

Description	Qty	Unit	Rate	€	c
<u>(06 & 07) PRELIMINARIES AND INSURANCES</u>					
<u>PRELIMINARY PARTICULARS</u>					
PROJECT PARTIES AND CONSULTANTS					
<u>Name, Nature and Location of the Project</u>					
Roof works and small internal repairs to Stanhope Street Secondary School					
<u>General Description of the Works</u>					
Upgrade of existing roofs, crack repair and small internal repairs to existing school building					
<u>Employer</u>					
The Board of Management, Stanhope Street Secondary School					
<u>Employers Representative</u>					
Mr. Liam McLoughlin, McLoughlin Architecture, Unit 4B, Elm House, Millennium Park, Naas, Co. Kildare Tel: 045 854900					
<u>Architect</u>					
Mr. Liam McLoughlin, McLoughlin Architecture, Unit 4B, Elm House, Millennium Park, Naas, Co. Kildare Tel: 045 854900					
<u>Quantity Surveyors</u>					
Lambert Surveyors, Chartered Quantity Surveyors, Claregate Street, Kildare Town, Co. Kildare Tel: 045 542698					
<u>Structural Engineer</u>					
STEM Consulting Engineers, 23 Seafield Road, Booterstown, Blackrock, Co. Dublin					
<u>Project Supervisor Design Process</u>					
Mr. Liam McLoughlin, McLoughlin Architecture, Unit 4B, Elm House, Millennium Park, Naas, Co. Kildare Tel: 045 854900					

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<u>Consultants Generally</u> The Employers Consultants and any other Consultants appointed from time to time by the Employer will be empowered to visit the site and to supervise all or any of the work. The Contractor shall observe their instructions and directions with regard to same and collaborate with them fully to any extent that may be required, provided always that the Architects directions with regard to all or any of the work shall be final and binding. DESCRIPTION OF SITE <u>Location of and Access to Site</u> The site is located in the grounds of the existing School Campus and access to the site will be via the vehicular entrance / exit to the rear and pedestrian access via front public pathway. <u>Existing Buildings</u> The Contractor should note the proximity of existing school buildings, etc and allow for any additional costs associated for restrictions/difficulties as a consequence of working alongside same. <u>Protection of Existing Building and Adjoining Properties</u> The Contractor shall provide everything that may be necessary for the protection and safety of the existing and adjoining properties while carrying out the works. The Contractor shall be held solely responsible for the safety of the adjoining buildings and the safety of all temporary work and after removal make good all work disturbed. <u>Convenience of Others</u> The Contractor shall consult the convenience of anybody who may be affected by the work, with regard to the approaches to be used, suitable times for making deliveries and all other matters affecting them.					

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	<u>Preliminary Investigation</u> The Contractor shall be deemed to have visited the site before submitting their tender and to have satisfied themselves as to the means of communication, access to the site, extent of the work, nature of the site and the existing buildings and all conditions under which the works will be carried out together with the conditions effecting the supply of labour and materials and all other matters which may effect the tender. No claims based on the lack of any such knowledge will be entertained.					
A	Arrangements for visiting the site should be made with the Employer's Representative - Mr Mel McLoughlin 045 854900					
	DRAWINGS AND OTHER DOCUMENTS					
	<u>Documents</u>					
B	Preliminary Health and Safety Plan		Item			
C	Tender and Schedule for current edition of Public Works Contract for Minor Building and Civil Engineering Works designed by the Employer		Item			
	<u>Structural Engineers Documents</u>					
D	Refer to Volume A Works Requirements		Item			
	<u>Architects Documents</u>					
E	Refer to Volume A Works Requirements		Item			
	<u>Inconsistencies</u> In the event of there being an inconsistency between documents, the tenderer shall observe the order of precedence as set out in the Conditions of Contract (ref 1.3.1). In the event of there being an inconsistency between figured and scaled dimensions, the figured dimensions shall prevail. All apparent inconsistencies shall be raised with and clarified by the Employer's Representative before the Contractor orders materials or commences work.		Note			
	<u>Unpriced Items</u> Unless otherwise stated in the tender documentation, any item left unpriced shall be deemed to be included for in the tender and the cost of the item shall be deemed to be spread across and included in the rates generally.		Note			

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	<u>CONTRACT</u>					
	FORM, TYPE AND CONDITIONS OF CONTRACT					
	<u>Conditions of Contract</u>					
A	The Conditions of Contract are the current Minor Public Works Contract Document		note			
B	The Contractor must fill in the appropriate sections of the Tender and Schedule in order to submit a bonafide Tender		note			
C	The successful Contractor shall execute an agreement with the Employer in the Form of the Articles of Agreement exhibited to tenders as detailed in the Public Works Contract Form. The contract will be signed under seal.		note			
D	Government Contract Committee standard Model Forms Numbered 1 to 19 will be used where applicable for Bonds, Collateral Warranties, Project Supervisor for the Construction Stage etc		note			
E	The Contractor is deemed to have included for all costs applicable with executing the works in accordance with the proposed Short Public Works Contract		note			
	CONTRACTORS LIABILITY					
	<u>Particular Insurance Requirements</u>					
F	Public Liability insurance for a minimum limit of indemnity of: See Tender and Schedule		Item			
G	Employers liability insurance for a limit of indemnity of: See Tender and Schedule		Item			
H	Professional indemnity insurance for a limit of indemnity of: See Tender and Schedule		Item			
J	The Contractor shall secure prior to commencement and maintain for the duration of the Contract or up to Substantial Completion or the making good of defects at Final Completion as the case may be, all of the insurance to be provided by virtue of his obligation under the Conditions of Contract and to values not less than those designated.		Item			
K	The Contractor shall submit evidence to the Employer in accordance with the provisions of the Contract that the required Insurance are in effect prior to commencement of the works.		Item			
L	The Contractor shall cover for loss due to malicious damage in the scope of the All Risks Insurance required in the Conditions of Contract		Item			

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	<u>Bond</u>					
A	The Contractor shall not be required to enter into a Performance Bond on this contract.		Item			
	LOCAL AUTHORITIES, FEES AND CHARGES					
B	The Contractor is to include for all costs associated with all Local Authorities fees and charges required to complete the works		Item			
	OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER					
	<u>Building Regulations and Licences and Consents</u>					
C	The Contractor shall certify on completion of the Works that all work carried out by him and his subcontractors is in compliance with the design and that any design work carried out by him is in compliance with the requirements of the Building Regulations.		Item			
	<u>Execution of work in a specific order</u>					
D	The Contractor must submit with the tender a detailed programme for approval, for the entire works including that of any Specialists. Provide necessary copies of the programme for imposing similar conditions upon Specialists. This programme will be reviewed as and when required by the Employer's Representative. The provision of hard-standings and temporary services etc. will be executed at the outset of this project. All Programme requirements are to be in accordance with the Contract Conditions.		Item			
	<u>Limitations of the Site</u>					
	The limitations of the site shall be as indicated on the Site Plan, ascertained by inspection and as agreed with the Client on site. This area will be fully hoarded off to the satisfaction of the Employer's Representative in accordance with the architects requirements. Responsibility for the maintenance and upkeep of all access routes as required to the Employer's Representative satisfaction will rest with the main contractor. The following are a number of restrictions the contractor shall comply with while on site:					
E	In order to comply with the adjoining residents rights to quiet enjoyment of their building and to keep any disruption to a minimum, advanced notice must be given where the noise levels will cause disruption		Item			
F	The works shall be carried out in such a way as to cause the minimum of inconvenience to the general public (including school personnel), the neighbouring residents and local traffic.		Item			

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A	The statutory requirements relating to control levels of noise of the works must be strictly observed (see BS8233). The acceptable internal noise level between 8am to 6pm is restricted to 55dB(A).		Item			
B	Note: Work above 55dB (A) which will have to be undertaken outside normal working hours will have to be included for in the tender sum		item			
C	The adjoining school buildings shall be fully occupied during the course of the construction works so the contractor shall take all necessary care to ensure the running of the school within the building are not affected in any way.		item			
D	The contractor shall ensure full weathering of the building during any demolition and construction of the works.		Item			
E	External Noise Levels - See the National Road Schemes (table 1, Maximum permissible noise levels at the facade of dwellings during construction) which indicates the maximum permissible noise levels at the facade of dwellings during the construction period. The NRA stipulates that: "these values are indicative only, it may be appropriate to apply more stringent limits in areas where pre-existing noise levels are low". All sound measurements should be carried out in accordance with ISO Recommendations R1996/1, 2 & 3, 'Description and Measurement of Environmental Noise' as appropriate. " With regard to construction activities, reference will be made to BS5228: Noise control on construction and open sites, which offers detailed guidance on the control of noise & vibration from demolition and construction activities."		Item			
F	The Contractor will be required to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S.5228 Noise Control on Construction and Open Sites. Water bowsers should be provided as necessary to control dust levels on site as directed by the Architect		Item			
G	The Contractor shall note that smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to nuisance to persons in the neighbourhood.		Item			
H	The contractor shall allow for any restrictions or obligation required for working on the School Campus.		Item			

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A	Vibration monitoring - All sound measurements should be carried out in accordance with ISO Recommendations R1996/1, 2 & 3, 'Description and Measurement of Environmental Noise' as appropriate. " With regard to construction activities, reference will be made to BS5228: Noise control on construction and open sites, which offers detailed guidance on the control of noise & vibration from demolition and construction activities		Item			
B	The contractor must exercise extreme care to avoid unnecessary noise or interference to the running of the carparks during the course of construction. Rock breaking, demolitions etc or any exceptionally loud noises shall not be permitted between school hours of 9.00am - 3.30pm.		Item			
	<u>Contract Date, Starting Date and Date for Substantial Completion</u>					
C	The date for Substantial Completion shall be the date arrived at after the time allowed for completing the works is measured from the Contract Date. The 'Starting Date' shall not be the basis of calculating the date for Substantial Completion.		Item			
	<u>Limitations of Working Hours</u>					
D	Work may only be carried out between the normal working hours of 0800 hrs to 1730 hrs Mon to Fri and 0900 hrs to 1300 hrs on Saturdays incl. Work outside these times, weekend or bank holiday work will not be allowed except with the prior permission of the Employer's Representative.		Item			
	<u>Dangerous Materials</u>					
E	Where the tender documents do not provide for the presence of asbestos and the Contractor encounters any material suspected of containing it - or where asbestos is found or suspected to be present in areas not identified in the tender documents - work shall be immediately suspended in its vicinity and no other work shall be carried out which might expose either the Contractor's personnel or third parties to contact with the suspect material or of releasing it into the environment. The Employer's Representative shall be informed immediately and his instructions awaited. If any of the material has been disturbed, the area shall be sealed off and the advice of the Health and Safety Authority obtained on the treatment required for personnel who may have been in contact with it.		Item			
F	Work on asbestos containing materials shall be carried out in accordance with the appropriate legislation and regulations and with the instructions of the Health and Safety Authority.		Item			

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	<u>Articles of Value/Historical finds</u>					
A	All articles of value, antiquarian or archaeological interest, fossils, coins, articles, structures and other remains or things discovered on the site of the works shall be the absolute property of the Employer and the contractor shall take all precautions to prevent his workmen or any other persons from removing or damaging any such articles or things and shall immediately upon discovery thereof and before removal acquaint the Employer's Representative of such discovery and except insofar as is provided under this contract for the removal and disposal of rubble, demolished material etc, shall carry out at the expense of the Employer the Architects orders as to the disposal of same.		Item			
	<u>Proprietary Names</u>					
B	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.		note			
C	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, Schedule of Rates or on the drawings shall be deemed to mean the provision of the named product or process or an approved alternative. However, alternative materials to those specified in the Works Requirements will only be considered by the Employers Representative if they are identified at Tender Stage. If not identified at Tender Stage then the Employers Representative may not consider alternatives.		note			
	<u>Protection of Existing/Adjoining Property</u>					
D	The Contractor shall provide everything that may be necessary for the protection and safety of the existing and adjoining properties while carrying out the works. Particular attention will be required to abutments with existing buildings, paths, roads, adjoining walls, fences, hard surface play areas etc during the course of the work.		Item			
E	The Contractor shall be held solely responsible for the safety of the adjoining buildings and the safety of all temporary work and after removal make good all work disturbed.		Item			

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	<u>Temporary Hoardings and Gantries</u>					
A	Provide, maintain, alter and adapt as required all necessary temporary fencing hoardings, fences, planked footways, guard rails, gantries and the like for the proper execution of the works, for the protection of the public, and for meeting the requirements of any local or other authority. Pay all Local Authority charges and fees in connection with hoardings or the like. Include for providing temporary entrance gates to each contract area and compound.		Item			
	<u>Consultants Notice Board</u>					
B	Provide, erect, maintain and remove on completion noticeboards (2nr) size 4.0m x 2.0m approximately. Include for all necessary sign writing to the architects approval. Obtain approval for and provide a suitable temporary name board displaying: Title of project, Name of Employer, Names of Consultants		Item			
	<u>Security</u>					
C	The contractor is required to maintain his own 24 hour security within their site and compound areas.		item			
	<u>Temporary or Permanent Advertisements</u>					
D	Erection of temporary or permanent advertisements will not be permitted on site without prior permission from the Architects		Item			
	<u>Maintenance of Existing Services</u>					
E	Protect, uphold and maintain all pipes, ducts, walls, underground or overhead cables, etc. encountered during the execution of the Works. The Contractor is to make good any damage due to any cause within his control at his own expense or pay any costs and charges in connection therewith.		Item			
F	The Contractor shall maintain any live services such as drainage runs on the existing site during the course of the works and allow for all associated costs. The Contractor shall locate and make safe all existing live services within the boundaries of the site as directed.		Item			
G	The contractor shall maintain the live sewer during the transition from the existing septic tank system to the new system.		Item			

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	<u>Order of Execution</u>					
A	The Contractor must submit with the tender a detailed programme for approval, for the entire works.		Item			
B	This programme will be reviewed as and when required by the Employer's Representative. The provision of hard-standings and temporary services etc. will be executed at the outset of this project. All Programme requirements are to be in accordance with the Contract Conditions.		Item			
C	The Contractor will not be entitled to beneficial use of plant, equipment and other items specified for incorporation in the Works unless subject to the following conditions		Item			
D	(i) Permission is granted in writing by the Employer's Representative		Item			
E	(ii) The Contractor pays all charges including modifications, metering, power, fuel etc.reinstatement and making good on completion and recommissioning prior to Substantial Completion.		Item			
F	(iii) Such permission shall not relieve the Contractor from any liability under the terms of the Contract		Item			
	<u>Temporary Accommodation for sole use of Employer's Agents:</u>					
G	Provide all protective clothing including 5nr hard hats, 5nr reflective jackets and 5nr pairs of protective boots for the sole use of the Employer's Agents.		Item			
H	Provide and maintain temporary office accommodation for the site meetings, adequately heated and lit with table and chairs for 10no. people. This accomodation may be used as part of the contractor's own offices provided that it is reasonably maintained for use as accommodation for site meetings.		Item			
	<u>Temporary Telephones</u>					
J	Provide and maintain all telephone, fax email systems to both General Foreman's offices and the offices of such other Contractors site staff as may be required for the full period of the works and pay all charges and expenses in connection therewith.		Item			
K	Provide and maintain all telephone, fax email systems to site meeting office as may be required for the full period of the works and pay all charges and expenses in connection therewith.		Item			

