect-approved equivalent.

H32.130 Pitch: Install only at roof pitches acceptable to the panel manufacturer. Verify existing geometry and submit confirmation that the selected panel is suitable for the actual pitch before procurement.

H32.140 Supports: Provide proprietary top-hat support sections to principal façade/roof areas as indicated. Specialist to design and verify section sizes, centres, bearing and fixings to existing structure/purlins.

H32.150 Joints: Form side laps and end laps with proprietary seals, fasteners and lap treatments. Keep laps clean and continuous; position joints to shed water and comply with manufacturer guidance.

H32.160 Gutter support: Provide steel angle/support to rear of the new panel where required to support the insulated gutter arrangement shown on P03.6. Fully coordinate falls, flashings and weathering.

H32.170 Parapet/capping: Provide new flashing/parapet capping to the top of the new build-up, secure against wind uplift and form sealed joints with appropriate expansion allowance.

H32.180 Interfaces: Coordinate and weather all abutments, existing gutters, rooflights (if any), penetrations, PV supports, verges, eaves and adjoining retained construction.

H32.190 Submittals: Submit panel data, core type, reaction-to-fire/classification data, coating data, structural span/fixing calculations, condensation/thermal information where relevant, and full shop drawings.

R10 RAINWATER OVERFLOW HOPPERS / DOWNPIPES

R10.110 Scope: Provide proprietary external hopper gutters and associated downpipes at the roof ends shown, positioned to receive overflow discharge from the existing gutters within the curved eaves.

R10.120 Finish: Hoppers, downpipes, brackets, flashings and associated visible accessories: black, RAL 9005, unless noted otherwise.

R10.130 Capacity: Size hoppers and downpipes for the anticipated overflow discharge. Confirm final sizes and locations before fabrication and ensure flow enters the hopper without uncontrolled façade discharge.

R10.140 Discharge: As shown on the tender drawings, downpipes are to discharge to external car park/hardstanding at low level unless otherwise instructed. Arrange discharge away from entrances, pedestrian routes and building fabric and avoid ponding, staining, splashback and slip hazards.

R10.150 Weathering: Provide all brackets, supports, offsets, shoes, closures and sealed interfaces with cladding. Verify falls and set-out on site.

N10 EXTERNAL BUILDING SIGNAGE

N10.110 System: Design, supply and install raised-profile powder-coated aluminium external signage, or approved equivalent, by a specialist signage contractor.

N10.120 Design development: Provide specialist design input, shop drawings, fixing details and material/finish samples. Final wording, size, font, colour and setting-out are subject to Architect and Client approval.

N10.130 Performance: Heavy-duty, external grade, weatherproof and resistant to corrosion, fading and colour deterioration. Provide a 20-year warranty/design life where available from the selected system/supplier.

N10.140 Fixings: Robust, concealed where possible, vandal-resistant fixings to specialist and Structural Engineer requirements. Maintain weather integrity of the cladding with all brackets, seals, flashings and supports.

N10.150 Accessibility / language: Develop the signage in accordance with Building for Everyone guidance, TGD Part M and the Official Languages Act 2003, as amended, where applicable.

K10 OPTION 3 - INTERNAL INSULATED DRY-LINING

K10.110 System: Isover Optima Dry Lining System, NSAI Agrément certified, or Architect-approved equivalent, to existing external walls in the areas indicated on the floorplan.

K10.120 Framing: Proprietary Optima floor and ceiling U-channels with Optima C-channels, extensions, clips and support pins as required to accommodate existing wall tolerances.

K10.130 Insulation: Isover mineral wool insulation such as Comfort Panel 32 / Comfort 35 Lanaé or approved equivalent: 80 mm insulation within 100 mm studwork, unless coordinated thermal/moisture assessment requires an approved adjustment.

K10.140 Installation: Fit insulation continuously with no visible gaps or voids. Ensure full contact/support and maintain continuity at corners, junctions and behind framing as permitted by the proprietary system.

K10.150 Airtightness / vapour control: Provide Isover Vario KM Duplex UV membrane over the full wall surface, fully sealed at laps, edges, junctions and penetrations with compatible Vario tapes and sealants.

K10.160 Membrane laps: Minimum 100 mm overlap at membrane joints and perimeter returns unless the manufacturer requires greater.

K10.170 Facing board: Gyproc plasterboard suitable for the location; use Gyproc Habito where enhanced robustness/fixing strength is required, or other approved board suitable for the intended use.

