

Energy upgrade works at two Further Education & Training Centre locations:

1. FET College Teach an Léinn, Nenagh, Co. Tipperary E45 RX24.
2. FET College Cashel, Co. Tipperary, E25 YK09.

ABSTRACT

This Document outlines a high-level summary for pricing of work relating to this project, the documents also includes scope of works which not be shown on drawings and therefore acts as a contract document. This document should be reviewed with the project drawings and specifications.

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Document Issue Log

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Document Purpose

Tipperary Education and Training Board (TETB) plan to undertake energy upgrade works at two facilities, FET College (Teach an Léinn), E45RX24, and, FET College Cashel, Co. Tipperary E25YK09. The architectural high-level scope is included within this document, the primary aim of this document is to provide a summary for pricing but also includes scope of works not shown on drawings which are required to be delivered as part of these planned works. The tendering contractor shall populate this document in all sections, the electrical & mechanical specification documents provide a section for completing the mechanical and electrical costs, the M&E cost breakdown is replicated in section 4 of this document. The contractor should complete the specifications M&E cost breakdown and this document for completeness.

Spentide Ltd have been appointed as the Architect-Led Single point design team, (includes all Architectural, M&E Engineer, Civil & Structural Engineer, Quantity Surveying, Assigned Certifier and PSDP Services required to undertake the works).

General Directions

In this Pricing Schedule the sub-headings and item descriptions identify the work covered by the respective items, but the exact nature and extent of the work to be performed is to be ascertained by reference to the Drawings, Specification and Conditions of Contract.

The rates and prices entered in the Pricing Schedule shall be deemed to be the full inclusive value of the work covered by the several items including the following, unless expressly stated otherwise:

- a) Labour and costs in connection therewith.
- b) The supply of materials, goods, storage and costs in connection therewith including waste and delivery to site. Taking delivery of materials supplied by others, unloading, and costs in connection therewith.
- c) Plant and costs in connection therewith.
- d) Fixing, erecting and installing or placing of materials and goods in position.
- e) Temporary Works.
- f) The effect on the phasing of the Works of alterations or additions to existing services and mains to the extent that such work is set forth or reasonably implied in the documents on which the tender is based.
- g) General obligations, liabilities and risks involved in the execution of the Works set forth or reasonably implied in the documents on which the tender is based.
- h) Establishment charges, overheads and profit.
- i) Disposal of Construction & Demolition Waste to a licensed Waste Facility.
- j) Attendance and transport for sampling and testing carried out by the Engineer, tests carried out by the Contractor, supplying results of tests carried out by the Contractor and providing test certificates.

- k) Complying with Quality Assurance schemes and providing certificates on conformity.
- l) Preparation and supply of detailed shop drawings.
- m) Awaiting approvals and consents.

Measurement

The measurement of all works shall be the responsibility of the Contractor, all dimensions on the Architectural drawings are indications only.

Pricing of Items

Each individual item shall have a realistic rate or price entered against it. Rates and prices shall be expressed to two decimal places.

Use of alternative materials or designs

Where in the Contract a choice of alternative materials or designs is indicated for a given purpose, the description billed and the rates and prices inserted shall be deemed to cover any of the permitted alternative materials or designs which the Contractor may elect to use and all measurement of such work shall be based upon the thinnest alternative construction permitted by the Contract.

Labours

Labours in connection with specialist Contractors shall include:

- a) In the case of work or services executed, for affording the use of existing working space, access, temporary roads, erected scaffolding, working shelters, staging, ladders, hoists, storage, latrines, messing, welfare and other facilities existing on Site and the provision of protection, water, electricity for lighting and clearing away rubbish and debris arising from the work;
- b) In the case of goods, materials or services supplied, for taking delivery, unloading, storing, protecting and returning crates, cartons and packing materials.

Site Limitations and Constraints

The Contractor shall allow in his / her rates and prices for complying with any limitations and constraints on the use of the Site.