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	<u>Project Supervisor for Construction Stage</u>					
A	The Project Supervisor for the Construction Stage (PSCS) shall be the Main Contractor appointed to carry out the Works.		Item			
B	The Contractor shall include for a competent person to act as and carry out the duties of Project Supervisor for the duration of the Construction stage as set out in the current Safety, Health and Welfare at work (Construction) Regulations.		Item			
C	The Contractor shall ensure that the Project Supervisor for the Construction Stage has the insurances required of the Project Supervisor for the Construction Stage under its appointment.		Item			
D	The notification of commencement of construction of the project to the HSA shall be the responsibility of the Project Supervisor for the Construction Stage - the Contractor.		Item			
E	The Project Supervisor (Construction Stage) is required to confirm in writing that they will be fully responsible for any temporary works design and construction and the completion of the entire safety file documentation for this project, notwithstanding any provisions relating to these issues under the current Safety, Health and Welfare Regulations.		Item			
F	The Project Supervisor (Construction Stage) is required to liaise with the Project Supervisor (Design Stage) with regards to any temporary works design and construction.		Item			
G	The tenderer shall, providing they are in a position to do so, complete the declaration of competence attached to the Invitation to Tender letter accompanying this set of documents. The person providing the expertise required of a Project Supervisor for the Construction Stage may be either an employee or a consultant retained for the specific purpose. The firm shall not assign the Collateral Agreement without the Employer's written consent.		Item			
H	Where a tenderer is not deemed competent by the Employer to act as Project Supervisor for the Construction Stage then the tender submitted by that party shall be passed over and deemed invalid.		Item			

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A	In the event of the Employer deciding to enter into a contract for the execution of the Works, the successful firm shall enter into a contract (the 'Main Contract') using the Conditions of Contract as specified elsewhere. The firm shall also enter into a Collateral Agreement to the Main Contract for the provision of the service of Project Supervisor for the Construction Stage and the performance of the duties outlined in the above mentioned Regulations in consideration of the acceptance by the Employer of the tender, or any modification thereof.		Item			
B	The Form of Collateral Agreement shall be the Model Form published by the Department of Finance.		Item			
C	The Contractor shall be deemed to have included in his tender sum for complying with the terms of the above. The Contractor shall be deemed to have included for the preparation of Safety Statements and Health and Safety Plans and for taking all steps necessary to ensure the safety of all persons likely to be affected by the execution of the Works.		Item			
D	The Contractor shall submit a Safety Statement and the documents listed below which shall identify hazards and risks arising during the course of the Works and specifying how it is intended to safeguard the safety, health and welfare of parties likely to be affected.		Item			
E	The contractor shall submit a declaration of suitability for contractors for small works (open procedure only)		Item			
	TO BE SUBMITTED PRIOR TO COMMENCEMENT OF WORK ON SITE					
F	Health and Safety Plan for the Project, which is to be revised and updated as the Work proceeds to take account of evolving hazards and risks.		Item			
G	The Contractor shall incorporate in his Health and Safety Plan measures to deal with any hazards identified in the School Safety Statement, a copy of which shall be made available on request.		Item			
H	The Contractor shall comply in all respects with the requirements of current legislation and Regulations with respect to his employees, specialists, domestic subcontractors, visitors and other third parties.		Item			
J	The safety documentation shall be updated during the course of the Works to include any further hazards which may arise.		Item			

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A	The Contractor shall be deemed to have examined the Works Requirements, the site of the work and access thereto, and to have included in the tender figure for all additional work or costs required to allow him carry out the work in compliance with the provisions of the Regulations: Safety, Health & Welfare at Work (Construction) Regulations, 2006 (SI 504/2006)		Item			
B	The Preliminary Safety and Health Plan is included as part of the Works Requirements documents.		Item			
	The Project Supervisor for the Design Process is McLoughlin Architecture		Note			
C	The Contractor shall co-operate with the PSDP in the preparation of the Safety File and shall provide all relevant documentation, including all technical manuals, marked up 'as built' drawings and materials safety sheets. The Employer will be unable to take possession of the Works ('Substantial Completion' stage) unless he has received the information and documentation required to allow the Employer comply with his duties in respect of the safe operation of the premises under relevant statutory provisions		Item			
	<u>Notification of the Health and Safety Authority</u>					
D	The notification of commencement of construction of the project to the HSA shall be the responsibility of the Project Supervisor for the Construction Stage - the Contractor.		Item			
	<u>Overtime</u>					
E	Claims for overtime will only be entertained when specifically instructed in writing by the Employer's Representative as an extra on the Contract.		Item			
	<u>Superintendence</u>					
F	The Contractor shall give and provide all necessary personnel and superintendence during the execution of the works and for as long as thereafter as the Employer's Representative may consider necessary.		Item			
	<u>Meaning of Substantial Completion</u>					
G	As detailed in the latest version of the Short Public Works Contract		Item			

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	<u>Pipe Course</u>					
A	Pipe, cable and wire courses shall be laid out by the Contractor as early as practicable for approval by the Employer's Representative and laying or fixing shall not be commenced without such approval.		Item			
B	Existing pipe, cable or wire courses interfered with during the execution of the work shall be reinstated if, when and as required to the Employer Representative's satisfaction.		Item			
	<u>Prior arrangements for Dayworks</u>					
C	No work of any kind, payment for which is to be at daywork prices, shall be executed unless the complete arrangements for such are specially authorised by the Employer's Representative in writing beforehand.		Note			
	<u>Dismissal of Men</u>					
D	The Employer's Representative may require the Contractor to dismiss from the site any person employed on the work whom he deems incompetent, or to have misconducted himself.		Note			
	<u>Tax Clearance</u>					
	It will be a condition for the award of this Contract that a firm must comply with the Tax Clearance Scheme Procedures for Public Sector Contracts					
	It will be a condition for the award of this contract that a firm must be able to produce promptly a Tax Clearance Certificate (unless he has a sub-contractors C2 Certificate). In the case of a non-resident, a statement from the Revenue Commissioners will be required.					
	Furthermore, it will be the responsibility of the successful Contractor to ensure that any Sub-Contractor employed by him on this contract is in possession of either a bona-fide C2 Certificate or a Tax Clearance Certificate and to submit such Certificate in each case for inspection by this office when required to do so. No claims for increased costs will be entertained in respect of Contractors compliance with this condition.					
	<u>Payment of Contractors Personnel</u>					
E	Strict compliance with the Contractual obligations regarding payment of contractors personnel must be adhered to at all times; please refer to the Contract Conditions Clause 5 for details of same		Note			

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	<u>Freedom of Information</u>					
A	The Department undertakes to use its best endeavours to hold confidential any information provided by the tenderer subject to the Department's obligations under law, including the Freedom of Information Act 1997 and its amendments. Should the tenderer wish that any of the information supplied by him with the tender submission should not be disclosed because of its sensitivity, he should, when providing the information, identify same and specify the reasons for its sensitivity. The Department will consult with the tenderer about this sensitive information before making a decision on any Freedom of Information request received.		Note			
B	If the tenderer considers that none of the information supplied is sensitive, he shall make a statement to that effect. Such information may be released in response to a Freedom of Information request.		Note			
	<u>Publication of Tender Information</u>					
C	Tenderers are advised that the Employer is obliged to circulate the name and address of the Contractor awarded the work, the type of work involved and the address of the site to a nominee of the Irish Congress of Trade Unions (ICTU).		Note			
D	Submission of a tender shall be deemed to confirm the tenderer's acceptance that he agrees to the circulation by the Department of the above information. Any tender which is accompanied by a statement stating or implying that the tenderer does not agree to the release of the above information shall be deemed to have been qualified and may be treated as an invalid tender.		Note			
	<u>Fire Certification and Marking</u>					
E	The Contractor shall, immediately prior to Substantial Completion, certify that the construction work carried out on the contract by him and his workers has been carried out in such a way as to ensure that the integrity of the fire zones within the building has been maintained and that all fire barriers, control elements, coatings and alarm systems have been provided and installed in compliance with the relevant Standards.		Item			
F	All fire resistant coatings such as intumescent paints shall be clearly identified with an engraved plate identifying the designed fire rating and specifying that no paint or other decorative coatings shall be applied to the coating without the prior agreement of the person with maintenance responsibility for the building. The locations for the plates shall be instructed by the Employer's Representative.		Item			

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A	All fire rated doorsets with non-metallic leaves shall be permanently identified in accordance with the requirements of BS 8214:1990 identifying the period of fire resistance, the manufacturer's name and address, the year of manufacture and other pertinent details. These details shall be engraved on a metal plate, fire resistant to 800oC, which shall be fixed to the hinge stile of the door leaf near the top edge and shall be clearly legible. Every fire door (i.e. the complete fire door assembly) shall be supported by a fire test report from an accredited laboratory (see Technical Guidance Document D of the Building Regs) that indicates that the complete assembly will meet the required performance.		Item			
B	Where the size and use of the building warrants it, the Contractor may be required to retain the services of an independent fire consultant who shall be responsible for inspecting the works at regular intervals during the course of their construction to ensure that fire barriers, coatings, etc are being installed correctly. This consultant shall be required to certify immediately prior to Substantial Completion that the work has been carried out to his satisfaction. The Corps of Engineer's Fire Advisor should be contacted to ascertain whether this requirement applies to the project being undertaken.		Item			
	SUB LETTING					
C	The Main Contractor must not assign this Contract or any share or interest therein without the written consent of the Employer, nor sub-let any portion of the Works without the approval of the Employer's Representative. This rule is to be strictly observed on this Contract.		Item			
	WORK BY UTILITY PROVIDERS					
	<u>Access for Local Authority Officers to the site</u>					
D	Should a recognised and responsible officer of a Local Authority desire to see the premises, buildings or documents, the Contractor shall refer him to the Employer.		Item			
	SITE SURVEY					
E	Contractor to undertake their survey of the site and inside the school prior to tendering in order to ascertain sufficient information about the surroundings, the school, the site and its boundaries and access points - Refer to Architect's specification page 2 & 3 for full requirements.		Item			

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<u>GENERAL FACILITIES AND OBLIGATIONS</u>						
General						
A	The Contractor is to note and to comply with all the statutory obligations and regulations in connection with all items as noted in the Preliminaries, Agreed Rules of Measurement 4, and the Department of Finance approved list of amendments		Item			
Supervision and Co-ordination of the Works						
B	Provide for all on and off site management costs		Item			
C	The Contractor will be required as one of the Conditions of Contract to appoint on a full time basis an experienced and competent Project Manager, approved by the Employer's Representative whose sole duties will be the management of the job on the Contractor's behalf. The person selected by the Contractor for this position will be a member of the Contractor's staff who has already had experience of acting in a similar capacity on a job of similar size and complexity to that of this development.		Item			
His duties will include the following:						
(a) The preparation and keeping up to date of a programme which will incorporate the activities of all those participating in the Contract, this programme to be continuously developed and amended as the list of Sub-Contractors grows and agreements on dates and times are made.						
(b) The organisation of formal site meetings which will be attended by the Employer's representative, Consultants and any Sub-Contractor whose presence for the discussion of some particular aspect of the job would be desired. The Architect will be responsible for calling and chairing the formal site meetings and will keep and circulate the minutes.						
(c) The organisation of ad hoc informal meetings attended by all or some of the main participants in the project. Such meetings may be called at the instigation/request of the Architect for the purpose of dealing with problems which may require immediate attention or are of too detailed a nature to be discussed at the site meetings.						
(d) Liaison between the Employer's Representative and sub-contractors						

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	Plant, Tools and Vehicles					
A	Provide all plant, tools and vehicles necessary for the proper execution of the works. Include for bringing all plant to site and removal of same on completion. Include for maintaining on site for the duration of the works.		Item			
B	(a) Mechanical Plant and Vehicles		Item			
C	(b) Non-Mechanical Plant		Item			
	General Scaffolding					
D	Provide all necessary temporary scaffolding for the proper execution and completion of the works. If the Contractor should strike any of this scaffolding before ascertaining whether it is required by a Specialist or Public Authority, he must re-erect it, if so required, at his own expense. Include for bringing to site, installing and removing on completion. Also include for maintaining on site for the duration of the works.		item			
	Site Administration					
E	Provide for all necessary on and off site administration costs including the keeping of all statutory records		Item			
	Safeguarding the Works					
F	Provide for safeguarding the works, materials and plant against damage and theft including providing all necessary watching and lighting for the security of the works and the protection of the public.		Item			
G	Tendering Contractors shall include here or elsewhere in their tender for all costs they consider may arise from observance of the security regulations and no claim in this respect will be entertained.		Item			
	Protection of the Public					
H	Provide for the protection of the public (including school staff, students and parents) from site operations and protection of third parties and visitors to the site in accordance with all statutory requirements.		Item			
	Transport for Workpeople					
J	Provide all necessary transport for workpeople.		Item			

	Description	Qty	Unit	Rate	€	c
	Protection of the Works from inclement weather					
A	Provide for carefully covering and protecting the works at all times against damage from inclement weather, impact or any other cause. The contractor shall provide waterproof and frostproof coverings, temporary shelters, temporary drainage, pumping and any other necessary protection for this purpose.		Item			
	Water for the Works					
B	The Contractor shall allow for all temporary plumbing work, storage facilities, connections etc necessary and shall make his own arrangements for the supply of water for the works. Clean fresh water to be provided for use and clearing away and making good on completion. Pay all charges in connection with same.		Item			
	Temporary Services					
C	The Contractor shall provide all necessary supplies of electricity, temporary lighting, power and other services necessary for the execution of the works, shall pay all charges in connection therewith and shall ensure that all temporary installations are made in a safe and proper manner and cleared away and made good on completion.		Item			
	Temporary Roads, Gantries, Rights of Way, Hardstandings, Crossings on site and Storage/Staging Areas Etc.					
D	Provide and maintain all necessary spoil heaps, temporary roads, gantries, rights of way, hardstandings and crossings on site. Removal of temporary works on completion.		Item			
	Temporary Propping and Shoring					
E	Provide for the design, construction and erection of all temporary walling, propping, cradling and shoring required to existing building structure, walls and buildings and in excavations, all to the satisfaction of the Employer's Representative. Allow for working alongside same and removal on completion if necessary.		Item			
F	Temporary works as required are NOT MEASURED in this document and the cost of all such works, if required are deemed to be included in the Contractors general rates.		Item			
	Temporary Buildings for use by the Contractor					
	Provide all Welfare facilities for work people in compliance with the current schedule of the Safety Health and Welfare at Work (Construction) regulations to include the following:					

	Description	Qty	Unit	Rate	€	c
A	(a) Provide and maintain temporary office accommodation for the Contractor's staff and watertight sheds for the use of workmen employed on the site and the storage of materials, tools and tackle, in positions to be agreed with the Employer's Representative. Alter, shift and adapt same as necessary from time to time and remove on completion.		Item			
B	(b) Provide suitable common toilet block for all workers in an appropriate place on the site and to the approval of the Employer's Representative, they should utilise the existing main drain on site. They shall be maintained by the Contractor at all times in a clean and hygienic condition and removed on completion of the works, the site being made good and deodorised where necessary.		Item			
C	(c) Provide for an office for the Foreman or Site Agent in charge of the works, remove and make good on completion		Item			
D	(d) Allow for re-locating as necessary during the course of the Contract.		Item			
E	(e) On completion, any temporary offices including hardcore areas and temporary fencing, shall be removed and the site made good.		Item			
F	(f) Provide and maintain temporary storage areas for materials		Item			
	Traffic Regulations					
G	There are no restrictions or closures envisaged to any public roads.		Item			
H	The contractor shall adopt a traffic management system to control times for deliveries and safe access.		Item			
	Setting Out					
J	The Contractor shall set out the works and keep them correct. All instrument work in setting out to be done by personnel experienced and practiced in this work. Opening up and excavation shall not be commenced until the Employer's Representative has inspected the setting out. The checking of any setting out or of any line or level by the Employer's Representatives (if any) shall not relieve the Contractor of his responsibility for the correctness thereof.		Item			
K	If the setting out personnel are not members of the Main Contractor's staff, they must be members of a properly established surveying firm, with the necessary qualifications to carry out the whole of the work in an expert manner. The Contractor will be wholly responsible to the Employer for any errors in the work and meet all costs arising therefrom.		Item			