K10.180 Finish: Taped and jointed or Gyproc finishing plaster finish, smooth and ready for decoration. Redecorate complete affected wall faces to provide a uniform finish.

K10.190 Reveals: Return insulation/lining into window and door reveals to maintain continuity. Achieve minimum reveal thermal resistance $R = 0.104 \text{ m}^2\text{K/W}$ where stated by the system guidance, subject to the final approved build-up.

K10.200 Existing moisture: Inspect existing walls for damp, ingress, defective pointing/render and cracking. Do not conceal active moisture. Report and rectify defects before dry lining proceeds.

K10.210 Condensation risk: Confirm proposed build-up is suitable for the existing wall construction and moisture condition. Provide specialist condensation risk analysis where required by the system supplier, design team or observed conditions.

K10.220 Services: Coordinate M&E services within the lining zone without compromising insulation or the airtightness/vapour-control layer. Seal all service penetrations with proprietary compatible accessories.

K10.230 Fire stopping: Maintain required existing fire resistance at wall/floor junctions, compartment lines and penetrations. The dry-lining system itself is not to be treated as a substitute for dedicated fire stopping.

K10.240 Excluded area: The area identified on drawing P03.3 as not forming part of this development is excluded from internal works except for the internal wall liner and redecoration specifically noted on the drawing.

K10.250 Submittals: Submit full build-up, insulation thickness, thermal calculation, moisture/condensation assessment where applicable, junction/reveal details and product certification before installation.

V90 OPTION 4 - PHOTOVOLTAIC PANELS / ARCHITECTURAL COORDINATION

V90.110 Primary specification: PV panel system, electrical design, inverter, cabling, isolators, monitoring and electrical performance are to the M&E Engineer's specification and drawings. No unissued M&E performance requirements are implied by this architectural specification.

V90.120 Location: PV arrays are to the roof areas indicated on drawing P03.2 / proposed elevations, subject to final M&E design and structural verification.

V90.130 Builder's work: Include for all architectural builder's work associated with the PV option: access, setting out, coordination, penetrations, sleeves, weathering, local flashings, sealing, making good and coordination of support interfaces with the selected roof/cladding option.

V90.140 Supports: PV mounting system to be compatible with the installed roof/cladding system and designed so that roof warranties, drainage paths and weather-tightness are maintained. Avoid ad hoc drilling through weather faces where proprietary clamps/rails are available.

V90.150 Structural verification: PV specialist / Contractor to coordinate imposed dead, wind and uplift loads with the Structural Engineer and roof/cladding support design before installation.

V90.160 Access / maintenance: Set out arrays to maintain safe access to gutters, roof edges, plant, fire/service zones and maintenance routes as required by the design team and relevant safety requirements.

V90.170 Submittals: Provide coordinated roof layout, mounting details, penetration details, product data, loading information and confirmation of compatibility with roof/cladding manufacturer before works commence.

L10 OPTION 5 - EXTERNAL WINDOWS AND DOORS

L10.110 Scope: Remove existing external windows/doors identified for replacement and provide complete new thermally broken aluminium systems to the Architect's schedules, including glazing, ironmongery, weathering, flashings, membranes, DPCs, sealants and making good.

L10.2 WINDOWS

L10.210 System: AMS XT66 Casement Window System or Architect-approved equivalent; thermally broken aluminium, nominal 66 mm system depth.

L10.220 Finish: Polyester powder-coated aluminium, RAL colour to be confirmed by Architect, to BS EN 12206-1 or equivalent current standard applicable to the selected system.

L10.230 Glazing: Double or triple glazed units, nominal 28-48 mm system capability, with safety glazing where required by location and regulations.

L10.240 Thermal performance: Maximum overall whole-window U-value: 1.40 W/m²K, subject to final frame/glazing configuration and verified by calculation/certification.

L10.250 Opening types: Top hung, side hung or parallel opening as indicated on the Architect's window schedule. Verify handing and opening orientation on site before manufacture.

L10.260 Air permeability: Class 4 at 600 Pa.

L10.270 Watertightness: Class E900 at 900 Pa.

L10.280 Wind resistance: Class E2400A at 2400 Pa.

L10.290 Security: PAS 24 tested system where applicable to the opening/location and project requirements.

L10.300 Operation: Heavy-duty commercial-grade fittings; system tested to 20,000 opening cycles, Class 3, where applicable to the selected system.

L10.310 Seals: Continuous proprietary EPDM perimeter and glazing gaskets.

L10.320 Ironmongery: Provide all friction hinges, restrictors, espagnolette locking, handles and stays required for complete operation. Restrictors to be coordinated with safety and ventilation requirements.