Equivalent Products and Materials

Where the contractor offers an equivalent product or material in place of the one identified or specified, which is accepted for incorporation into the Works by the Architect, then the rates and prices in the Pricing Schedule shall be deemed to include for all the obligations and costs associated with the incorporation of the equivalent into the Works, including design, provision of data and drawings, certificates, awaiting approvals, resubmissions and modifications and amendments to the Works. Unless specifically stated to the contrary in the Contract the measurement of the Works affected by the incorporation of the equivalent products and materials shall be based on the Tender documents and not on the Works as amended and completed to incorporate the equivalent products and materials.

Value Added Tax

The rates quoted in the Pricing Schedule shall be exclusive of Value Added Tax. Allowance has been made for Value Added Tax in the Summary.

Instructions to Tenderers

The instructions to Tenderers in the accompanying document shall be carefully noted by intending tenderers prior to completion of the Pricing Schedule.

Scope of Work Summary & Pricing Document

Section 1: Preliminaries

Ref	Description	Amount Ex vat €
1.0	Section 1: Preliminaries	
1.1	Allow for Site Set Up	
1.2	Allow for General Preliminaries	
1.3	Allow for Demobilisation	
1.4	Allow for Supervision of the works	
1.5	Allow for all other Staff	
1.6	Allow for Health & Safety generally including the role of PSCS	
1.7	Allow for all necessary safety clothing and equipment	
1.8	Allow for necessary temporary accommodation, welfare facilities and associated works	
1.9	Allow for the necessary scaffolding / working platforms (inc. scaffold temporary works designs)	
1.10	Allow for the necessary temporary power and lighting	
1.11	Allow for all necessary plant and machinery including associated consumables	
1.12	Allow for all necessary site Compound hoarding; Herras fencing.	
1.13	Allow for all necessary temporary weather, dust and vandal proof screens to seal off works areas as necessary	
1.14	Allow for all necessary temporary propping	

1.15	Allow for protection of all the works, the works areas, adjoining areas, Properties/ Structures/Services, and all such other features in or adjacent to the works, including all making good disturbed works	
1.16	Allow for all necessary Traffic Management (including End users, and the Public)	
1.17	Allow for maintaining all existing vehicular and pedestrian service routes, including keeping clean and unobstructed at all times.	
1.18	Allow for all necessary Waste Management	
1.19	Allow for any required temporary works designs.	
1.20	Allow for working within/adjacent to existing facilities, including all associated liaison and co-ordination with the Employer, the Employers Representative, and End-Users as necessary.	
1.21	Allow for all necessary liaising with relevant Employer, The Employers	
1.22	Allow for the provision of all necessary Method Statements	
1.23	Allow for site measures and setting out the works	
1.24	Carry out a Dilapidation Survey & Photos of the existing property (compound location & site) prior to commencing	
1.25	Allow for programming, planning & managing of the works (including the provision of a detailed construction programme, and weekly updates of same).	
1.26	Allow for programming and phasing of the works to comply with the requirements of the Employer, The Employers Representative, and Design Team	
1.28	Allow for the co-ordination & management of subcontractors and suppliers, including the Electrical Contractor	
1.29	Allow for all necessary temporary signage	
1.30	Allow for all necessary security	
1.31	Allow for all necessary general and special attendance	

1.32	Allow for compliance with all the necessary statutory and legal requirements	
1.33	Allow for providing the necessary shop drawings and samples	
1.34	Allow for Cleaning and House Keeping	
1.35	Allow for compliance with the Contract	
1.36	Allow for compliance with the Works Requirements	
1.37	Allow for compliance with the Architect's Specifications and requirements	
1.38	Allow for handover manual / documentation	
1.39	Allow for Health & Safety Generally	
1.40	Allow for all necessary safety clothing and equipment	
1.41	Allow for undertaking the roles of Project Supervisor Construction Stage	
1.42	Allow for risks identified within the Preliminary Health and Safety Plan	
1.43	Impacts and requirements associated with Covid 19	
1.44	Provide for all insurances necessary to indemnify the Employer and the Contractor against damage to persons and to property, Public and Employer's Liability and All Risks as defined under the conditions of Contract	
1.45	Items the Contractor believes necessary to deliver the complete works, but not outlined above:	