	Description	Qty	Unit	Rate	€	c
	Notice to the Employer's Representative for Inspection					
A	Before placing foundations, laying drains, ducts, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Employer's Representative and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor from full responsibility for the quality of the work throughout.		Item			
	Trespass					
B	Provide for taking reasonable precautions to prevent workmen, including those employed by Specialists and Sub-Contractors, from trespassing on adjoining owners property or any parts of the site which are not affected by the works.		Item			
	<u>HEALTH AND SAFETY</u>					
	Safety Health and Welfare at Work (Construction) regulations 2006					
C	1. The Contractor shall include for complying with the Safety, Health and Welfare at Work Acts and Regulations current at the date of tender.		Item			
D	2. Amount for work beyond that already drawn or specified that is required to allow the Contractor complete the Works in compliance with the Regulations		Item			
E	3. The term "temporary works" shall mean all temporary works of every kind required in or about the construction, completion, and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands, as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings.		Item			
F	4. The Main Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibility for the stability of the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further, the main Contractor shall employ a suitably qualified site engineer; both shall liaise with each other and with the Project Supervisors, all in accordance with the HSA Guidelines to Safety, Health and Welfare at Work (Construction) Regulations 2006. Subject to the Employer's Representatives consent, (a) on small routine projects the site engineer need not be permanently on site; and/or (b) it may be permissible for one person to fulfil both of these roles.		Item			

	Description	Qty	Unit	Rate	€	c
A	5. The Contractor shall in consideration of the acceptance of the his tender and by way of Collateral Agreement to the Main Contract, provide the services of Project Supervisor Construction Stage within the meaning of the Safety, Health and Welfare at Work (Construction) Regulations 2006. The cost of the provision of this service shall be deemed to be included in the Contract sum.		Item			
B	6. The Contractor shall in respect of all person and site activities provide for and ensure compliance with all Safety, Health and Welfare Legislation in connection with the works.		Item			
C	7. The Contractor shall ensure that safe practices and methods of work are adopted at all times. The contractor in that capacity or in his capacity as Project Supervisor Construction Stage shall notify the Employer's Representative in writing prior to the submission of his tender if he considers any requirement relating to the time for carrying out the works or any part of the works or the design of the work or specification of materials render work methods or procedures necessarily hazardous or in any way prevent the works from being safely carried out. The Contractor shall bear all costs arising out of his failure to give notice of foreseeable matters in this regard.		Item			
D	8. The Contractor shall include for procuring that the insurance cover required to be obtained and maintained by the Contractor pursuant to schedule 1 of the main contract shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the project.		Item			
E	9. Provide in the contract documents at tender stage that the main Contractor shall deliver a Safety File prepared on a preliminary basis (in both digital and hard copy format), to the Project Supervisor Design Process (PSDP) at the end of the project. The PSDP should specify what should be in this preliminary Safety File. It is then the Project Supervisor Design Process's (PSDP) responsibility to complete the Safety File and deliver it to the Client.		Item			
	Safety Health and Welfare at Work Provisions					
	The Contractor is to allow for the following items in connection with Safety Health and Welfare at Work provisions (as set out in ARM4)					
F	i.) The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATES SCHEMES		Item			

	Description	Qty	Unit	Rate	€	c
A	ii.) Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required		Item			
B	iii.) Tests and Certificates on plant and equipment		Item			
C	iv.) Safety signs and signals		Item			
D	v.) Provision of Personal Protective Clothing and Personal Protective Equipment		Item			
E	vi.) Provision and maintenance of Emergency routes and exits and designated personnel responsible for emergency procedures		Item			
F	vii.) Energy distribution installations		Item			
G	viii.) Temporary Fire detection and fire fighting systems		Item			
H	ix.) Maintenance of appropriate working conditions and work stations		Item			
J	x.) Provision and maintenance of on site traffic routes		Item			
K	xi.) Provision of first aid equipment and first aid room as appropriate		Item			
	Site Specific Rules and Regulations					
L	The Contractor shall comply with the requirements of the construction industry's safety accreditation scheme, known as the 'Safepass' scheme.		Item			
	Safety Statement					
M	The contractor shall include for complying with the Safety Health and Welfare at Work Acts and Regulations current at the date of tender		Item			
	Fire Prevention during Construction					
N	Contractors attention is drawn to the fire hazard that may exist during the construction and commissioning period of the building. It is recommended that the Site Safety Officer's responsibilities should extend into the field of fire safety and should cover all facets of the subject. The Contractor shall maintain Fire Tender access at all times in a manner to satisfy the requirements of the Fire Authority, and shall not at any time inhibit or limit in any way whatsoever Fire Exits.		Item			
P	The Contractor shall include for for the provision and maintenance of suitable and adequate fire extinguishers adjacent to any hot works. The Employer's Representative shall be notified of any arrangements.		Item			

	Description	Qty	Unit	Rate	€	c
A	Particular attention is drawn to the schedule of Safety Precautions for the use of bottle propane on building sites issued by the manufacturers.		Item			
B	The Contractor shall include for the cost of providing a detailed site specific Method Statement prior to the works commencing on site in accordance with the Preliminary Health and Safety Plan. This document must be returned with the tender.		item			
C	The contractor shall include for providing assistance to the appropriate member of the design team in providing the latest issue of construction drawings for inclusion in the Safety File.		Item			
D	The Contractor is to include for the provision of a digital copy of the Health and Safety File in addition to any hard copies required in line with the Preliminary Health & Safety Plan.		Item			
	Disbursements arising from the Employment of Workpeople					
	Provide for all costs in respect of all workmen for:-					
E	(a) Pay Related Social Insurance Contributions		Item			
F	(b) Pensions		Item			
G	(c) Annual and Public Holidays		Item			
H	(d) Travelling time, expenses, fares and transport		Item			
J	(e) Guaranteed time		Item			
K	(f) Non-productive overtime and other expenses in connection with overtime		Item			
L	(g) Incentive and bonus payments		Item			
M	(h) Sick Pay Disbursements		Item			
N	(i) Country Money, Subsistence Payments		Item			
P	(j) Fas Levy		Item			
Q	(k) Redundancy Scheme		Item			
R	(l) Tool Money		Item			
S	(m) Any other disbursements arising from employment of labour		Item			

	Description	Qty	Unit	Rate	€	c
	Pension Fund and Sick Pay					
A	The successful tenderer must be a fully paid up member of the Construction Industry pension and sick pay schemes. A tenderer asked to do so shall promptly submit contribution receipts or other evidence of membership acceptable to the Employer. Any tenderer unable to provide such evidence may be deemed to have withdrawn his tender. The contractor shall remain in membership of the schemes for the duration of the contract.		Item			
	Trade union membership, pension fund, tax, PRSI, part-time working					
B	Every possible means must be availed of on the part of the Contractor and his Foreman in charge of the Works to ascertain that the clauses in the General Conditions of Contract with reference to Trade Union and Local Labour are complied with.		Item			
C	The Contractor shall be a fully paid up member of the CIF Pension and Mortality Fund or an equivalent benevolent fund.		Item			
D	All workers employed by the Contractor and his Sub-Contractors shall be registered for and paying Pay Related Social Insurance.		Item			
E	The Contractor and his sub-Contractors shall, where appropriate comply in all respects with the terms of the Worker Protection (Regular Part-time Workers) Act 1991 and the Social Welfare (Employment of Inconsiderable Extent) (no. 2) Regulations, 1991 (S.I. NO 72 of 1991) updated to date of tender.		Item			
	Labour					
F	Contractors tendering for the work will be deemed to have satisfied themselves as to the conditions obtaining in the district with regard to recruitment of labour, both skilled and unskilled. They shall include in their tenders if, and as necessary, for the payment of country money, travelling time, overtime demanded or any other special conditions that may affect the cost of labour during the execution of the Contract. No claim in respect of increased costs of labour will be allowed under the Price Variation Clause in the Contract as this it is envisaged that the 30 month fixed price period will not be exceeded		Item			

	Description	Qty	Unit	Rate	€	c
	Local Labour					
A	Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work be recruited from the local offices of FAS to the extent that the total labour requirement of the contract exceeds the Contractor's core workforce.		Item			
	Maintenance of Public and Private Roads					
B	Maintain public roads, footpaths, kerbs, etc., and keep the approaches to the site clear of mud and debris at all times. The Contractor is to make good any damage caused by his own or any Sub-Contractor's or Supplier's transport at his own expense and pay all costs and charges in connection therewith. A truck wheel cleaning facility must be provided (within the hoarded area) to prevent mud and debris being carried onto the public roadway.		Item			
C	If for any reason, materials from the site have been deposited on the footpaths, roads, or other areas outside the site the Contractor shall immediately remove such deposits to the entire satisfaction of the Employer's Representative.		Item			
	Clearing of Site					
D	On completion of the works and as and when directed by the Employer's Representative, the Contractor shall clear away and remove from the site all constructional plant, surplus materials, rubbish and temporary works of every kind and leave the whole of the site and works clean and in a neat condition to the satisfaction of the Employer's Representative.		Item			
	Cleaning the Buildings Etc.					
E	(a) Provide for cleaning the buildings inside and out (both new and existing where relevant), removing stains and touching up paintwork and polished work, washing all floors and glass and leaving the whole of the works clean to the satisfaction of the Employer's Representative on completion. Use cleaning materials only as recommended by the relevant manufacturers and in the absence of such recommendations, the materials and methods must be approved by the Employer's Representative.		Item			
F	(b) On completion, remove all temporary markings, coverings and protective wrappings unless otherwise instructed.		Item			
G	(c) Touch up minor faults, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks of junctions.		Item			

	Description	Qty	Unit	Rate	€	c
A	(d) Adjust, ease and lubricate all doors, windows, drawers, ironmongery, appliances controls and other moving parts as necessary to ensure easy and efficient operation.		Item			
B	(e) Clean all access roads to the site, all temporary roadways within the site as the works necessitates		Item			
	Waste management					
C	Materials excavated from the site shall unless expressly stated otherwise be removed from site and disposed of at a tip/waste facility to be provided by the Contractor. The Contractor shall ensure that all waste is removed from site by approved waste disposal contractors, to approved facilities. Details of the final destination of all waste shall be furnished to the Employer's Representative quoting the reference number of the Waste Collection Permit issued under the Waste Management (Collection Permit) Regulations 2004.		Item			
D	The Contractors attention is drawn to the document "Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects". The Contractor shall take these guidelines as mandatory and include in his tender for complying with them in full.		Item			
	Temporary Fencing					
E	Provide and maintain and clear away on completion all necessary temporary fencing /hoardings in compliance with the Health and Safety File for safeguarding of adjoining properties, for the protection of the public, and for meeting the requirements of any local or other authority and shift and adapt from time to time as necessary. Remove on completion. Contractor to allow for the supply and erection of temporary secure mesh fencing to a height of 2m in portable concrete base / legs to the work areas both the extension and carpark (Approximately 290 metres of fencing). Include for providing temporary entrance gates to each contract area.		Item			
F	Provide, maintain and clear away all temporary screens, fans, planked footways, guardrails, gantries, floor protection, stair protection, roof edge protection, protection of openings, safety nets and similar items		Item			

	Description	Qty	Unit	Rate	€	c
	Drying the works					
A	Provide for necessary equipment, fuel and attendance for drying and controlling the humidity of the works as and when required. Damp Proof Membranes are not measured under floor finishes. The Contractor shall include in his rates for the provision of a DPM if necessary to meet the moisture requirements recommended by the flooring manufacturers. It is not acceptable to lay floor coverings where the moisture readings do not meet the manufacturers recommendations.		Item			
	Protection of the Works					
B	The Contractor's attention is drawn to the necessity to provide adequate protection to all new works		Item			
C	Prevent damage to existing buildings, fences, gates, walls, roads, services, sewer pipes, tanks etc, paved areas and other site features, which are to remain in position during execution of the Works.		Item			
	Watching, Lighting and Hoarding					
D	The Contractor shall provide for all watching lighting and hoarding etc necessary for the protection of the public, the site and the works against trespass and interference etc		Item			
	Inclement Weather					
E	Provide for maintaining and protecting the new buildings in a watertight and frost proof condition, at all times from inclement weather.		Item			
	Materials and Workmanship					
F	Materials, goods and workmanship are to be of the best quality of their respective kinds and those for which there is an Irish or British Standard or Code of Practice are to comply therewith unless otherwise stated.		Item			
G	The Contractor shall provide for a quality control system as specified in the Architect's and Engineers Specifications.		Item			
H	The Employer's Representative shall have power to direct the removal of all defective materials from the works by the Contractor.		Item			
J	The Contractor shall comply with the provisions of the current Building (Safety, Health, Welfare and Environmental) Regulations.		Item			
K	If required by the Employer's Representative, the Contractor shall provide a copy of any Code of Practice for use by the foreman on site.		Item			

	Description	Qty	Unit	Rate	€	c
A	Where components or materials are specified to comply with a National Standard, the relevant standard number shall be marked on the commodity or on the delivery docket. Generally, reference to Irish, British or other Standard or Code of Practice do not give the year of issue or dates of amendments and the latest relevant published version including any relevant amendments published at the date of tender shall apply. Where a Standard or Code of Practice has been superseded, the edition current at the date of invitation to tender shall apply. The Contractor shall provide a copy of the Irish Standards Handbook or other relevant codes of practice for use by his supervisory staff.		Item			
B	Where appropriate all materials delivered to the site shall bear the manufacturers name, brand or any other data that may be required to verify the exact nature of the material and relate it to the requirements of the specification. Where applicable materials shall bear the British Standards Certification mark and or the British Board of Agreement Certificate mark.		Item			
C	Work test certificates shall include whenever applicable, the location of the work or the delivery or batch which the sample represents.		Item			
D	Assessment of the quality of materials and workmanship shall be made in the presence of the Employer's Representative or his representative, unless otherwise instructed.		Item			
E	The Contractor shall make available to the Employer's representative any instruments or other equipment and every assistance that they may require for checking the accuracy and quality of the works.		Item			
F	Unless otherwise specified the the accuracy of the work shall comply with B.S.5606.		Item			
G	The Contractor shall be deemed to have included in his rates for all items to comply with the specified tolerance as well as completing the works to tolerance of existing structures, finishes and services which currently pertain on site.		Item			
H	The Contractor shall be deemed to have included in his rates for all items to comply with the Architect's specification		Item			
	Site Records					
J	The Contractor shall keep fully detailed daily records of all plant and labour force, identifying their occupation, trade and status and materials used on site (including manufacturers certificates).		Item			

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall keep detailed dated records of the progress of the works, and where directed by the specification, of dimensions of completed works.		Item			
B	The Contractor shall keep a daily record of weather conditions including the maximum, minimum and average outside shade temperatures, humidity and wind speed. Records should record changes in conditions which occur within any one day.		Item			
C	The Contractor may be required to liaise with local contractors, organizations / residents, etc., during the course of the works. The Contractor is to include here for all costs involved in this regard.		Item			
	As Built Drawings					
D	Upon completion of the works the Contractors will be required to furnish the Employer's Representative with a full set of 'As Built Drawings' complete in hard and soft copy format. This documentation is deemed to include all associated manuals, instructions, guarantees etc. for inclusion in the Safety File		Item			
	Access to site and workshops for Employer's Representative					
E	The Employer's Representative and any person authorised by him shall at all reasonable times have access to the works and to the site and to all workshops and places where work is being prepared or where materials, manufactured articles and machinery are being obtained for the works, and the Contractor shall afford every facility for and every assistance in or in obtaining the right to such access.		Item			
	Removal of improper work and materials					
F	The Employer's Representative shall have the power to order during the process of the works:		Item			
G	a) Removal from the site of any materials which in his opinion are not in accordance with the Contract		Item			
H	b) Substitution of proper materials		Item			
J	c) Removal and proper re-execution (notwithstanding any previous test thereof or interim payment therefor) of any work which in respect of materials or workpeople is not in accordance with the contract.		Item			

