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Schedule of Works

Project: Accessible Dwelling Adaptation Works at Templemore Road, Roscrea, Co. Tipperary

Project Reference: 25-017

Client: Marillac Housing Association

Document Ref: 25-017 Schedule of Works,

Note to Tenderers: This schedule must be read together with the Tender Drawing Set (25-017, Rev 01: drawings TD001-TD800), DMA Architects' Condition Report (Rev 1) and the Pricing Document (Volume C). All works must comply with current Building Regulations, HIQA standards for Designated Centres, and the Fire Safety in Community Dwelling Houses Code of Practice. Where this schedule and the drawings differ in detail, the drawings and the Pricing Document govern; any remaining conflict should be raised as a tender query before submission.

1.0 Preliminaries & Site Setup

1.1 Health & Safety

The contractor shall be required to carry out the works in a safe manner at all stages during construction in accordance with their duties under the Safety, Health and Welfare at Work (Construction) Regulations 2013. The principles of prevention shall be applied at all stages and where doubt exists in relation to the safest way of carrying out the works the contractor shall abide by the applicable codes of practice published by the Health and Safety Authority.

1.2 Assigned Certifier

Builder to note that the works will be carried out under the current building regulations (Building Control Act as amended 2014); the builder is to note that he has specific duties under this legislation. The Architect, as the assigned certifier, will require at least 3 days' notice in relation to the inspection of elements listed in the attached preliminary inspection plan document. The Builder cannot proceed to the next stage without approval.

1.3 Site Works

The contractor shall be responsible for keeping the site tidy at all stages during the construction. All waste material from the works shall be disposed of to a licensed landfill or recycled where possible. Any materials stored will need to be fenced off and protected at all times to prevent any associated health and safety risks and to prevent possible littering of the surrounding area. Tenderers are advised to visit the site to review the site constraints prior to submitting a tender. The site is approximately 0.32 acres (approx. 1,287m²) - refer to Drawing TD001 (Site Location Map) and TD002 (Boundary Treatment / Site Layout) for the extent of the site boundary.

1.4 Housekeeping

The contractor shall be responsible for keeping records of certificates of materials and workmanship used on site and in construction. These are to be kept on file and available for inspection at all times.

1.5 Compliance Certification & Completion

General: Under the Building Control Regulations it is the duty of the Designers, Builders and other parties involved in the works to ensure the works are designed, constructed and completed to a proper standard and in accordance with the Building Regulations and good building practice.

Certificates of Compliance with Building Regulations: In order for the 'Final Certificate' to be issued and for the Architect to issue the required 'Architect's Opinion on Compliance with Building Regulations', a supporting Certificate of Compliance must be issued by the Main Contractor, supported by certificates from any required subcontractors or bodies associated with the construction of the works. Certificates of Compliance under the Building Regulations shall certify that the relevant installation has been properly designed, installed, completed, tested and commissioned as required, and is compliant with all the requirements of the Building and Construction Regulations. These shall include, as appropriate, but not be limited to, the works described in the schedule below.

Section of Regs	Certificate of Compliance Required	Certifier
TGD "A" Structure	Certificate by Structural Engineer in respect of Foundations and Structure.	Structural Engineer
TGD "B" Fire	Certificate of Compliance by Electrician in respect of Fire Alarm & Detection System.	Electrician
TGD "C" Site & Moisture	Certificate of Compliance by certified installer for Radon/DPM Membrane & Vent Installation.	Radon Installer
TGD "D" Materials & Workmanship	Certificate of Compliance by Main Contractor/Builder in respect of Quality of the Build & the whole of the Works, supported by all documentation described herein.	Main Contractor