1.46	Sub-total	

Section 2: Demolition and Alterations

Ref	Description	Amount Ex vat €
2.0	Section 2: Demolition & Alterations Works	
	The following section documents the demolition and alterations works required to both facilities, where works only applies to one of the facilities, same is indicated in the relevant note.	
2.1	The contractor shall visit both facilities to verify and where deemed necessary add to the extent of all works contained in this section in order to deliver a complete project. No variations will be entertained for their failure to do so. A visual record is provided for the facilities which the tenderer shall study in detail. For the avoidance of any doubt the tenderer shall include all necessary works required to carefully; remove / protect, replace and return to current arrangement all of the following elements affected by the works: • Wall fixtures and fittings • Wall mounted signage • Any ceiling mounted fittings affected by works • Floor finishes • Loose furniture • Office equipment • Fitted furniture • M&E services on the walls to received insulated plasterboard finish	
2.1.1	In relation to above 2.1, we highlight here numerus items that the tenderer shall include for, this is a non-exhaustive list and the onus is on the tenderer to include all works required to return the building back to use, <u>there are no client direct sub-contractors / specialists involved.</u>	

2.1.1.1	Location: FET College Cashel, Co. Tipperary, E25 YK09. To deliver internal insulated wall lining to external walls; External Wall vents to be replaced. Window joinery reveals and window boards to be removed and either reuse or replace with like for like joinery profiles. Replace skirting boards with like for like joinery profiles. Remove and replace / reuse coved ceiling profile. Remove dado rails and picture rails to external walls and replace with new picture rails to match existing profiles. Carefully remove Notice boards and mount on new wall lining. Modify built-in kitchens x 3, to allow for wall lining and reinstate kitchen, including all associated electrical and plumbing services. Isolate and relocate electrical wall sockets, AV & IT to external walls, including all associated containment. Protect any retained surfaces, loose furniture, equipment, fitted furniture, fixtures, fittings. <u>Room Toilets 1:</u> Strip wall tiles to all walls shown on Drawings, Install new wall tiles to match existing, or colour and type to Architects approval. Include all associated electrical and plumbing services for sanitary facilities impacted by these works. <u>Room Toilets 2:</u> Strip wall tiles to all walls shown on Drawings, Install new wall tiles to match existing, or colour and type to Architects approval. Include all associated electrical and plumbing services for sanitary facilities impacted by these works. Adjust toilet cubicles to allow for new wall lining <u>Room Toilets 3:</u> Strip wall tiles to all walls shown on Drawings, Install new wall tiles to match existing, or alternative colour / brand to Architects approval. Include all associated electrical and plumbing services for sanitary facilities impacted by these works. <u>Protect wall mirrors to Dance Studio space.</u> <u>ETB Classroom IT Room:</u> Modify built-in Fitted furniture x 1, move computers away from works area and protect. <u>ETB Classroom Adult Literacy & BTEI:</u> Remove and reinstate wall mounted overhead projector include for all necessary grounds to mount on new wall lining finish, include for removal and reinstatement of wall mounted white board.	
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2.1.1.2	Location: Teach an Léinn, Nenagh, Co. Tipperary E45 RX24 To deliver internal insulated wall lining to external walls and insulated sloped and flat ceilings; External Wall vents to be replaced. Window joinery reveals and window boards to be removed and either reused by modifying or replace with like for like joinery profiles. Replace skirting boards with like for like joinery profiles. Carefully remove Notice boards and mount on new wall lining. Modify built-in furniture to allow for wall lining and reinstate, including all associated electrical and plumbing services. Isolate and reinstall electrical fittings, AV & IT to external walls & sloped ceilings, including all associated containment. Protect any retained surfaces, loose furniture, equipment, fitted furniture, fixtures, fittings. <u>Ground Floor Level</u> <u>Open Plan Stairs Area:</u> Leave wall lining as existing to this area as insulation upgrade shall be delivered externally. Remove sloped ceiling sections and prepare for new 150mm deep PIR insulation between rafters and new 25mm thick insulated plasterboard to finish to existing flat ceiling. Prepare roof for 4 nr new slate vents over sloped ceiling areas. <u>Female WC:</u> Strip wall tiles to all walls shown on Drawings, and prepare for new wall tiles to match existing, or alternative colour / brand to Architects approval. Include all associated electrical and plumbing services for sanitary facilities impacted by these works. <u>Male WC:</u> Strip wall tiles to all walls shown on Drawings, and prepare for new wall tiles to match existing, or alternative colour / brand to Architects approval. Include all associated electrical and plumbing services for sanitary facilities impacted by these works. <u>Kitchen / Canteen:</u> Remove, modify and reinstate counter along external walls. <u>First Floor Level:</u> <u>Training Room:</u> Remove sloped ceiling sections and prepare for new 150mm deep PIR insulation between rafters and new 25mm thick insulated plasterboard to finish to existing flat ceiling and wall lining.	