	Description	Qty	Unit	Rate	€	c
	Making Good Defects					
A	Any works (other than the soft landscaped and planted areas which will be maintained by the client after Substantial Completion) exhibiting defects during that period shall be made good by the Contractor at his own expense prior to the issue of the Defects Certificate.		Item			
B	Provide for making good defects within the defects liability period immediately after notification of same.		Item			
	High Alumina Cement					
C	Under no conditions whatsoever is concrete containing high alumina cement to be used in any part of the work.		Item			
	Deleterious Materials					
D	Refer to the Architectural specification for deleterious materials not to be used in any part of the works.		Note			
	Tests and Samples					
	Provide all samples of work as may be reasonably required by the Employer's Representative together with any cost of supplying equipment for site testing and sampling to establish a standard approved by the Employer's Representative. The cost of all reasonable tests are deemed to be included in the rates tendered in this document.					
E	sample board containing selected items of ironmongery; showing method of fixing		Item			
F	sample of windows		Item			
G	sample of opening mechanism for the windows		Item			
H	sample of doors		Item			
J	The Contractor shall agree and maintain complete and current inspection and test procedures with the Employer's Representative prior to commencement of the works		Item			
K	The Contractor shall supply, at his own expense, samples of all materials manufactured articles and executed work which the Employer's Representative may request for approval before adoption. Such approval shall not relieve the Contractor from responsibility for any defects.		Item			

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall supply materials at his own expense, for all tests required by the Specification and such tests as the Employer's Representative may direct under the Conditions of Contract and execute all necessary arrangements, notices, removals and reinstatement in connection with such tests. Copies of the test results shall be issued directly to the Employer's Representative.		Item			
B	Samples which have been installed in position may be retained as part of the works provided they have been approved by the Employer's Representative.		Item			
C	Provide for taking records of times and dates of concrete cast and retain on site for inspection.		Item			
D	Provide for taking concrete cubes in accordance with the methods outlined in the Works Requirements, allow for all costs including transportation and fees.		Item			
	Lowest or any other tender The Employer shall not be bound to accept the lowest or any other tender. In the event of the Employer deciding to accept a tender, the Contract shall be awarded to the lowest tendering contractor meeting the requirements set out in the declaration of suitability for contractors for small works		Note			
	Errors in tenders The Employer may, without any responsibility for this, examine the Pricing Document for errors in addition or extension. If there is an error in extension, the rate will be adjusted, so that the extension remains the same. If there is an error in addition, the amounts added (and the rates making them up) will be adjusted pro rata to the error, so that the total remains the same. This will apply if the total of the tendered rates and prices, with value-added tax added, does not add up to the tendered Contract Sum. The Employer will decide which amounts and rates are to be adjusted. Instead of adjusting the amounts added the Employer may in its discretion adjust an adjustment item. No adjustment made under this paragraph will affect the tendered Contract Sum or the Comparative Cost of the Tender.		Note			
	<u>SUNDRIES</u> Special Note					
E	The prices to be affixed to items for works throughout this Pricing Document shall include for all import duty, custom, excise, import licence or other charges, where such are subject thereto, at the date of lodgement of tender, or at any other "designated date".		Item			

	Description	Qty	Unit	Rate	€	c
A	All items should be priced exclusive of V.A.T.		Item			
	General Notes					
B	(a) All items in this Pricing Document should be priced in detail in ink and signed by an authorized person. Pricing in pencil is not acceptable.					
	(b) The Employer does not bind himself to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense incurred in making up his tender.		Note			
	(c) Unless otherwise stated, this Pricing Document has been generally measured in accordance with the Agreed Rules of Measurement 4th edition 2010. Where departures to this method of measurements have been taken in the Bill of Quantities these items have been highlighted as composite items.		Note			
	(d) The Department of Finance approved list of amendments for the Agreed Rules of Measurement 4th edition 2010, was taken into account when preparing the pricing documents		Note			
	(e) No tenderer will be remunerated for any trouble or expenses incurred in the preparation of this tender.		Note			
	(f) The Employers reserve the right to open all or any of the Pricing Documents		Note			
	(g) Measures to establish contract compliance: Where ever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (eg testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures will be at the expense of the contractor and will not be considered as grounds for an extension of time.		Note			
	(h) All prices and rates shall be deemed to be denominated in Euro		Note			

	Description	Qty	Unit	Rate	€	c
	<u>PAYMENTS BY THE CONTRACTOR FOR TEMPORARY UTILITIES</u>					
A	The main contractor shall be permitted to connect into existing utility services subject to each utility being metered individually and the metering system proposed being approved in writing by the Employers Representative in consultation with the Building Services Engineer. The metering system, connections etc proposed must also be in accordance with all current regulations, legislation and Health and Safety requirements. The meter reading for the appropriate utility should be jointly read, recorded and agreed by the contractor and the school not later than 10 days before an application for payment by the main contractor. The amount due from the contractor to the school (on presentation of invoice from the school) should be the number of units consumed in the billing period multiplied by the full cost per unit of the particular utility including VAT to be paid within 30 days. If the contractor fails to honour a valid invoice the contract terms should permit the Employers representative to deduct the amount so due from any monies owed or which may become due to the Main Contractor		Item			
	<u>TEMPORARY SITE COMPOUND</u>					
B	The Contractor is to refer to Architects Drawings for the extent of temporary site compound. Proposed works are within active school property, measures to be put in place to ensure safety of all students, teachers & pedestrians at all times including strict traffic management, access to site compound and health / safety regimes. All works associated should be included in the Contractors costs / charges as part of the tender / construction works requirements.		Item			
	<u>ASBESTOS SURVEY</u>					
C	The Contractor is to be aware of potential asbestos and must carry out an Asbestos survey. Any such specialist surveys should be included in the Contractors costs / charges as part of the tender / construction works requirements.		Item			
	<u>COVID-19</u>					
	The contractor shall include for the following items associated with COVID-19:					
D	1. Augmenting site infrastructure and welfare facilities such as toilets, canteen, isolation spaces, and access, egress and circulation routes to meet the standards set out in the Protocol.		Item			
E	2. Cleaning to the standard required in the Protocol.		Item			

	Description	Qty	Unit	Rate	€	c
A	3. Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol.		Item			
B	4. Covid-19 Personal Protective Equipment (PPE) to meet the requirements of the Protocol.		Item			
C	5. Social distancing to meet the requirements of the Protocol.		Item			
D	The Contractor should note that while it is expected that realistic prices will be included against preliminary items based on 1 to 5 above, the Contract Sum will be deemed to include for the implementation of all measures - including hygiene, access management, materials procurement and delivery, work sequencing and work practices - required to construct the work safely and to minimise the risk of disease contagion for the Contractor's Personnel, the Employer's Representative, Employer's Personnel and third parties visiting the site.		Item			
E	The Contractor should note that should there be a reason to impose greater restrictions on movement to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28 March 2020 and 18 May 2020, the contractor is entitled to an extension of time in accordance with the form of tender and schedule, part 1K (15) but no financial recompense. It is not intended that the ex gratia payments introduced to cover the period from 12 April 2020 to 18 May 2020 will be made available again.		Item			
F	Where the project involves an extension and/or alterations to an existing live school, additional precautions will be required in relation to Covid-19 to ensure the safety of students and school staff (e.g. if access is shared between the School personnel and Contractor's personnel, if Contractor's personnel are required to enter the school area, either internally or externally, for particular tasks, or if Contractor's personnel have to undertake works in the school after school hours). Such precautions would involve, at a minimum, maintaining social distancing between Contractor's personnel and School personnel, wearing of appropriate PPE and sanitising any work areas in the school on a daily basis in preparation for school activities on the following morning.		Item			

Item

Description	Qty	Unit	Rate	€	c
COLLECTION					
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Stanhope Street

Roof works and small internal repairs

BQ/37

September 2026

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/25					
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Page No. BQ/34					
Page No. BQ/35					
Page No. BQ/36					
(06 & 07) PRELIMINARIES AND INSURANCES					
Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(06) GENERAL HEALTH & SAFETY OBLIGATIONS</u>						
<u>Information generally</u>						
1. Please note that notwithstanding the provisions of ARM 5, all General Health & Safety related costs are to be included within the following items and not within the "General Preliminary" section of this Pricing Document.			Note			
2. Please note that the tenderer MUST price for each item within the following or his / her tender will be deemed invalid.			Note			
<u>SAFETY, HEALTH AND WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013 : (S.I. No. 291 of 2013)</u>						
The Preliminary Safety and Health Plan is included as part of the Works Requirements documents.			Note			
A	The Contractor shall comply in all respects with the Safety and Welfare at Work Act 2010, and with any relevant Statutory Instruments or regulations issues thereunder.	1	Item			
B	The Contractor shall be deemed to have examined the Works Requirements, the site of the work and access thereto, and to have included in the tender figure for all additional work or costs required to allow him carry out the work in compliance with the provisions of the Regulations: Safety, Health & Welfare at Work (Construction) Regulations, 2013 : (S.I. No. 291 of 2013)	1	Item			
C	The Contractor shall comply in all respects with the Factories and Safety in Industry Acts and other Acts amending those acts and with any Statutory Instruments or Regulations issued thereunder.	1	Item			
D	The Contractor shall include for procuring the insurance cover required to be obtained and maintained by the Contractor as per the conditions of the main contract and shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the Project.	1	Item			
<u>To be submitted with Tender Documentation</u>						
E	The Contractor shall submit a Safety Statement and the documents listed below which shall identify hazards and risks arising during the course of the Works and specifying how it is intended to safeguard the safety, health and welfare of parties likely to be affected.	1	Item			

	Description	Qty	Unit	Rate	€	c
A	a) Completed Health and Safety Questionnaire and Declaration of Competence, included in Invitation to Tender (ITT) letter.	1	Item			
B	b) Statement of general company policy with regard to Safety, Health and Welfare at Work. This shall include a declaration signed by the Managing Director of the company.	1	Item			
C	c) Names of persons within the company responsible for Safety, Health and Welfare on the project to which the tender relates.	1	Item			
	<u>To be submitted prior to Commencement of Work on Site</u>					
D	Health and Safety Plan for the Project, which is to be revised and updated as the Work proceeds to take account of evolving hazards and risks.	1	Item			
	The Contractor shall incorporate in his Health and Safety Plan measures to deal with any hazards identified in the Safety Statement, a copy of which shall be made available on request.		Note			
	The Contractor shall comply in all respects with the requirements of current legislation and regulations with respect to his employees, specialists, domestic subcontractors, visitors and other third parties.		Note			
	The safety documentation shall be updated during the course of the Works to include any further hazards which may arise.		Note			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/39 Page No. BQ/40 (06) GENERAL HEALTH & SAFETY OBLIGATIONS Carried to Summary					

Description	Qty	Unit	Rate	€	c
<u>(06) PROJECT SUPERVISOR</u> <u>Information generally</u> 1. Please note that notwithstanding the provisions of ARM 5, all PSCS related costs are to be included within the following items and not within the "General Preliminary" section of this Pricing Document. 2. Please note that the tenderer MUST price for each item within the following or his / her tender will be deemed invalid. <u>SAFETY, HEALTH AND WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013 : (SI 291)</u> A The Contractor shall provide for all costs in connection with his appointment as Project Supervisor for the Construction Stage (PSCS) herein; including co-operating with the Project Supervisor Design Process in the preparation and hand-over to the Client of the Safety File upon Substantial Completion. The Project Supervisor for the Construction Stage (PSCS) shall be the Main Contractor appointed to carry out the Works. The Contractor shall co-operate with the PSDP in the preparation of the Safety File and shall provide all relevant documentation, including all technical manuals, marked up 'as built' drawings and materials safety sheets. The Employer will be unable to take possession of the Works ('Substantial Completion' stage) unless he has received the information and documentation required to allow the Employer comply with his duties in respect of the safe operation of the premises under relevant statutory provisions. The Contractor shall include for a competent person to act as and carry out the duties of Project Supervisor for the duration of the Construction stage as set out in the current Safety, Health and Welfare at work (Construction) Regulations. The Contractor shall ensure that the Project Supervisor for the Construction Stage has the insurances required of the Project Supervisor for the Construction Stage under its appointment. The notification of commencement of construction of the project to the HSA shall be the responsibility of the Project Supervisor for the Construction Stage - the Contractor.		Note Note 1 Item Note Note Note Note Note			

Description	Qty	Unit	Rate	€	c
The Project Supervisor (Construction Stage) is required to confirm in writing that they will be fully responsible for any temporary works design and construction and the completion of the entire safety file documentation for this project, notwithstanding any provisions relating to these issues under the current Safety, Health and Welfare Regulations.		Note			
The Project Supervisor (Construction Stage) is required to liaise with the Project Supervisor (Design Stage) with regards to any temporary works design and construction.		Note			
The tenderer shall, providing they are in a position to do so, complete the declaration of competence attached to the Invitation to Tender letter accompanying this set of documents. The person providing the expertise required of a Project Supervisor for the Construction Stage may be either an employee or a consultant retained for the specific purpose. The firm shall not assign the Collateral Agreement without the Employer's written consent.		Note			
Where a tenderer is not deemed competent by the Employer to act as Project Supervisor for the Construction Stage then the tender submitted by that party shall be passed over and deemed invalid.		Note			
In the event of the Employer deciding to enter into a contract for the execution of the Works, the successful firm shall enter into a contract (the 'Main Contract') using the Conditions of Contract as specified elsewhere. The firm shall also enter into a Collateral Agreement to the Main Contract for the provision of the service of Project Supervisor for the Construction Stage and the performance of the duties outlined in the above mentioned Regulations in consideration of the acceptance by the Employer of the tender, or any modification thereof.		Note			
The Form of Collateral Warranty / Agreement shall be the Model Form published by the Department of Finance.		Note			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/42 Page No. BQ/43 (06) PROJECT SUPERVISOR Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(06) BUILDING REGULATION COMPLIANCE</u>						
<u>BUILDING CONTROL (AMENDMENT) REGULATIONS 2014 : (SI 09)</u>						
A	The Contractor shall provide for all costs in connection with his Assignment as Builder under the Building Control (Amendment) Regulations 2014 : (S.I. 09) and the associated Code of Practice, as outlined herein; including co-ordinating with the Assigned Certifier in the implementation of the Site Inspection Plan (Please see attached Appendix A and Appendix B in this regard). The Assigned Certifier for the Project is Mr. Liam McLoughlin of MCLA. The Contractor shall demonstrate to the Building Owner that they possess the "competence" to execute this building project, in accordance with S.I.80 of 2013, including all amendments or alterations in force at the time of Assigning the "Builder". The Contractor must be a "Registered" Builder or as a minimum, capable of fulfilling the requirements of registration as set out in S.I.80 of 2013 (or the Associated Code of Practice for Inspecting & Certifying Buildings and Works). The Contractor shall accept assignment to build & supervise the building. The Contractor shall familiarise themselves with the drawings, specifications and other documents lodged with the Commencement Notice. The Contractor shall ensure a Competent Person is assigned to oversee the Construction. The Contractor shall construct the works in accordance with the plans and specifications. The Contractor, reliant on the plans and specifications, shall construct the works in accordance with the latest building regulations. The Contractor shall co-operate with the design team in relation to adherence with the Building Control (Amendment) Regulations 2013; including the associated Code of Practice. The Contractor shall co-operate with the Assigned Certifier and all other Certifiers in the implementation of the site inspection plan. The Contractor shall ensure that the workmanship complies with the requirements of the Building Regulations.	1	Item			
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Description		Qty	Unit	Rate	€	c
The Contractor shall ensure that materials which they select and for which they are responsible comply with the requirements of the Building Regulations.			Note			
The Contractor must vet all Suppliers & / or Sub-Contractors in relation to their ability to demonstrate "competence" in their specific area of expertise; in accordance with the new Building Control (Amendment) Regulations and associated Code of Practice.			Note			
The Contractor shall ensure that any design carried out by them or their sub-contractors is certified and submitted.			Note			
The Contractor must also specifically co-ordinate the collection of all Ancillary Certificates of Compliance from suppliers &/or sub-Contractors and the subsequent submission of same to the Assigned Certifier throughout the works.			Note			
The Contractor shall allow for carrying out the following NON-EXHAUSTIVE list of tests / surveys as deemed necessary by the Assigned Certifier or other designated inspectors or certifiers providing Ancillary Certificates and must also ensure the co-ordination and provision of all test certificates and confirmations as NON-EXHAUSTIVELY outlined herein;			Note			
<u>General Tests (during the works)</u>						
A	Preliminary BER survey & report; to be carried out by specialist firm, prior to commencement of works	1	Item			
B	Asbestos survey & report; to be carried out by specialist firm, prior to commencement of works	1	Item			
C	Ground bearing capacity test; to be carried out by specialist firm, prior to commencement of works (to proposed vehicular yard surface areas only)	1	Item			
A Radon Protection system is being installed in accordance with the latest Building Regulations and this has been measured within the appropriate section of this Pricing Document. However, testing (before & after the works) must be performed to ensure that the level of indoor radon activity falls within the parameters specified by the Radiological Protection Institute of Ireland.			Note			
D	On-site radon level test; to be carried out by specialist firm, prior to commencement of works; to include setting radon gas detectors, collecting the radon gas detectors & delivering them to the specified testing laboratory and issuing the associated report to the Employer's Representative	1	Item			