Section of Regs	Certificate of Compliance Required	Certifier
TGD "E" Sound	N/A in single domestic dwellings.	—
TGD "F" Ventilation	Certificate of Compliance by certified installer for Room/Window Vents or HRV System Installation. (HRV = Heat Recovery Ventilation System)	Builder or HRV Installer
TGD "G" Bathrooms, Utility & Kitchens	Certificate of Compliance by designer and builder for Bathroom, Utility & Kitchen Sanitary Installations.	Designer/Plumber
TGD "H" Drainage & Wastewater Systems	Certificate of Compliance by Main Contractor/Plumber/Wastewater System Installer in respect of Drainage & Wastewater Systems.	Main Contractor/Plumber/Wastewater Installer
TGD "J" Heat Producing Appliances	Certificate of Compliance by certified installer in respect of Heating System Installations & Fireplaces.	Builder or Heating System Installer
TGD "K" Stairs & Balustrading	Certificate of Compliance by designer and fabricator in respect of Design & Construction of Stairs.	Designer and Fabricator
TGD "L" Conservation of Fuel & Energy	Certificate of Compliance by designer, builder & BER Assessor in respect of Building Insulation & Renewable Energy System Installations (BER Cert, Solar Hot Water System Installation Cert).	Designer, Builder & BER Assessor
TGD "M" Access for Disabled People	Certificate of Compliance by designer and Builder in respect of Design for Access & Sanitary Conveniences for disabled access.	Designer and Builder

1.6 Set Out & Investigation

Verify all dimensions on-site prior to commencing. Before main works begin, the contractor must perform 'opening up' works on the suspended timber floors identified in the Condition Report to confirm the extent of decay (5 No. rooms with suspended timber floors - see Pricing Document item C.1), and reinstate temporarily pending instruction from the Employer's Representative/Structural Engineer.

1.7 Protection

Protect existing boundary walls and neighbouring properties throughout the duration of the works.

1.8 Hazardous Materials

The Condition Report identifies two areas of suspected asbestos-containing material: the flue sleeve serving the boiler house, and the floor tiles (and their adhesive) beneath the Hall carpet. The Contractor shall allow for a licensed asbestos survey of both areas prior to disturbance, and for removal/encapsulation by a specialist contractor if presence is confirmed. This report does not constitute a specialist asbestos survey, and other materials within the building may also be affected; if renovation works proceed, a Refurbishment/Demolition Asbestos Survey (RDAS) is required and an Asbestos Management Plan must be compiled by a competent person prior to any works disturbing the identified areas.

2.0 Demolition, Strip-Out & Structural Remediation

2.1 General Strip-Out

Remove all existing floor finishes, skirting, and ceilings. Remove all non-fire-rated internal doors/frames, existing fitted kitchen/utility/bedroom units, and all existing sanitary ware, throughout the dwelling.

2.2 Front Elevation, Chimneys & Walls

2.2.1 Front Concrete Slab: Prepare front concrete slab for repair works, strip surface finish and remove any loose material.

2.2.2 Chimneys: Completely demolish the 2 No. existing masonry chimney stacks (Sitting Room and Rear Living Room), complete from roof level to ground level, including breaking out foundation/hearth where encountered. Both chimneys are then REBUILT as new lightweight framed chimney stacks - not rebuilt in masonry: new softwood/metal stud frame structure built up from roof level to match the original chimney position/profile, clad externally in cement fibre board or an equivalent GRP render-effect prefabricated chimney unit (e.g. JLM Composites Ltd or equal and approved), complete with matching capping/flaunching detail. See Drawings TD401 (Proposed Details) and TD500 (Proposed Fire Drawings) for the prefabricated chimney detail, and TD200 for the finished elevation.

2.2.3 Walls: Demolish selected internal walls to facilitate the new layout - refer to demolition red-line markup on Drawing TD110 (Existing & Proposed Ground Floor Plans), approx. 8 No. wall/partition runs.

2.3 Specialised Remediation

2.3.1 Roof Stabilisation: Carry out structural engineer-designed bracing and support works to the main roof to rectify the 'roof spread and distortion' identified in the Condition Report (undersized/spreading ceiling joists, BRE Digest 251 Category 1 & 2 cracking). Open up the existing roof/ceiling void generally, and at the 2 No. bay window locations specifically, for inspection prior to commencement of the main works to confirm the extent of remedial works required, and reinstate temporarily pending instruction.