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	Prepare roof for 8 nr new slate vents over sloped ceiling areas. Retain flat ceilings, prepare for installation of 1 nr insulated access hatch to attic space. Remove existing attic insulation. <u>Classroom:</u> Remove sloped ceiling sections and prepare for new 150mm deep PIR insulation between rafters and new 25mm thick insulated plasterboard to finish to existing flat ceiling. Prepare roof for Installation 2 nr slate vents over sloped ceiling areas. Retain flat ceilings, prepare for installation of 1 nr insulated access hatch to attic space. Remove existing attic insulation. <u>Office:</u> Remove sloped ceiling sections and install new 150mm deep PIR insulation between rafters. Install new 25mm thick insulated plasterboard to finish to existing flat ceiling. Prepare roof for Installation of 2 nr slate vents over sloped ceiling areas. Retain flat ceilings, prepare for installation of 1 nr insulated access hatch to attic space. Remove existing attic insulation. <u>Youthstart Room:</u> Remove sloped ceiling sections and prepare for new 150mm deep PIR insulation between rafters and new 25mm thick insulated plasterboard to finish to existing flat ceiling. Prepare roof for Installation of 4 nr slate vents over sloped ceiling areas. Retain flat ceilings, prepare for installation of 1 nr insulated access hatch to attic space. Remove existing attic insulation. <u>FETAC Office:</u> Remove sloped ceiling sections and prepare for new 150mm deep PIR insulation between rafters and new 25mm thick insulated plasterboard to finish to existing flat ceiling. Remove plasterboard gables to dormer roof and install new 100mm deep PIR insulation between timber studs. Install new 25mm thick insulated plasterboard to finish to existing flat ceiling. Prepare roof for Installation of 4 nr slate vents over sloped ceiling areas. Retain flat ceilings, prepare for installation of 1 nr insulated access hatch to attic space. Ensure junction between wall insulation and roof insulation are abutting at all locations to ensure a continuous insulated envelope.	
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2.2	Allow for protecting existing furniture and equipment during the works.	
2.3	Strip out existing floor coverings, all area	
2.4.1	Both Facilities: Remove existing wall linings back to either existing studwork or where decay has occurred in the timber work, replace decayed timber before installing new insulated plasterboard. Include provisional sum of € 10,000.00 for unforeseen works to sub-surface.	
2.4.2	Teach an Léinn only: Remove existing sloped ceilings back to rafters or where decay has occurred in the timber work, replace decayed timber before installing new insulation and insulated plasterboard. Include provisional sum of € 10,000.00 for unforeseen works to sub-surface.	
2.5	Make good to finishes where existing services are removed by these works.	
2.6	Make good to ceilings where redundant lights and services are removed and for the installation of new services and fittings.	
2.7	Remove existing external doors to Cashel building only.	
2.8	Remove and reinstall wall mounted pictures, artwork, notice boards, all other wall mounted fixtures and fittings. Extent of which shall be ascertained by the contractor at tender stage, note, these items are not identified and documented in the tender pack, the contractor shall make adequate allowance in their tender submission.	
2.9	Allow for removing furniture on a room by room bases to facilitate the laying of new floor finishes, include for reinstating the furniture back in original position once floor finish is complete. Extent of which shall be ascertained by the contractor at tender stage, note, these items are not itemized in the tender pack, the contractor shall make adequate allowance in their tender submission.	
2.10.1	Teach an Léinn only: Remove previous insulation within attic spaces and prepare for new attic insulation.	
2.10.2	Teach an Léinn only: Remove existing timber cladding, battens, breather membrane back to timber studwork, where decay has occurred in the timber work, replace decayed timber before installing new insulated render build up. Include provisional sum of € 5,000.00 for unforeseen works to sub-surface.	