	Description	Qty	Unit	Rate	€	c
A	Radon Membrane Integrity testing; to be carried out by specialist firm, immediately following radon membrane installation; in accordance with "CIRIA C735:2014 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases"; to include issuing the associated report to the Employer's Representative; depending on the results, remedial work may be necessary to rectify the installation and ultimately demonstrate compliance.	1	Item			
B	Geometrical testing of Hardcore Material; in accordance with I.S. EN 933-1, category 0/31,5 of Table E.2 for Grading (Crushed Rock); all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
C	Geometrical testing of Hardcore Material; in accordance with I.S. EN 933-1, category 0/40 of Table E.2 for Grading (Gravel); all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
D	Geometrical testing of Hardcore Material; in accordance with I.S. EN 933-1, category f7 for determining Fines Content; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
E	Geometrical testing of Hardcore Material; in accordance with I.S. EN 933-1, category 0/125 of Table E.3 for Grading (Crushed Rock or Gravel); all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
F	Geometrical testing of Hardcore Material; in accordance with I.S. EN 933-1, category f9 for determining Fines Content; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
G	Geometrical testing of Hardcore Matterial; in accordance with I.S. EN 933-5, category C50/10 for determining % Crushed or Broken Particles (Gravel only); all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			

	Description	Qty	Unit	Rate	€	c
A	Physical testing of Hardcore Material; in accordance with I.S. EN 1097-2, category LA30 for Los Angeles Coefficient; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
B	Durability testing of Hardcore Material; in accordance with I.S. EN 1097-6, Clause 8, category WA242 for Water Absorption; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
C	Durability testing of Hardcore Material; in accordance with I.S. EN 1367-2, category MS25 for Magnesium Sulfate Soundness; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
D	Chemical testing of Hardcore Material; in accordance with I.S. EN 1744-1, category ASO,2 for Acid Soluble Sulfate; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
E	Chemical testing of Hardcore Material; in accordance with I.S. EN 1744-1, category E.2.4.4, (SR 21) for Total Sulfur; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
F	Geological testing of Hardcore Material; in accordance with I.S. EN 932-3 and E.2.4.3, (SR 21) , category E.2.4.3, (SR 21) for Geogolical Examination; all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
G	Geological testing of Hardcore Material; in accordance with E.2.4.5, (SR 21) , category E.2.4.5, (SR 21) for Petrographic Assessment (Thin Section); all as per S.R.21: Guidance on the use of I.S. EN 13242:2002 + A1 : 2016 - Aggregates for unbound and hydraulically bound materials for use in civil engineering work and road construction	1	Item			
H	Compaction testing of hardcore filling; to be carried out by specialist firm, prior to laying of tarmac (to proposed carpark areas only)	1	Item			

	Description	Qty	Unit	Rate	€	c
	Please note that (1) number complete concrete block needs to be selected from the stock on site and delivered to the laboratory for the following testing;		Note			
A	Chemical testing of Concrete Block; in accordance with TRL 447 testing standard for Water Soluble Sulfate	1	Item			
B	Chemical testing of Concrete Block; in accordance with TRL 447 testing standard for Acid Soluble Sulfate	1	Item			
C	Chemical testing of Concrete Block; in accordance with TRL 447 testing standard for Total Sulfur	1	Item			
D	RICS Stage 1 testing of Concrete Block; to establish soundness and evaluate aggregate type & if visible sulphides are present	1	Item			
	Please note that (6) number complete concrete blocks need to be selected from the stock on site and delivered to the laboratory for the following testing;		Note			
E	Compression testing of Concrete Block; air dried, capped & tested (for 14 days), in accordance with I.S. EN 7720-1, for Compressive Strength	1	Item			
	The following tests will be carried out as agreed with the project Engineer prior to commencement of the works;		Note			
F	Concrete cube test(s); in accordance with the Engineer's requirements	1	Item			
	<u>General Tests & Reports (upon completion)</u>					
	A Radon Protection system is being installed in accordance with the latest Building Regulations and this has been measured within the appropriate section of this Pricing Document. However, testing (before & after the works) must be performed to ensure that the level of indoor radon activity falls within the parameters specified by the Radiological Protection Institute of Ireland.		Note			
G	On-site radon level testing following installation of radon membrane (only if radon detected during pre commencement test); to be carried out by specialist firm, approximately 3 months after the building is occupied; to include setting radon gas detectors, collecting the radon gas detectors & delivering them to the specified testing laboratory and issuing the associated report to the Employer's Representative; depending on the results, a subsequent visit may be necessary to activate the radon protection installation	1	Item			

	Description	Qty	Unit	Rate	€	c
A	Air-tightness test(s) in accordance with appended Guidance Documents; upon completion of the works (to demonstrate compliance with the criteria)	1	Item			
B	Acoustic survey [Sound Reverberation] & report in accordance with appended Guidance Documents; upon completion of the works (to demonstrate compliance with the criteria)	1	Item			
C	Air-monitoring & reporting during removal of Asbestos containing materials (only if Asbestos detected during pre commencement test)	1	Item			
D	Carbon Monoxide testing of constructed building upon completion	1	Item			
E	Mechanical tests (as outlined in attached appendix 1 of "BC(A)R '14 Schedule of Tests & Certificates")	1	Item			
F	Electrical tests (as outlined in attached appendix 2 of "BC(A)R '14 Schedule of Tests & Certificates")	1	Item			
G	Final BER survey & report upon completion of works	1	Item			
H	Drainage Inspection (full CCTV survey of existing and new Foul & Surface drainage upon completion, including report on same)	1	Item			
	<u>General Certificates (during the works)</u>					
J	Certificate of Performance to be provided by Contractor for all materials / products	1	Item			
K	All propriety products to be CE marked and comply with the specification	1	Item			
L	All steel to be CE marked and comply with the specification	1	Item			
M	Manufacturer's or supplier's Certificates of Compliance with standards for imported material / aggregates	1	Item			
N	Notwithstanding Certificate of Conformity, specific clarity on compliance with Pyrite standards should be provided	1	Item			
P	Contractor shall provide certificates for all prefabricated members (roof trusses, concrete slabs, manhole rings, etc.)	1	Item			
Q	All drainage pipes fittings and accessories to have DOP and CE marking in accordance with the work requirements	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>Commissioning Tests / Certificates (upon completion)</u>					
A	Fire Alarm	1	Item			
B	Emergency Lighting	1	Item			
C	Gas Detection	1	Item			
D	Gas boiler installation	1	Item			
E	All other (as per attached Mechanical Installation list in Appendix 1 of "BC(A)R '14 Schedule of Tests & Certificates")	1	Item			
F	All other (as per attached Electrical Installation list in Appendix 2 of "BC(A)R '14 Schedule of Tests & Certificates")	1	Item			
	<u>Waste Removal Certificates</u>					
G	Waste Disposal Certificate (general)	1	Item			
H	Asbestos Disposal Certificate	1	Item			
J	Waste Haulage License	1	Item			
	<u>Any Other Items</u>					
K	The Contractor should include here for all other Surveys, Tests or Certificates as outlined in "BC(A)R '14 Schedule of Tests & Certificates" but not specifically mentioned within this section. Details should be included within the tender submission for such items.	1	Item			
L	The Contractor should allow here for any other Surveys, Tests or Certificates he may wish to include a cost for which do not appear elsewhere within the tender documents but which the Contractor feels are applicable in this instance. Details should be included within the tender submission for such items.	1	Item			
	As an on-going control measure, the receipt of all pertinent Test Certificates, Warranties, etc., in relation to a completed item of work will be a pre-requisite to the issuing of the associated payment Certificate pertaining to that specific item of work.		Note			
	The Contractor shall provide to the Assigned Certifier, such documents for which they are responsible, as may assist the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority.		Note			

Description	Qty	Unit	Rate	€	c
The Contractor shall make all pertinent information & documentation available in electronic means, in a format suitable for immediate uploading onto the Public Register Portal.		Note			
The Contractor shall Sign the Certificate of Compliance upon completion.		Note			
The building will not achieve "substantial completion" in a contractual context until the Completion Certificate is uploaded onto the Public Register and so the onus is on the Contractor to ensure that any relevant design / works carried out by them or their sub-contractors is certified & submitted in a timely fashion.		Note			
The Contractor shall make arrangements to ensure that records relating to building control are retained for a minimum of 6 years.		Note			
The Contractor shall make arrangements for the transfer of all pertinent records into safe keeping in event of any holder of records ceasing to trade.		Note			

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/45					
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Page No. BQ/49					
Page No. BQ/50					
Page No. BQ/51					
Page No. BQ/52					
(06) BUILDING REGULATION COMPLIANCE					
Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(06) nZEB COMPLIANCE</u>						
<u>Technical Guidance Document Part L of the Building Regulations 2017 (nZEB) [non-dwellings]</u>						
<u>nZEB COMPLIANCE STRATEGY:</u>						
The Contractor shall refer to the nZEB COMPLIANCE GUIDANCE which outlines specifically the requirements in order to comply with Part L (nZEB), including the series of tests and certifications required to prove Part L (nZEB) compliance.			Note			
It also critically outlines the tests and certifications required in the event of an alternative system or product being proposed by the Contractor. The Contractor shall note that a period of time needs to be built into the contract duration to provide for this situation.			Note			
Design compliance requires the deployment of multiple energy and moisture assessments of the building fabric and so any changes to the specification may negatively impact upon such assessment and the associated compliance. Any change, even considered minor in nature, could alter the nature of these assessments and therefore, may require re-assessment to verify compliance. Indeed, any changes undertaken without approval of the design team may necessitate remedial intervention, if found to be in breach of the design and carried out without assessment and the associated approvals.			Note			
<u>EXAMINATIONS BEFORE TENDERING</u>						
A	The Contractor shall be deemed to have, before tendering, made a thorough examination of the nZEB Compliance Guidance requirements.	1	Item			
<u>TESTS</u>						
B	In particular the Contractor shall ensure that he has allowed in the preliminaries section for all tests associated with achieving the Part L (nZEB) requirement as outlined in the nZEB Compliance Guidance.	1	Item			
C	Part L requires that air pressure testing shall be carried out by a competent person certified by an independent third party. A test report should contain all the information required under section 7 of I.S. EN ISO 9972: 2015.	1	Item			
<u>SAMPLES PANELS / MOCK-UPS</u>						
D	The Contractor shall construct sample panels / mock-ups on site for inspection by the pertinent Design Team representatives (disciplines) in accordance with pre-agreed specialist scopes.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>CERTIFICATE OF UNDERTAKING</u>					
A	The Contractor shall sign a Part L Certificate of Undertaking prior to commencing each work stage, thus ensuring that the works are undertaken in line with the specification, drawings, details and workmanship requirements to ensure compliance with Part L of the Building Regulations.	1	Item			
	<u>LIAISING WITH SUB-CONTRACTORS</u>					
B	All trades and sub-contractors MUST be made aware of the pertinent Part L specification and details, and the importance of their integrity, quality, and continuity, etc. Any defects, damage, removal, etc., must be reported to site management and made-good before any further works or closing up progresses.	1	Item			
	<u>QUALITY CONTROL RESOURCES</u>					
C	The Contractor shall provide the Quality Control resources, systems and training to ensure that selected subcontractors have the necessary quality control systems and resources in place, including detailed measures to describe how they validate compliance with the nZEB performance requirements and how this is fully co-ordinated with the Contractor quality system for ensuring compliance with Part L of the Building Regulations.	1	Item			
	<u>TECHNICAL SUBMISSION OF PROPOSED PRODUCTS</u>					
D	Timescales: All proposals affecting the nZEB performance requirements, must be proposed 12 weeks prior to commencement of the works, as described in the nZEB compliance guidance, for the external fabric including walls , roofs, and windows - after these dates no further substitutions will be accepted for review and it will be assumed that the original specifications will be adopted.	1	Item			
E	In this regard the contractor should allow a minimum of ten working days for initial submission and comment on drawings and a further ten working days from when revised drawings are resubmitted where required. The Contractor shall programme the works to comply with this requirement, clearly indicating, shop drawing, approval and fabrication / delivery stage timelines within the programme.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>DOCUMENTS PROVIDED BY CONTRACTOR / SUBCONTRACTORS / SUPPLIERS; SUBMISSION OF INFORMATION (SUBMITTALS)</u>					
A	Provide the detailed design and / or complete the design of products and executions in accordance with the specification, specifically showing in detail the nZEB compliance process, including co-ordinating compliance data and checking data in detail for compliance prior to submittal.	1	Item			
	<u>MANAGEMENT OF THE WORKS</u>					
B	The Contractor shall specifically produce Method Statements for specific items of work; compiled by a competent person in that field, and present to the pertinent Design Team member for approval, prior to commencement of that portion of the works. Such specific items of work shall be constantly re-evaluated and agreed between the DT & the Contractor throughout the execution of the works	1	Item			
C	The Method Statement and nZEB performance requirements should confirm the Contractor's management system for ensuring compliance with the Building Regulations	1	Item			
	It should also describe how the Contractor is directly supervising the work to ensure compliance. This should include named individuals who are responsible for the compliance of their respective element of the work. The purpose of this requirement is to ensure that a culture of nZEB compliance is clearly demonstrated across the full Construction team from the selection of the sub-contractor to site tool box briefings on compliance, etc		Note			
D	The Contractor shall allow for performing co-ordinator and supervisory roles in relation to Part L (nZEB), allowing for all associated costs.	1	Item			
	<u>QUALITY STANDARDS / CONTROL COMPLIANCE</u>					
	List of measures / checklists / tests being used by the Contractor to ensure compliance with nZEB performance requirement.		Note			
	Actions taken to close out non -compliances that occur, and prevent their re-occurrence		Note			
	Properties tested.		Note			
	Pass / fail criteria.		Note			
	Test methods and procedures.		Note			
	Identity of testing agency.		Note			