L10.4 EXTERNAL DOORS

L10.410 System: AMS XT66 Rebated Door System or Architect-approved equivalent; thermally broken aluminium, nominal 66 mm system depth.

L10.420 Finish: Polyester powder-coated aluminium, RAL colour to be confirmed by Architect, to BS EN 12206-1.

L10.430 Glazing: Double or triple glazed safety glass as required; system suitable for nominal 28-48 mm glazing units.

L10.440 Thermal performance: Maximum overall whole-doorset U-value: 1.40 W/m²K.

L10.450 Air permeability: Class 4 at 600 Pa.

L10.460 Watertightness: Class AE750 at 750 Pa.

L10.470 Wind resistance: Class E2400C at 2400 Pa.

L10.480 Threshold: Low-rise accessible threshold suitable for Part M compliance and coordinated with existing/proposed finished floor levels and external drainage.

L10.490 Ironmongery: Heavy-duty hinges, closers, locks, cylinders, handles and panic hardware where required by use and escape strategy. Provide a coordinated hardware schedule for approval.

L10.6 INSTALLATION / WEATHERING

L10.610 Openings: Survey all openings. Do not manufacture from drawing dimensions alone. Confirm structural opening sizes, tolerances, sill levels, external cladding interfaces and internal lining returns.

L10.620 Fixings: Stainless steel/corrosion-resistant fixings to manufacturer and structural requirements. Pack frames without distortion and maintain required edge distances.

L10.630 Perimeter seals: Provide complete internal air seal and external weather seal using compatible proprietary membranes/tapes, backing rods and sealants. Maintain continuity with adjacent cladding and dry-lining membranes.

L10.640 DPC / sill weathering: Provide flashings, DPCs, sill trays/end dams and drips as required to discharge incidental moisture to the exterior. Do not rely solely on face sealant.

L10.650 Removal / making good: Carefully remove existing units, dispose off site, repair reveals/substrates and make good internal and external finishes. Any significant concealed defect is to be reported before covering.

L10.660 Submittals: Provide shop drawings, glazing build-up, whole-unit U-value calculations, opening details, hardware schedule, threshold details, fixing details and colour samples before manufacture.

M60 DECORATION / MAKING GOOD

M60.110 General: Prepare and redecorate internal surfaces disturbed by Option 3 or Option 5. Match existing adjacent finish where no new colour schedule is issued.

M60.120 Preparation: Fill, sand and prepare substrates to produce an even surface. Prime/seal new plasterboard/plaster and repaired substrates with compatible systems.

M60.130 Finish: Provide complete coating system suitable for the substrate and environment. Colour to Architect/Client selection. Protect fittings, glazing and adjacent work from paint contamination.

Z10 QUALITY, TESTING AND HANDOVER

Z10.110 Quality: Use competent installers experienced in the relevant proprietary systems. Maintain manufacturer-required storage, handling and installation conditions.

Z10.120 Weather-tightness checks: On completion of external works, inspect all laps, perimeter seals, flashings, gutters, hopper interfaces, penetrations and opening perimeters. Rectify leaks or incomplete seals before handover.

Z10.130 Operation checks: Demonstrate smooth operation and locking of all new windows/doors and correct operation of closers, panic hardware and restrictors where fitted.

Z10.140 Cleaning: Remove labels, swarf, protective films, sealant smears and construction dirt. Clean cladding, glazing, frames, signage and rainwater goods using manufacturer-approved methods.

Z10.150 Warranties: Provide manufacturer/installer warranties available for the selected systems, including cladding/coatings, glazing, windows/doors, signage and PV system where within the Contractor's supply.

Z10.160 Handover information: Provide as-built drawings where installation differs from tender information, product data sheets, maintenance instructions, colour references, warranties, commissioning records (where applicable) and photographic record of concealed weathering details if requested.

Z10.170 Defects: Rectify defects, dents, scratches, failed coatings, loose fixings, poor joints, staining, misalignment, damaged seals and other workmanship deficiencies prior to Practical Completion.

End of Spec document.

The tenderer confirms that the tender includes a separate complete price for each of Options 1-5 and that the Employer may select options subject to funding. Any exclusions, qualifications or assumptions are to be expressly scheduled below.	
Tenderer Name	
Contact	
Tender total/base sum (if applicable)	
Option pricing schedule completed	Yes / No
Exclusions/qualifications	
Signature	
Date	

Signed: *Elliott Swetak*
BSC Arch tech, MSC con Proj mgmt