2.3.2 Bay Window Rebuild: Subject to further inspection, allow for the full structural repair/rebuild of the 2 No. front bay window openings, including the installation of new steel supports/lintels - see Drawing TD401 (Section J-J).

2.3.3 Floor Remediation: Remove and replace decayed suspended timber joists and floorboards in Bedroom 01 (RM-03 on the proposed layout) - identified in the Condition Report as having an unventilated void and requiring full floor replacement. Allow for opening-up inspection (see item 1.6) and localised repairs to the remaining 4 No. rooms with suspended timber floors identified in the Condition Report, and for associated damp-proofing/cold-bridging remedial works at the front wall (former Bedroom 01) and rear wall (former Bedroom 03).

2.4 External Structures

Demolish the existing rear shed in its entirety, including foundations, and make good the ground. Demolish the existing rear concrete footpath and remove from site (replacement footpath as Section 9.1).

2.5 Openings, Lintels & DPC

New galvanized steel lintels are required over all new/widened openings (extra over the demolition/masonry items above), together with new galvanized steel columns where indicated on the drawings, and new DPC (damp-proof course) around all new and altered openings.

3.0 Masonry, Alterations & Internal Construction

3.1 Structural Openings

Enlarge existing window masonry to facilitate the new double exterior doors at the former bay window location (see Drawing TD110/TD200/TD401). Widen existing internal door openings to meet accessibility and fire standards. Infill redundant door/window openings as indicated, with matching construction and making good to finishes both sides.

3.2 Internal Partitions

Construct new timber stud partitions as per the Proposed Ground Floor Plan (Drawing TD110), generally 75mm x 50mm studs at 400mm centres, plasterboard both faces, taped and jointed ready for decoration. Partitions forming a corridor/escape route boundary are constructed as fire-rated (FD30-equivalent) stud partitions, per the Fire Safety Plan (Drawing TD500).

3.3 New Opening & External Access

The works at the front of the dwelling comprise: forming the new external double-door opening at the former bay window location, including new lintel, cavity closers and matching masonry cavity wall construction to reveals (see Drawing TD110/TD200/TD401); and constructing a new accessible concrete access ramp and steps to this entrance, to Part M gradient and dimension requirements, complete with handrails (see Section 9.1).

3.4 Fire Safety & Insulation

- 3.4.1** Ceilings: Install new Fire-Rated Ceilings (2 No. layers 12.5mm fire-rated plasterboard or equivalent, taped and jointed, achieving 30 minutes' fire resistance) to the 3 No. rooms specifically scheduled as fire-separated on the Room Finish Schedule (Drawing TD110), approx. 29m² total. All other rooms receive a new standard single-layer 12.5mm plasterboard ceiling, taped and jointed ready for decoration (balance, approx. 86m²).
- 3.4.2** Drylining: Install internal rigid insulated plasterboard drylining to the internal face of existing external walls throughout, including all adhesive dabs/mechanical fixings, taping and jointing ready for decoration, in support of the target BER A2 rating and to address 'cold bridging' damp issues identified in the Condition Report.
- 3.4.3** Firestopping: Carry out comprehensive firestopping at all service penetrations and structural junctions, throughout, to maintain fire compartmentation.

4.0 Roofing & Ventilation

4.1 Main Roof

Patch and repair the existing concrete interlocking roof tiles generally, and make good the roof covering at the 2 No. former chimney locations following demolition, including new flashings/soakers to match existing. Install additional attic insulation to achieve a minimum total depth of 300mm (existing is approx. 150mm - see Condition Report).

4.2 Garage

Strip existing garage roof covering and remove existing garage doors. Install a new roof structure (timber trussed rafters or equivalent) and new roof covering to match the dwelling roof finish.