Description		Qty	Unit	Rate	€	c
Test dates and times.			Note			
Identities of witnesses.			Note			
Analysis of results.			Note			
<u>CONTRACTOR'S PROGRESS REPORT</u>						
A	Submit a progress report at least two working days before the site meeting. Notwithstanding the Contractor's obligations under the nZEB Compliance Guidance document generally, the Contractor shall compile a Work Stage report (as per the sample report appended), in relation to all work elements / stages outlined in the preliminary Part L Inspection Plan	1	Item			
B	In addition to last the Contractor shall compile a brief report outlining the active supervisory measures that have been taken since the last meeting in order to ensure compliance with the nZEB performance required.	1	Item			
<u>CONTRACTOR'S RECORDS (SUBMITTALS)</u>						
C	Detailed Photographs in relation to each Robust (thermal bridge) Construction Detail being constructed are to be transferred to a designated drop-box link in real time, as the works progresses. In other words, daily progress photographs are required throughout the construction of the specific Robust Details pertaining to the project.	1	Item			
D	The Contractor shall submit all relevant data and record sheets in accordance with Part L compliance at each work stage, it being a pre-requisite to payment processing in association therewith. These are to include test certificates, manufacturer	1	Item			
E	The Contractor shall ensure that all Part L quality control documents and supporting evidence is available within the Part L compliance file and presented to the Design Team for review at Site Meetings and Scheduled Inspections.	1	Item			
<u>COMMISSIONING</u>						
F	The Contractor shall produce a commissioning plan and programme based on BSRIA job book A and BG1/2009 provisions, both of which provide detailed commissioning guidance.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>CERTIFICATE OF COMPLIANCE UPON COMPLETION</u>					
A	The Contractor shall sign a Part L Certificate of Compliance upon completion of each work stage, confirming that they've constructed as planned and in accordance with Part L requirements, this being a pre-requisite to payment processing in association therewith.	1	Item			
	<u>CONTRACTOR'S FINAL REPORTING</u>					
B	Validation of nZEB performance required upon completion. The Contractor shall incorporate a summary of all stage reports throughout the works, as well as an executive report on Part L compliance for the project.	1	Item			
C	Upon completion of the works, the Contractor, shall present the Employers Representative with 2 hard-copy folders of the aforementioned electronic file, with and including all relevant data validating compliance of the completed project with Part L of the Building Regulations.	1	Item			
	<u>nZEB ENERGY COMPLIANCE CERTIFICATE</u>					
	Assessment: iSBEM Undertaken by a person registered with SEAI. Submit registration details and evidence of qualifications when requested.		Note			
	Building Type: Primary School Extension. nZEB.		Note			
	Certificate: To be included within Building Manual.		Note			
	Submit: Before the date for completion stated in the contract.		Note			
	<u>COMPLIANCE GUIDANCE & AGREEMENT</u>					
D	The Contractor must include here for all costs associated with fulfilling the requirements of the above-referenced document, not measured elsewhere.	1	Item			
	<u>nZEB COMPLIANCE GENERALLY (not covered elsewhere)</u>					
E	The Contractor must include here for all costs associated with compliance with the aforementioned nZEB documentation and certification, etc., not measured elsewhere.	1	Item			

Stanhope Street

Roof works and small internal repairs

September 2026

	Description	Qty	Unit	Rate	€	c
	<u>(06) PHASING</u>					
	<u>Information generally</u>					
	1. Please note that notwithstanding the provisions of ARM 5, all Phasing related costs are to be included within the following items and not within the "General Preliminary" section of this Pricing Document.		Note			
	<u>Phasing Work Zones</u>					
	Phasing work zones; the chosen contractor shall include for onsite phasing of work zones as proposed works will take place in active school property. All tendering contractor to include proposed phasing of works and methodology of construction program within the tender submissions and the chosen contractor will liaise and agree project masterplan and phasing with architect prior to commencement of proposed works. Refer to Architects drawings for proposed extent of phased work zones (draft). All work zones and phasing to be prior to commencement on site. - no works shall take place outside the agreed zones of works without prior agreement with architect and client. As mentioned above heras fencing to be erected to separate active school areas from all work zones, temporary access roadway and site compound.		Note			
A	The Contractor shall create a separate exclusion zone for each phase of the construction works while maintaining the fire escape routes from the building					
	<u>Refer to Phasing Work Zones Drawings</u>					
B	T102 - Proposed Phasing Plan	1	item			
	<u>Design Team Phasing Principles</u>					
	The Design Team (DT) phasing is set up to ensure the school can safely remain operational throughout the proposed works.		Note			
	The Contractor may overlap / run phases in parallel only with the Employer's Representative (ER) written approval and where the school can safely function as a live environment.		Note			
	Contractor shall provide a Master Phase Plan together with revised before each phase where agreed changes occur throughout the work, including segregation, safe routes, emergency egress, and delivery times (avoid pupil drop-off/ collection).		Note			
	Maintain temporary weathering and building security at all times between phases.		Note			
	Each phase requires DT/ER sign-off of pre-start conditions and completion criteria before the next phase (or overlap) proceeds.		Note			

Description		Qty	Unit	Rate	€	c
<u>Approvals (Apply to all Phases)</u>						
Pre-start: Phase-specific RAMS, Traffic Management Plan, hoarding/segregation plan, decant plan (as applicable) shall be issued to ER for approval.			Note			
Mid-phase reviews: Weekly coordination with ER to confirm routes, egress and programme impacts.			Note			
Completion: Area clean, safe, services certification/ commissioning complete, defects list agreed; soft landscaping made good on handover subject to season/weather; documentation issued (as-builts, O&M updates).			Note			
<u>Phase 1: Roof 4 + Roof 5</u>						
A	Duration: 4 weeks					
B	Works to include include the the small flat roof over the Boiler House and Pitch Roof on the PE Hall.					
C	Edge protection is to be installed as there are small parapets and no fall arrest system on the pitch roof.					
D	Access Ladders to Roof 3 are to be installed during this phase.					
<u>Phase 2: Roof 3</u>						
E	Duration: 7 weeks					
F	The contractor is to allow for the roof works and works to the existing ceiling to be completed first.					
G	The contractor is to allow for 4 scaffolding access points to this roof. Edge protection is to be installed on this roof as the parapet is very low.					
H	All fiire exit doors Are to be kept clear at ground level so staff and students can still escape in the event of a fire.					
J	In the summer months the spalling work is to be carried out in accordance with the structural engineers Package. This work is to noisy to be done while the school Is active. Spalling works will involve kango-hammering, Sand blasting and grinding.					
<u>Phase 3: Roof 2</u>						
K	Duration: 2 weeks					
L	Works to include the lowering of the brick parapet					

Stanhope Street Roof works and small internal repairs September 2026	BQ/62	<i>To Collection €</i>
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/60 Page No. BQ/61 Page No. BQ/62 (06) PHASING Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(07) BOND SECTION</u>						
<u>Contractor's Performance Bond</u>						
A performance bond is required. Provide for paying premium required by an approved Insurance Company, Bank or other appropriate Body for a Surety Bond of 12.5% of the amount of the tender. 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 the subsequent period stated in the form of in the works requirements. The Bond shall expire 450 days after the date of Substantial Completion of the Works as certified by the Employers Representative appointed under the Contract. The amount provided will not be subject to any adjustment; and this amount or the amount of the premium whichever is the lesser shall be included in the first payment on account after the Bond has been executed.			Note			
A Contractor that proposes a bond issued by foreign financial institution must ensure that it contains a provision that ensures that it is subject to the exclusive jurisdiction of the Irish Courts. The sole law governing of the bond will be Irish Law. The contractor will not be allowed to commence on site until the original Bond, signed and sealed by both Surety and Contractor is produced. A copy, or a scanned copy or a letter will not be accepted.			Note			
The Institution providing a bond must, if it is an insurance company, be authorised by the Financial Regulator to write guarantee business in Ireland or passported into Ireland.			Note			
The form of performance bond shall be as per the current model form for Public Works Construction Contracts, as issued by the Office of Public Procurement on behalf of the Department of Public Expenditure & Reform.			Note			
A	The Contractor must include here for all costs associated with obtaining the aforementioned Performance Bond	1	Item			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/64 (07) BOND SECTION Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(--) DEMOLITIONS AND ALTERATIONS</u>						
<u>NOTES</u>						
GENERALLY						
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications			Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes			Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.			Note			
<u>****INTERNAL DEMOLITIONS AND ALTERATIONS****</u>						
<u>DEMOLITIONS AND ALTERATIONS</u>						
ALTERATIONS						
<u>Carefully remove existing damaged suspended ceilings & associated fittings; including disposal off site; remove existing 600 x 600 suspended ceiling tile and grid; prepare all surfaces to receive new finishes; make good to adjacent finishes where required; all in accordance with Architects drawings and specifications; refer to Architects drawing T100 & T101</u>						
A	Removing					
	finishes; existing ceiling finishes	152	m2			
<u>Carefully remove all existing light fittings, alarms, and all relevant electrical fittings to the replaced suspended ceilings; store safely & re-install upon the completion of new suspended ceilings installation; all in accordance with Architects drawings and specifications; refer to Architects drawing T100 & T101</u>						
B	Removing					
	Carefully remove existing lights; store safely & re-install upon the completion of new suspended ceilings installation	152	m2			

	Description	Qty	Unit	Rate	€	c
	TREATMENT & REPAIR					
	<u>Carefully clean and prepare existing concrete ceiling soffit prior to application of new paint; The Contractor is to allow for all concrete ceilings on the first floor to be sprayed with Wykamol Mould Eradication Kit before the new paint finish is applied; all existing surfaces and finishes must be protected; all fitted furniture and fittings must be protected; all in accordance with Architects drawings and specifications; refer to Architects drawing T100 & T101</u>					
	Cleaning Surfaces					
A	like items; existing ceiling soffit prior to application of new paint	938	m2			
	<u>Cleaning and reparation of the damaged paint to existing concrete ceilings; ceilings to be chemically washed before the painting works are to start; Prepare all surfaces for decoration including repair, drying, filling, sanding etc. prior to decoration; all existing surfaces and finishes must be protected; all fitted furniture and fittings must be protected; all in accordance with Architects drawings and specifications; refer to Architects drawing T100 & T101</u>					
	Cleaning Surfaces					
B	like items; chemically washed prior to application of new paint	938	m2			
	****ROOF DEMOLITIONS AND ALTERATIONS****					
	<u>ROOF 1: DEMOLITIONS AND ALTERATIONS</u>					
	ALTERATIONS					
	<u>Carefully remove existing roof system and membrane; to be stripped back to structural slab; make good existing concrete decking to receive new finish; include for disposal of all debris off site; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>					
	Removing					
C	covering; existing roof membrane on Roof 1	265	m2			

	Description	Qty	Unit	Rate	€	c
	<u>ROOF 2: DEMOLITIONS AND ALTERATIONS</u>					
	DEMOLITIONS					
	<u>Carefully remove existing brick parapet to Roof 2; lower parapet with 1200mm; make good existing and surrounding surfaces to receive new finish; include for disposal of all debris off site; all in accordance with Architects and Engineer's drawings and specifications; refer to Architects drawing T103 and Engineers drawing S-503</u>					
	Demolishing parts of structures					
A	removal of existing brick parapet to lower parapet by 1200mm; overall 24m long; making good finishes - Roof 2	1	Item			
	ALTERATIONS					
	<u>Carefully remove existing PVC roof system / membrane, insulation, plywood; to be stripped back to structural slab; make good existing concrete decking to receive new finish; include for disposal of all debris off site; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>					
	Removing					
B	covering; existing PVC membrane, insulation and plywood decking to Roof 2	50	m2			
C	coverings; existing flashings; including disposal off site	51	m			
D	fittings and fixtures; existing rain water pipe to be removed to allow for new rwp with hopper head and gully (measured elsewhere)	1	nr			
	<u>Carefully decommission and remove existing water tanks to Roof 2; allow for removal of all supports, pipework, fittings etc., including disposal off site; allow for blocking off pipework where required; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>					
	Removing					
E	mechanical installations; existing water tanks	1	Item			

	Description	Qty	Unit	Rate	€	c
<u>ROOF 3: DEMOLITIONS AND ALTERATIONS</u>						
ALTERATIONS						
<u>Carefully remove existing Services where required to facilitate the removal and installation of new Roof finishes; all services and materials related to services must be carefully stored throughout the works, allow for reinstatement of services upon completion of the roof works; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
A	mechanical installations; where required; include for reinstatement	1	Item			
B	electrical installations where required; include for reinstatement	1	Item			
C	electrical installation; PV Panels; include for reinstatement	1	Item			
<u>Carefully remove existing roof lights; approx. size 1000 x 1000mm wide; including disposal off site; allow for preparing new opening to suite new roof lights (measured elsewhere); allow for making good all adjacent finishes and structures where required; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
D	fittings ans fixtures; existing roof lights approx. 1000 x 1000mm wide	2	nr			
<u>Carefully remove existing gutters, down pipes; drainage pipes where required; allow for making good all adjacent finishes and structures where required; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
E	coverings; existing gutters; including disposal off site	52	m			
F	fitting and fixtures; existing downpipes; including disposal off site	5	m			
G	fittings and fixtures; existing rain water pipe to be removed to allow for new rwp with hopper head and gully (measured elsewhere)	12	nr			

	Description	Qty	Unit	Rate	€	c
A	mechanical installations; existing foul water pipe; reinstated upon completion of the works	1	Item			
B	mechanical installations; existing soil vent pipe water pipe; reinstated upon completion of the works	1	Item			
	<u>Carefully remove existing roof system and membrane; to be stripped back to timber; make good existing concrete decking to receive new finish; include for disposal of all debris off site; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>					
	Removing					
C	covering; existing roof membrane on Roof 3	1259	m2			
D	covering; existing roof membrane on Roof 3 (Upper Level)	51	m2			
E	covering; existing parapet to Roof 3 to allow for new higher parapet (measured elsewhere)	184	m			
F	covering; existing expansion joint to be removed to allow for new expansion joint (measured elsewhere)	90	m			
G	coverings; existing flashing to base of walls	52	m			
H	coverings; existing fascias to top of walls	52	m			
	<u>Carefully cut existing concrete parapet above rainwater outlets to expose outlet; approx. 100 x 100 x depth of parapet; allow for making good all adjacent finishes and structures where required; all in accordance with Engineer's specification and approval; refer to Engineer's drawing S-503</u>					
	Cutting					
J	openings or recesses in roofs; approx. 100 x 100 x depth of parapet to expose existing rain water outlet; making good structure and finishes	12	nr			
	<u>Carefully open-up existing roof and wall junction to expose junction construction, including disposal off site; allow for making good all adjacent finishes and structures where required; all in accordance with Engineer's specification and approval; refer to Engineer's drawing S-503</u>					
	Cutting					
K	openings or recesses in roofs; temporary opening up works to expose existing roof / wall junction; making good structure and finishes	2	nr			

Description		Qty	Unit	Rate	€	c
<u>ROOF 4: DEMOLITIONS AND ALTERATIONS</u>						
ALTERATIONS						
<u>Carefully remove existing Services where required to facilitate the removal and installation of new Roof finishes; all services and materials related to services must be carefully stored throughout the works, allow for reinstatement of services upon completion of the roof works; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
A	mechanical installations; where required; include for reinstatement	1	Item			
B	electrical installations where required; include for reinstatement	1	Item			
<u>Carefully remove existing roof system and membrane; to be stripped back to structural slab; make good existing concrete decking to receive new finish; include for disposal of all debris off site; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
C	covering; existing roof membrane on Roof 4	51	m2			
D	coverings; existing abutment flashings	17	m			
E	coverings; existing fascias to top of walls	18	m			
F	covering; existing parapet cappings	18	m			
<u>Carefully remove existing roof lights; approx. size 1000 x 1000mm wide; including disposal off site; allow for preparing new opening to suite new roof lights (measured elsewhere); allow for making good all adjacent finishes and structures where required; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
G	fittings ans fixtures; existing roof lights approx. 1000 x 1000mm wide	1	nr			