2.11	Dispose of all removed material and construction waste.	
2.12	NB. Use the M&E documents for pricing the services demolition and alterations works	
2.13	Items the Contractor believes necessary to deliver the complete works, but not included above:	
2.14	Sub-total	

Section 3: New Architectural Works to both Facilities

Ref	Description	Amount Ex vat €
3.0	New Architectural Works to FET College Cashel	
3.0.1	Install new doors, existing windows shall be retained.	
3.0.2	Install airtightness tapes at all junctions between existing windows and door frames and surrounding walls.	
3.0.3	Install new breathable insulated internal wall lining system solution to prepared external walls, including airtightness tapes to junctions with; floors, internal walls and ceilings, To achieve 0.21 w/m ² k	
3.0.4	Install new attic insulation	
3.0.5	Install 10 nr new slate vents to existing pitched roof to address ventilation of space above insulation.	

3.0.6	Install new window boards to all windows, 25mm thick prepared MDF with profile to match existing window boards.	
3.0.7	Make good to door thresholds, window & door reveals, internally and externally.	
3.0.8	New internal painting to all surfaces i.e walls, ceilings, joinery, skirtings, window boards, window reveals and architraves to windows, doors, dado rails, picture rails.	
3.0.9	New profiled prepared MDF DADO rail to external walls, profile to match existing.	
3.0.10	New profiled prepared MDF Picture rail to external walls, profile to match existing.	
3.0.11	New profiled ceiling coving to external walls, profile to match existing.	
3.0.12	New skirtings to all walls (excluding tiled wall areas), use new MDF 15mm thick prepared with profile to match existing.	
3.0.13	New wall tiles (including all trims, adhesive, grout, sealants) to all walls in the following rooms, tiling to match existing, or alternative colour and type to Architects approval: Toilets 1. Toilets 2. Toilets 3.	
3.0.14	New Floor finishes to all floors, as follows: <u>Laminate timber flooring to rooms:</u> Student Room Classroom Include for leveling compound under <u>Carpet Tile to rooms:</u> Office x 2 ETB Classroom IT Room ETB Classroom Adult Literacy & BTEI First floor Corridor <u>Vinyl to rooms:</u> First Floor Kitchen Include for leveling compound under	

	<u>Floor tiles to rooms:</u> Toilets 1. Toilets 2. Toilets 3. Include for leveling compound under tiles	
3.0.15	Supply and fit blinds for the external windows.	
3.0.16	Refer to Architects drawings and specifications, include all necessary works to complete and reinstate the building for use.	
3.0.17	NB. Use the M&E documents for pricing the new services works	
3.0.18	Supply and fit blinds for the external windows.	
3.0.19	Items the Contractor believes necessary to deliver the complete works:	
3.0.20	Sub-total	
Ref	Description	Amount Ex vat €
3.1	New Architectural Works to Teach an Léinn, Nenagh	
3.1.1	Retain existing windows and doors.	
3.1.2	Install airtightness tapes at all junctions between existing windows and door frames and surrounding walls.	
3.1.3	Install new breathable insulated internal wall lining system solution to prepared external walls, including airtightness tapes to junctions with; floors, internal walls and ceilings. To achieve 0.21 w/m ² k	