4.3 Ventilation & Access

- 4.3.1** Install new wall vents (one to each habitable room, per the Schedule of Works Ventilation requirements) - see drawings for locations.
- 4.3.2** Install new roof vents to the attic space and soffit vents to the perimeter, to maintain background ventilation given the non-breathable sarking felt identified in the Condition Report.
- 4.3.3** Supply and fit a fire-resistant, insulated, self-closing drop-down loft access door, size 562mm x 726mm, complete with ladder if specified.

5.0 External Finishes, Windows & Doors

5.1 Windows

Supply and install new double-glazed uPVC/timber windows as per the Window Schedule (Drawing TD200/TD110). Of the 9 No. existing windows recorded on the Window Schedule, 4 No. (EW-03, EW-06, EW-07, EW-09) are removed (the opening at the former bay window becomes the new double-door opening - see Section 3.1/3.3); the remaining 5 No. are retained. New windows W-01, W-05 and W-06 are installed per the Window Schedule.

5.2 External Doors

5.2.1 Install new external double doors (fully glazed) at the former bay window location, to Part M accessible threshold requirements, complete with all ironmongery.

5.2.2 Replace the utility room door with a new high-security external door, complete with all ironmongery.

5.2.3 Install new external door(s) to the garage, complete with all ironmongery.

5.3 Wall Finishes

Patch repair wet dash render to match existing texture/colour at all locations disturbed by the works (new/altered openings, chimney removal, new door/ramp junction), all elevations - the existing wet-dash render is in generally good condition elsewhere. The full external repaint of all elevations (not limited to the patch-repaired areas) is included at Section 8.3 below.

6.0 Mechanical & Plumbing

6.1 System Replacement

Entirely demolish and remove the existing heating system and redundant services, including the existing boiler (a Grant 90-120 Euro Flame unit, still operating at time of survey), all radiators, pipework and controls.

6.2 New Installation

Install a new oil-fired condensing boiler system (ErP A-rated, minimum 92% seasonal efficiency, HVO-Ready for future biofuel use), including all radiators, controls, soil/waste pipework, and hot/cold water services. Heating and water pipework to be pressure-tested on completion per BS EN 806-4.

6.3 Sanitary Ware

- 6.3.1** Accessible Bathroom: Supply and fit a complete Part M / Doc M compliant accessible sanitaryware package (WC, wash hand basin, level-access shower with fold-down seat and grab rails), plus a separate bath (1700 x 800mm) - both to the Accessible Bathroom.
- 6.3.2** Staff WC: Construct and fit out a new Staff WC with standard sanitary ware (WC and wash hand basin).
- 6.3.3** Kitchens: Supply and fit new fitted units, worktop, sink and taps to both the Resident Kitchen and the separate Staff/Caretaker Kitchenette.

6.4 Oil Tank

The existing oil storage tank (a low-quality, above-ground steel tank, unsuitably sited in the rear shed) is to be REPLACED, not relocated: allow for inspecting and pressure-testing the existing tank and supply line prior to decommissioning/removal, and for making good any contamination or leaks identified. Supply and install a new bunded oil storage tank in a new compliant siting per OFTEC/TGD guidance, complete with all fill/vent pipework, fire valve and connection to the new boiler.

6.5 Cold Water Storage

Supply and install a new 270 litre GRP cold water storage tank in the attic, insulated, complete with all fittings and overflow (see Drawing TD601).

6.6 Rainwater Harvesting & Water Treatment

Supply and install a 100 litre rainwater harvesting tank and a water softener unit, complete with all associated pipework and controls.

7.0 Electrical, Safety & Security

7.1 General

Full rewire of the property, including a new consumer unit/distribution board with RCBO protection, containment, and all first and second fix works, tested and certified (RECI/NICEIC or equivalent).

7.2 Lighting

Install emergency/escape lighting luminaires with self-contained battery back-up (to comply with TGD Part B / IS 3217), pendant and/or wall-hung light fittings as scheduled, and IP65-rated dimmable LED downlights.