Description		Qty	Unit	Rate	€	c
<u>ROOF 5: DEMOLITIONS AND ALTERATIONS</u>						
ALTERATIONS						
<u>Carefully remove existing gutters, down pipes; drainage pipes where required; allow for making good all adjacent finishes and structures where required; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
A	coverings; existing gutters; including disposal off site	31	m			
B	fitting and fixtures; existing downpipes; including disposal off site	19	m			
<u>Carefully remove existing roof system and membrane; to be stripped back to woodwool; make good existing woodwool where required to receive new finish; include for disposal of all debris off site; all in accordance with Architects drawings and specifications; refer to Architects drawing T103</u>						
Removing						
C	covering; existing roof membrane on Roof 5	290	m2			
D	covering; existing fascias	26	m			
E	covering; existing fascia and soffit	62	m			
F	covering; existing lead valley to replace with new lead valley (measured eLsewhere)	13	m			

Stanhope Street Roof works and small internal repairs September 2026	BQ/73	
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Description		Qty	Unit	Rate	€	c
<u>(21) EXTERNAL WALLS</u>						
<u>NOTES</u>						
GENERALLY						
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications			Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes			Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.			Note			
<u>DEMOLITIONS AND ALTERATIONS</u>						
TREATMENT/REPAIR						
<u>Concrete crack repair; refer to Engineer's Drawings S-501 to S-504 and associated Construction Notes and C5 Design Risk Assessment; all in accordance with Engineer's drawings and specifications</u>						
Exposed Concrete Repair						
A	Concrete crack repair; refer to Engineer's Drawings S-501 to S-504 and associated Construction Notes and C5 Design Risk Assessment	116	m2			
B	Allow for removal and re-fixing of existing extract ventilation; set aside in safe storage space; including new fixings, coring etc. where necessary	1	Item			
<u>External Brickwork crack repair; refer to Engineer's Drawings S-501 to S-504 and associated Construction Notes and C5 Design Risk Assessment; all in accordance with Engineer's drawings and specifications</u>						
Brickwork Repair						
C	External brickwork crack repair; refer to Engineer's Drawings S-501 to S-504 and associated Construction Notes and C5 Design Risk Assessment	20	m			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/74 (21) EXTERNAL WALLS Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(22) INTERNAL WALLS</u>						
<u>NOTES</u>						
GENERALLY						
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications			Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes			Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.			Note			
<u>DEMOLITIONS AND ALTERATIONS</u>						
TREATMENT/REPAIR						
<u>Internal Brickwork crack repair; refer to Engineer's Drawings S-501 to S-504 and associated Construction Notes and C5 Design Risk Assessment; all in accordance with Engineer's drawings and specifications</u>						
Brick Repair						
A	Internal blockwork crack repair; refer to Engineer's Drawings S-501 to S-504 and associated Construction Notes and C5 Design Risk Assessment	40	m			
<u>Cleaning and repointing existing brickwork to internal face; are to be steam cleaned; Careful consideration should also be given to the effect of the cleaning process; all in accordance with Engineer's drawings and specifications</u>						
Cleaning surfaces						
B	brickwork; steam cleaned	18	m2			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/76 (22) INTERNAL WALLS Carried to Summary					

Description	Qty	Unit	Rate	€	c
<u>(27) ROOF STRUCTURE</u>					
<u>NOTES</u>					
GENERALLY					
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications		Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes		Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.		Note			
3. Proposed Roof works shall be wholly in accordance with the Works Requirements / Specification together with the requirements of DoES TGD 021 – 7 Minimum Performance Standards of Roof Finishes.		Note			
4. Notwithstanding the above, the design and construction of all roofs shall comply with the relevant I.S., EN and B.S. Standards and meet the requirements of the current Building Regulations parts A to M as applicable.		Note			
5. Proposed Waterproofing System must have a single source manufacturer relates to the entire system as a single entity including the waterproofing membranes, insulation, roof lights and the workmanship in installing all of the above. This is required to eliminate split liability on this project.		Note			
6. Flexible waterproof membranes must have a 30-year manufacturer durability statement, along with a minimum of a 20-year manufacturer insurance backed guarantee for materials, workmanship and the entire installation on site for the specific project.		Note			
7. 20-year product & workmanship “Insurance Supported Company Backed Guarantee” shall begin on the date of final inspection by manufacturer of the roofing works.		Note			

	Description	Qty	Unit	Rate	€	c
	****ROOF 2**** <u>WOODWORK</u> STRUCTURAL AND FIRST FIXINGS <u>Sawn softwood; Grade C16; all new roof timber including rafters, joists, purlins, battens, wall plates and sharking to be preservative treated for a pitched roof structure in accordance with BS5268:1989 part 5. all in accordance with Structural Engineer's drawings, specification and approval; refer to Architects drawing T104 and T300</u> Carcassing; Floors or Flat Roofs A 44mm x 225mm timber rafters at 400mm centres; refer to Engineers detail on drawing S-503 B Sundries and fixings BOARDING AND SECOND FIXINGS <u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by Architect, conforming to BS EN 636-3 & CPD/ CE compliance, fixed directly to either the joists or firings using non corroding ring shank nails or recommended screw fasteners; all in accordance with Structural Engineer's drawings, specification and approval; refer to Architects drawing T104 and T300</u> Boarding and Sheeting C roofs; 18mm exterior grade marine plywood; exceeding 300mm wide; sloping	148	m			
		1	Item			
		60	m2			

	Description	Qty	Unit	Rate	€	c
	**** ROOF 3 ****					
	<u>STRUCTURAL</u>					
	STEELWORK					
	<u>Fabricated weldable Steelwork to Parapet; fabricated structural steelwork shall be CE marked in accordance with EN 1090-1 and shall be Execution Class EXC 2 unless otherwise noted; steelwork shall be grade S275 or S355 in accordance with BS EN 10025; Hot dip galvanize to BS EN ISO 1461; All welded connections shall be 6mm continuous fillet welds unless otherwise noted; structural steel bolted connections shall have a minimum of 4 no. grade 8.8 M20 bolts unless otherwise noted; all bolts and fastenings etc. to be galvanised and given same treatment build-up as for galvanised members; all in accordance with Structural Engineer's drawings, specification and approval; refer to Architects drawing T104 and T300</u>					
	Fabricated members; Secondary Steelwork					
A	stanchion; member profile not exceeding 25kg/m; (100 x 100 x 5mm SHS)	2.25	tonne			
	Fittings					
B	include for all plates, cleats, haunches etc in the connections with all Structural Steelwork; allow 5%	0.12	tonne			
	<u>Steel member fixings to reinforced in-situ concrete slabs / walls etc.</u>					
	Bolts					
C	structural steel members fixed to reinforced concrete; base plate fixed to reinforced concrete roof with minimum of 4 no. grade 8.8 M20 bolts unless otherwise noted; include for 15mm thick bed of non-shrink grout and all drilling to reinforced concrete as necessary; all in accordance with the Engineers Drawings and Specifications	306	nr			
	<u>Design, detail, fabricate and make all necessary welded or bolted connections between steel members in accordance with the Structural Engineer's Drawings and Specification</u>					
	Welding on site					
D	allow for all site welding necessary to erect all foregoing steelwork	1	item			

	Description	Qty	Unit	Rate	€	c
	<u>WOODWORK</u>					
	STRUCTURAL AND FIRST FIXINGS					
	<u>Sawn softwood; Grade C16; all new roof timber including rafters, joists, purlins, battens, wall plates and sharking to be preservative treated for a pitched roof structure in accordance with BS5268:1989 part 5. all in accordance with Structural Engineer's drawings, specification and approval</u>					
	Carcassing; Walls or Partitions					
A	100mm x 44mm timber kerb; mechanically fixed to concrete/steel backgrounds - Roof 3 Parapet	367	m			
	BOARDING AND SECOND FIXINGS					
	<u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by Architect, conforming to BS EN 636-3 & CPD/CE compliance, fixed directly to either the joists or firings using non corroding ring shank nails or recommended screw fasteners; all in accordance with Architects drawings and specifications</u>					
	Boarding and Sheeting					
B	walls; 18mm exterior grade marine plywood; exceeding 300mm wide; Parapet	184	m2			
	INSULATION, IRONMONGERY AND SUNDRIES					
	<u>Insulation, packed between parapet frame; PIR insulation Scheme, highly efficient rigid urethane insulation; 200mm thick; Installation in accordance with the scheme supplied to achieve the required U value; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Insulation					
C	thermal; 200mm thick	92	m2			

	Description	Qty	Unit	Rate	€	c
	****ROOF 5**** <u>WOODWORK</u> STRUCTURAL AND FIRST FIXINGS <u>Sawn softwood; Grade C16; all new roof timber including rafters, joists, purlins, battens, wall plates and sharking to be preservative treated for a pitched roof structure in accordance with BS5268:1989 part 5. all in accordance with Structural Engineer's drawings, specification and approval; refer to Architects drawing T104 and T300</u> Carcassing; Floors or Flat Roofs A 44mm x 225mm timber rafters at 400mm centres; refer to Engineers detail on drawing S-503; forming new valley above existing valley - Roof 5 B Sundries and fixings BOARDING AND SECOND FIXINGS <u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by Architect, conforming to BS EN 636-3 & CPD/ CE compliance, fixed directly to either the joists or firings using non corroding ring shank nails or recommended screw fasteners; all in accordance with Structural Engineer's drawings, specification and approval; refer to Architects drawing T104 and T300</u> Boarding and Sheeting C roofs; 18mm exterior grade marine plywood; exceeding 300mm wide; sloping	29	m			
		1	Item			
		290	m2			

Stanhope Street
Roof works and small internal repairs
September 2026

Description	Qty	Unit	Rate	€	c
<u>(37) ROOF COMPLETIONS</u>					
<u>NOTES</u>					
GENERALLY					
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications		Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes		Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.		Note			
4. Proposed Roof works shall be wholly in accordance with the Works Requirements / Specification together with the requirements of DoES TGD 021 – 7 Minimum Performance Standards of Roof Finishes.		Note			
5. Notwithstanding the above, the design and construction of all roofs shall comply with the relevant I.S., EN and B.S. Standards and meet the requirements of the current Building Regulations parts A to M as applicable.		Note			
6. Proposed Waterproofing System must have a single source manufacturer relates to the entire system as a single entity including the waterproofing membranes, insulation, roof lights and the workmanship in installing all of the above. This is required to eliminate split liability on this project.		Note			
7. Flexible waterproof membranes must have a 30-year manufacturer durability statement, along with a minimum of a 20-year manufacturer insurance backed guarantee for materials, workmanship and the entire installation on site for the specific project.		Note			
8. 20-year product & workmanship “Insurance Supported Company Backed Guarantee” shall begin on the date of final inspection by manufacturer of the roofing works.		Note			

	Description	Qty	Unit	Rate	€	c
	<u>WOODWORK</u>					
	BOARDING AND SECOND FIXINGS					
	<u>MDF Roof light shaft lining to all proposed roof lights; as per existing detail; a timber structure consisting of 100x44mm timber together with alterations to the existing ceiling to provide the new shafts; all in accordance with Architects drawings and specifications</u>					
	Boarding and sheeting					
A	MDF lining to roof light shaft; fitted to timber frames; exceeding 300mm wide	8	m2			
B	MDF lining to roof access door shaft; fitted to timber frames; exceeding 300mm wide	5	m2			
	<u>METALWORK</u>					
	NON-STRUCTURAL					
	<u>External access ladder; Aluminium Access Ladders comply with BS5395 and BS4211; Safety cages on all ladders over 2.5m as per BS5395; All ladder components to be aluminium, suitable for internal and external use; lockable door to be provided to restrict unauthorised access; installed in accordance with manufacturers recommendation; refer to Architect's drawings and specification; refer to Architect's drawing T104</u>					
	Composite Item					
C	ladders; roof access ladders; all components to be aluminium; include for all fixing and fitting as per manufacturers requirements - Roof 2	2	nr			
D	ladders; roof access ladders; all components to be aluminium; include for all fixing and fitting as per manufacturers requirements - Roof 5	2	nr			

	Description	Qty	Unit	Rate	€	c
	<u>Bespoke curved glass rooflight; 900 x 900mm; consisting of an ISU 2093 Flat glass top unit with CVU 0220Q Electric base unit 2-layer glazing installed to prepared opening; Infill sections of the proposed rooflights shall consist of mechanically fixed 225 x 44mm C16 grade Timber joists with heavy-duty stainless-steel joist hangers followed New timber decking shall consist of 18mm WPB Plywood manufactured to BS EN 636:2012+A1:2015, All plywood shall be WBP bonded first grade and shall be faced with veneer as specified; Pro Clima or equivalent Window-sealing system on the internal face of the proposed new rooflights together with 50mm Xtratherm XT-TF or equivalent Rigid PIR insulation board @ 0.022 W/mK thermal lining to warm side of the roof shaft construction; installed in accordance with manufacturers recommendation; refer to Architect's drawings and specification; refer to Architect's drawing T104</u> Composite Items					
A	Rooflights; 900 x 900mm 2-layer glazing rooflight to replace existing roof light; including flashings; pro-clima or equivalent window sealing system; 50mm PIR insulation board thermal lining; minimum 150mm upstand above the finish roof level - Roof 3	1	nr			
B	Rooflights; 900 x 900mm 2-layer glazing rooflight to replace existing roof light; including flashings; pro-clima or equivalent window sealing system; 50mm Xtratherm PIR insulation board thermal lining; minimum 150mm upstand above the finish roof level - Roof 4	1	nr			
	<u>Flat Roof Access Door; 920 x 1300mm; installed to the existing structural opening; DRL Uw=0.67 W/m² K according to EN14351-1:2006+A2:2016; Mounted on the roof surface to proposed upstand of 200mm X 44mm Treated Rough Sawn Timber with a minimum 150mm upstand above the proposed roof finish at the highest perimeter contact point; include all flashings and aluminium fascias backed with 18mm WPB plywood; refer to Architect's drawings and specification; refer to Architect's drawing T104</u> Composite Items					
C	like items; flat roof access door; 920mm x 1300mm; including metal folding section ladder, sundries, upstand etc.	1	nr			
D	like items; Metal Folding Section Ladder; ceiling opening 860 x 1440mm; non-slip treads; including all fittings and fixtures	1	nr			

	Description	Qty	Unit	Rate	€	c
	<u>Fall prevention cable system; installed on flat roof;</u> <u>Installed Single Anchor Point complying to BS EN 795:2012</u> <u>Class A & CEN TS 16 415; System support bases fixed through</u> <u>membrane, insulation and to plywood using toggle fixings;</u> <u>including all PPE, training and demonstrations; refer to</u> <u>Architect's drawings and specification; refer to Architect's</u> <u>drawing T104 for provisional layout of cable and anchor</u> <u>points</u>					
	Composite Items					
A	railings; fall arrest system complete - Roof 3	176	m			
B	railings; fall arrest system complete - Roof 5	22	m			
	<u>PAINTING AND DECORATING</u>					
	PAINTING					
	<u>Paint to MDF Lining; 1 no. Water based Satinwood undercoat;</u> <u>2 no. Water based Satinwood finishing coat; All joints,</u> <u>nail/screw heads to be filled, fully sanded and cleaned</u> <u>down; refer to Architect's drawings and specification</u>					
	General surfaces					
C	exceeding 300mm; roof light/access door shaft lining	12	m2			

Stanhope Street Roof works and small internal repairs September 2026	BQ/88		
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Description	Qty	Unit	Rate	€	c
<u>(41) WALL FINISHES EXTERNALLY</u>					
<u>NOTES</u>					
GENERALLY					
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications		Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes		Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.		Note			
4. Proposed Roof works shall be wholly in accordance with the Works Requirements / Specification together with the requirements of DoES TGD 021 – 7 Minimum Performance Standards of Roof Finishes.		Note			
5. Notwithstanding the above, the design and construction of all roofs shall comply with the relevant I.S., EN and B.S. Standards and meet the requirements of the current Building Regulations parts A to M as applicable.		Note			
6. Proposed Waterproofing System must have a single source manufacturer relates to the entire system as a single entity including the waterproofing membranes, insulation, roof lights and the workmanship in installing all of the above. This is required to eliminate split liability on this project.		Note			
7. Flexible waterproof membranes must have a 30-year manufacturer durability statement, along with a minimum of a 20-year manufacturer insurance backed guarantee for materials, workmanship and the entire installation on site for the specific project.		Note			
8. 20-year product & workmanship “Insurance Supported Company Backed Guarantee” shall begin on the date of final inspection by manufacturer of the roofing works.		Note			