3.1.4	To flat ceilings; Install new 300mm thick mineral wool insulation made up of 2 layers of 150mm thick, one layer between joists and the other layer running across the joists, ensure junction between wall insulation and roof insulation are abutting at all locations to ensure a continuous insulated envelope.	
3.1.5	To sloped ceiling; Install new 150mm deep PIR insulation between rafters. Install new 25mm thick insulated plasterboard to finish to existing flat ceiling.	
3.1.6	Install 24 nr new slate vents to existing pitched roof to address ventilation of space above insulation.	
3.1.7	Install new window boards to all windows, 25mm thick prepared MDF with profile to match existing window boards.	
3.1.8	Make good to door thresholds, window & door reveals, internally and externally.	
3.1.9	New internal painting to all surfaces i.e walls, ceilings, joinery, skirtings, window boards, window reveals and architraves to windows, doors.	
3.1.10	New insulated external render system on prepared sub-surface. To achieve 0.21 w/m²k	
3.1.11	New powder coated aluminum fascia, soffit, gutter and down pipes and extended slate section along new insulated external rendered wall.	
3.1.12	New powder coated aluminium window cills to 2 nr existing windows in the proposed new insulated external render system.	
3.1.13	New skirtings to all walls (excluding tiled wall areas), use new MDF 15mm thick prepared with profile to match existing.	
3.1.14	New wall tiles (including all trims, adhesive, grout, sealants) to all walls in the following rooms, tiling to match existing, or alternative colour and type to Architects approval: Male WC. Female WC.	
3.1.15	New Floor finishes to all floors, as follows: <u>Vinyl to rooms:</u> Kitchen (R10 safety flooring) Reception area (R9) Ground Floor Hall	

	Include for leveling compound under vinyl flooring. <u>Carpet Tile to rooms:</u> Computer Room Ground Floor Classroom Literacy Room First Floor Hall Training Room First Floor Classroom Office Youthstart <u>Floor tiles to rooms:</u> Male WC. Female WC. Include for leveling compound under tiles	
3.1.16	Supply and fit blinds for the external windows.	
3.1.17	Install new concrete foot paths to building, allow 50m2 of area built up: 125mm thick concrete with expansion joints at max 3m centres on 150mm hardcore on Prepared sub-base. Include for localized drains and aco-drains at all door thresholds.	
3.1.18	Refer to Architects drawings and specifications, include all necessary works to complete and reinstate the building for use.	
3.1.19	NB. Use the M&E documents for pricing the new services works	
3.1.20	Items the Contractor believes necessary to deliver the complete works:	
3.21	Sub-total	

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Section 4: Mechanical & Electrical Summary

Ref	Description	Amount Ex vat €
4.1	Mechanical	
4.1.1	Preliminaries	
4.1.2	Heating Centre (Element 51)	
4.1.3	Drainage (Element 52)	
4.1.4	Water Distribution (Element 53)	
4.1.5	Gas Distribution (Element 54)	
4.1.6	Space Cooling (Element 55)	
4.1.7	Space Heating (Element 56)	
4.1.8	Ventilation (Element 57)	
4.1.9	Other Services (Element 58)	
4.1.10	Any Items Not Included Above	
4.1.11	Site Services (Element 50)	
4.1.11.1	Preliminaries	
4.1.11.2	Site Services	

4.1.11.3	Ant Items Not Included Above	
4.1.12	Mechanical Sub-total	
4.2	Electrical	
4.2.1	Preliminaries	
4.2.2	Electrical Supply and Main Distribution (Element 61)	
4.2.3	Power (Element 62)	
4.2.4	Lighting (Element 63)	
4.2.5	Security and Protection (Element 65)	
4.2.6	Other Services (Element 68)	
4.2.7	Any Items Not Included Above.	
4.2.8	Site Services (Element 60)	
4.2.8.1	Preliminaries	

4.2.8.2	Site Services	
4.2.8.3	Ant Items Not Included Above	
4.2.9	Electrical Sub-total	

Section 5: Pricing Summary

Ref	Description	Amount Ex vat €
5.0	Summary	
5.1	Section 1: Sub-total	
5.2	Section 2: Sub-total	
5.3	Section 3.0: Sub-total	
5.4	Section 3.1: Sub-total	
5.4	Section 4: Mechanical Sub-total	
5.5	Section 4: Electrical Sub-total	
5.6	Total ex vat	