7.3 Power, Data & Alarms

- 7.3.1** Install socket outlets, data points, shaver sockets and TV/aerial outlet points as per the Electrical Plan (Drawing TD601), plus isolating switches (fused spurs/isolators) for fixed mechanical/electrical equipment (e.g. boiler, extract fans) as required.
- 7.3.2** Fire Alarm: Install a new L1 Fire Alarm System (smoke, heat and carbon monoxide detectors, manual call points, and sounder/strobe units achieving a minimum 85dB(A) at all bed-heads with doors closed) to HIQA standards / the Fire Safety in Community Dwelling Houses Code of Practice / TGD Part B - see Drawing TD500 (Proposed Fire Drawings).
- 7.3.3** Security/Access: Install keypad/card access control and associated electric release buttons at designated secure doors, and an Emergency Staff Call system (pull-cord units wired to a central annunciator panel).

8.0 Internal Finishes, Joinery & Fittings

8.1 Joinery

Supply and hang new internal fire-rated doors (FD30S, 44mm solid core), frames, architraves and skirtings throughout, complete with matching fire door ironmongery (hinges, self-closer, lever handle/lockset, signage) and intumescent/cold smoke seals - per the Door Ironmongery Schedule (Drawing TD500). 4 No. of these doors receive a vision panel, where scheduled.

8.2 Floor & Wall Finishes

Prepare sub-floors and install new floor finishes throughout (safety vinyl generally, per the Room Finish Schedule). Plaster and paint all new and existing internal walls.

8.3 Painting

Internal and external repainting of the entire property, complete.

8.4 Kitchens & Furniture

Supply and fit new Resident Kitchen and separate Staff/Caretaker Kitchenette units, complete with worktop, sink and taps. Supply and install one full-height fitted wardrobe to Bedroom RM-03, and a bespoke TV unit in the Sitting Room.

8.5 Fire Equipment

Supply and install wall-mounted fire extinguishers and fire blankets, as shown on Drawing TD500 (Proposed Fire Drawings).

9.0 External Works & Drainage

9.1 Access & Paving

Construct a new concrete accessible access ramp and steps to the front entrance (see Section 3.3), to Part M gradient and dimension requirements, complete with handrails. Replace the front pathway with a new concrete/paved path and construct new rear footpaths. Extend the existing asphalt driveway (triangular infill area shown on Drawing TD002) to match the existing finish. Make good the existing front entrance slab (repair cracks).

9.2 Drainage

Adapt the existing foul drainage to suit the new layout, and install a new foul drainage inspection manhole with new connections for the upgraded plumbing (no manhole could be located on site at tender stage - see Condition Report). Given the resulting uncertainty over the existing run's condition, also allow for: a CCTV drainage survey of the existing below-ground foul run; and a fixed allowance for renewing/replacing a length of the existing run found to be defective, damaged or beyond repair (approx. 10m) - see Pricing Document items O.4/O.5. New surface water drainage connections/gullies are required at the new access ramp and altered external paved areas.

9.3 Landscaping

Form new planting beds adjacent to the ramp and carry out general landscaping/ground making good where the rear shed was removed, and general reinstatement of ground disturbed by the works.

9.4 Boundary Treatment

Supply and erect new panel fencing (composite/timber panels, concrete posts) to the boundary as shown on Drawing TD002, total length approximately 7.2m, including 2 No. new gates (Gate 'A' and Gate 'B'). Make good the existing stone boundary wall generally, including trimming excessive vegetation, and repair/repoint/rebuild the front boundary wall where the stone cladding is failing (see Condition Report Section 5.10).

10.0 Building Energy Rating (BER) Certificate & Handover

Contractor is to provide a BER certificate on completion of construction - minimum acceptable BER rating is A2.

Final Clean for Handover

Include for a full clean and fogging of the dwelling upon completion.