Description		Qty	Unit	Rate	€	c
<u>PAINTING AND DECORATING</u>						
PAINTING						
<u>Paint to existing concrete columns are located on the main block of the school; 3 no coats externally, colour to be approved by architect and client prior to application; allow for making good of any damaged render and paint that occurs throughout the construction phase; refer to Architect's drawings and specification</u>						
Walls						
A	girth exceeding 300mm; general areas; existing concrete columns	116	m2			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/89 Page No. BQ/90 (41) WALL FINISHES EXTERNALLY Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(42) WALL FINISHES INTERNALLY</u>						
<u>NOTES</u>						
GENERALLY						
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications			Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes			Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.			Note			
<u>PAINTING AND DECORATING</u>						
PAINTING						
<u>Paint to existing fairfaced blockwork internal walls; 1 no. Primer Sealer Undercoat as recommended by manufacturer; 2 no. Finishing coats; all colours per room to be confirmed; refer to Architect's drawings and specification</u>						
Walls						
A	exceeding 300mm girth; internal walls	1327	m2			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/92 (42) WALL FINISHES INTERNALLY Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(45) CEILING FINISHES</u>						
<u>NOTES</u>						
GENERALLY						
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications			Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes			Note			
4. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.			Note			
<u>FLOOR, WALL AND CEILING FINISHINGS</u>						
SUSPENDED CEILINGS						
<u>Suspended ceiling tiles and grids; Suspended ceiling Tile system; 600 x 600mm modules; 19mm thick; Tegular Board Edge; exposed grid system; Prelude 24 XL² / TLS or equivalent 24mm exposed grid system; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T101</u>						
Ceilings						
A	depth of suspension exceeding 150mm and not exceeding 500mm	126	m2			
<u>Standard suspended non fire rated plasterboard ceiling; MF5 ceiling section; MF7 primary channel; MF9 connecting clips; 1 layer of 12.5mm Wallboard fixed with Drywall Screws; All board joints installed staggered and treated in accordance with Paper Joint Tape method; including 3mm skim finish; sealant applied around perimeter of ceiling; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T101</u>						
Ceilings						
B	depth of suspension not exceeding 150mm; to area below roof 2	50	m2			

	Description	Qty	Unit	Rate	€	c
	<u>PAINTING AND DECORATING</u>					
	PAINTING					
	<u>Paint to concrete soffits; White matt emulsion; 1 no. Primer Sealer Undercoat as recommended by manufacturer; 2 no. Finishing coats; refer to Architect's drawings and specification</u>					
	Ceilings					
A	exceeding 300mm girth; concrete soffits	938	m2			
	<u>Paint to plasterboard ceiling; White matt emulsion; 1 no. Primer Sealer Undercoat as recommended by manufacturer; 2 no. Finishing coats; refer to Architect's drawings and specification</u>					
	Ceilings					
B	exceeding 300mm girth; plasterboard ceilings	50	m2			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/94 Page No. BQ/95 (45) CEILING FINISHES Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>(47) ROOF FINISHES</u>						
<u>NOTES</u>						
GENERALLY						
1. The Tenderer is advised that the measurement and the descriptions are to be read in conjunction with the Architect's and Engineer's drawings and specifications			Note			
2. The Tenderer is deemed to have visited the site and familiarised himself with all existing site features, means of access, local tipping facilities etc. for pricing purposes			Note			
3. The Tenderer is advised of the proposed phasing of works as outlined in MCLA's Drawing T102 and Specification. The Tenderer is deemed to include any costs associated with the phasing works throughout the Pricing Document.			Note			
4. Proposed Roof works shall be wholly in accordance with the Works Requirements / Specification together with the requirements of DoES TGD 021 – 7 Minimum Performance Standards of Roof Finishes.			Note			
5. Notwithstanding the above, the design and construction of all roofs shall comply with the relevant I.S., EN and B.S. Standards and meet the requirements of the current Building Regulations parts A to M as applicable.			Note			
6. Proposed Waterproofing System must have a single source manufacturer relates to the entire system as a single entity including the waterproofing membranes, insulation, roof lights and the workmanship in installing all of the above. This is required to eliminate split liability on this project.			Note			
7. Flexible waterproof membranes must have a 30-year manufacturer durability statement, along with a minimum of a 20-year manufacturer insurance backed guarantee for materials, workmanship and the entire installation on site for the specific project.			Note			
8. 20-year product & workmanship “Insurance Supported Company Backed Guarantee” shall begin on the date of final inspection by manufacturer of the roofing works.			Note			
REQUIREMENTS FOR ALL ROOFS						
A	1. All roofing materials are to be in compliance with TGD 021 -7. All roofing materials are to have a 30 year manufacturer durability statement and a 20 year manufacturer insurance backed guarantee.					

	Description	Qty	Unit	Rate	€	c
A	2. For all roof penetrations all associated flashings and ancillary weathering components shall be of a similar performance and durability to the roof weathering material. Site applied liquid membranes and exposed mastics are not considered acceptable in conjunction with metal cladding sheets. Any sealants used must conform to the manufactures certification and approved details.					
B	3. The contractor shall provide evidence of suitability and training of all personnel working on the roof					
C	4. The roofing manufacturer shall undertake periodic inspections during the installation. Upon completion of all roof construction elements a mandatory final inspection and written report, with confirmations on the adequacy of construction, materials, finishes etc, must be undertaken and collected by the roofing manufacture. This written report shall be submitted for approval to the Architect and it must be included in the handover documentation on completion of the project.					
D	5. Site monitoring undertaken weekly by the manufacturer's Site Technicians, each visit being documented and circulated to all relevant parties electronically within 24hrs.					
E	6. BBA approval must be for the complete system (all components) i.e. including Vapour barrier, Insulation, Underlayer and Capping sheet.					
	****ROOF 1****					
	<u>WOODWORK</u>					
	BOARDING AND SECOND FIXINGS					
	<u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by client, conforming to BS EN 636-3 & CPD/CE compliance, fixed directly to concrete/blockwork background using non corroding ring shank nails or recommended screw fasteners; all in accordance with Architects drawings and specifications</u>					
	Second fixings					
F	exceeding 300mm wide; 400 x 18mm thick; tops of parapet walls	31	m2			

	Description	Qty	Unit	Rate	€	c
	<u>ROOFING, CLADDING AND WATERPROOFING</u>					
	MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS					
	<u>Warm Roofing System on existing concrete deck; Quick Dry Primer, applied to the roof substrate and all upstands and skirtings; 4 mm thick aluminium lined elastomeric bitumen torch applied vapour barrier. Installation as clauses 670D, 710; 200mm thick PIR Tapered insulation Scheme; waterproof covering; Reinforced Bitumen Membrane- DUO, 3 mm thick, 120g/m² glass-fibre reinforced, SBS elastomeric self-adhesive bitumen underlayer; Reinforced Bitumen Membrane, 5.2 mm thick, 250g/m² polyester reinforced, SBS elastomeric bitumen torch applied capping sheet, Charcoal Grey slate finish; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Roofing					
A	horizontal; exceeding 300mm - Roof 1	265	m2			
B	horizontal; exceeding 300mm; allow for maintenance access walkway defined using capping sheet, Brown slate finish (where required)	34	m2			
	Preformed purpose made accessories					
C	new rodding eye to existing RWG location; including all dressing, waterproofing and the like; fitted to manufacturers recommendation	2	nr			
D	emergency overflow fitted in existing parapet; including all dressing, waterproofing and the like; fitted to manufacturers recommendation; refer to Architects detail 2 on drawing T104	1	nr			
E	stainless steel parapet leaf guard; strong and corrosion resistant, tamper proof; clamped securely to the inside of the outlet stem; fitted to manufacturers recommendation; n accordance with Architects drawings and specifications	3	nr			
	Collars around pipes, posts and the like					
F	girth not exceeding 500mm; dressing around RWG	2	nr			
G	girth not exceeding 500mm; dressing to vertical plinths	10	nr			

	Description	Qty	Unit	Rate	€	c
	<u>Dressing to existing parapet; 30mm thick, PIR flat board, fire resistant, aluminium foil faced, zero ODP, rigid urethane insulation; Insulation upstand support brackets suitable fixings for use with 30mm thick insulation; 50 x 50 mm PIR angle fillets; suitable counter flashing plugged and fixed; chase to be primed with bauder sealant and pointed in bauder sealant; complete warm roofing system dressed up to parapets; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u> Upstands A 300 - 450mm high; refer to Architects Details on drawing T300	76	m			
	RIGID SHEET COVERINGS AND DECKINGS <u>Powdercoated pressed metal capping or equivalent; mechanically fixed to support bracket fixed to concrete/ block background with continous EDPM; waterproofing membrane and rigid insulation surround to brackets; joints to be welded and have a smooth finish to the front face; all as per Architects Drawings and Specification; refer to Architects drawing T300</u> Flashings B 300 - 450mm girth; bends - 3; to existing parapet; refer to Architects Drawing T300	74	m			
	FLEXIBLE SHEET METAL COVERINGS <u>Suitable 1.6mm thick preformed angle edge; fixed to warm roofing system; dressed up to parapets; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u> Flashing C suitable angle edge; fixed to warm roofing system; refer to Architects Details on drawing T104 and T300	76	m			

	Description	Qty	Unit	Rate	€	c
	****ROOF 2**** <u>WOODWORK</u> BOARDING AND SECOND FIXINGS <u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by Architect; conforming to BS EN 636-3 & CPD/CE compliance, fixed directly to concrete/blockwork background using non corroding ring shank nails or recommended screw fasteners; all in accordance with Architects drawings and specifications</u> Second fixings A exceeding 300mm wide; 400 x 18mm thick; tops of parapet walls <u>ROOFING, CLADDING AND WATERPROOFING</u> MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS <u>Warm Roofing System; Quick Dry Primer, applied to the roof substrate and all upstands and skirtings; KSD Mica, 2.5 mm thick aluminium lined, SBS elastomeric bitumen self-adhesive vapour barrier. Installation as clauses 670D, 710; 200mm thick PIR Flatboard insulation Scheme; Bwaterproof covering; Reinforced Bitumen Membrane- DUO, 3 mm thick, 120g/m² glass-fibre reinforced, SBS elastomeric self-adhesive bitumen underlayer; Reinforced Bitumen Membrane, 5.2 mm thick, 250g/m² polyester reinforced, SBS elastomeric bitumen torch applied capping sheet, Charcoal Grey slate finish; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u> Roofing B horizontal; exceeding 300mm - Roof 2 Preformed purpose made accessories C new rodding eye to existing RWG location; including all dressing, waterproofing and the like; fitted to manufacturers recommendation D emergency overflow fitted in existing parapet; including all dressing, waterproofing and the like; fitted to manufacturers recommendation; refer to Architects detail 2 on drawing T104	13	m2			
		50	m2			
		2	nr			
		1	nr			

	Description	Qty	Unit	Rate	€	c
A	stainless steel parapet leaf guard; strong and corrosion resistant, tamper proof; clamped securely to the inside of the outlet stem; fitted to manufacturers recommendation; in accordance with Architects drawings and specifications	3	nr			
	Collars around pipes, posts and the like					
B	girth not exceeding 500mm; dressing around RWG	2	nr			
	<u>Dressing to existing parapet; 30mm thick, PIR flat board, fire resistant, aluminium foil faced, zero ODP, rigid urethane insulation; Insulation upstand support brackets suitable fixings for use with 30mm thick insulation; 50 x 50 mm PIR angle fillets; suitable counter flashing plugged and fixed; chase to be primed with boulder sealant and pointed in boulder sealant; complete warm roofing system dressed up to parapets; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u>					
	Upstands					
C	300 - 450mm high; refer to Architects Details on drawing T300	24	m			
	RIGID SHEET COVERINGS AND DECKINGS					
	<u>Powdercoated pressed metal capping or equivalent; mechanically fixed to support bracket fixed to concrete/ block background with continuous EDPM; waterproofing membrane and rigid insulation surround to brackets; joints to be welded and have a smooth finish to the front face; all as per Architects Drawings and Specification; refer to Architects drawing T300</u>					
	Flashings					
D	300 - 450mm girth; bends - 3; to existing parapet; refer to Architects Drawing T300	32	m			
	FLEXIBLE SHEET METAL COVERINGS					
	<u>Suitable 1.6mm thick preformed angle edge; fixed to warm roofing system; dressed up to parapets; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u>					
	Flashing					
E	suitable angle edge; fixed to warm roofing system; refer to Architects Details on drawing T104 and T300	24	m			

	Description	Qty	Unit	Rate	€	c
	<u>Milled lead; B.S EN 12588; Code 5; 2.00mm to 2.240mm thick; treated with patinisation oil as specified; all as per Architects Drawings and Specification; refer to Architects drawing T300</u> Flashing A 150 - 300mm girth; bends - 2nr; including chasing and packing into parapet wall; insure joints and laps are strictly in accordance with the manufacturers instructions; all as per Architect's Drawing <u>DRAINAGE</u> DISPOSAL ABOVE GROUND <u>Internal Rainwater Disposal; HDPE pipework system; fixing to masonry/concrete with approved fixings; include for insulated pipe sleeve; include clips, ends, brackets, bends, outlets, sockets, offsets, branches, access points and the like as required; include for working around all existing and new obstructions; all in accordance with Architects drawings and specifications; refer to Architects drawing T104</u> Pipes B circular downpipes; 150mm diameter; fixed with approved pipe clips to concrete/blockwork/steelwork; vertical <u>Extra over</u> for C bends; 150mm D connecting to surface water outlet DISPOSAL BELOW GROUND <u>Gully; roddable; horizontal; complete; fitted in existing location; allow for making good all surrounds where required; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u> Pipe accessories E 100mm diameter	27	m			
		3	m			
		2	nr			
		1	Item			
		1	nr			

	Description	Qty	Unit	Rate	€	c
	****ROOF 3****					
	<u>WOODWORK</u>					
	BOARDING AND SECOND FIXINGS					
	<u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by Architect; conforming to BS EN 636-3 & CPD/CE compliance, fixed directly to concrete/blockwork background using non corroding ring shank nails or recommended screw fasteners; all in accordance with Architects drawings and specifications</u>					
	Second fixings					
A	exceeding 300mm wide; 400 x 18mm thick; tops of parapet walls	74	m2			
	<u>ROOFING, CLADDING AND WATERPROOFING</u>					
	MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS					
	<u>Warm Roofing System; Quick Dry Primer, applied to the roof substrate and all upstands and skirtings; 4 mm thick aluminium lined elastomeric bitumen torch applied vapour barrier. Installation as clauses 670D, 710; 200mm thick PIR Tapered insulation Scheme;waterproof covering; Reinforced Bitumen Membrane- DUO, 3 mm thick, 120g/m² glass-fibre reinforced, SBS elastomeric self-adhesive bitumen underlayer; Reinforced Bitumen Membrane, 5.2 mm thick, 250g/m² polyester reinforced, SBS elastomeric bitumen torch applied capping sheet, Charcoal Grey slate finish; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Roofing					
B	horizontal; exceeding 300mm - Roof 3	1259	m2			
C	horizontal; exceeding 300mm; allow for maintenance access walkway defined using capping sheet, Brown slate finish (where required)	89	m2			
	Valleys					
D	300 - 450mm girth; valley formed in roof build-up	55	m			
E	1150 - 1300mm girth; valley formed in roof build-up	36	m			

	Description	Qty	Unit	Rate	€	c
	Preformed purpose made accessories					
A	new 150mm hopper head and outlet to existing RWG location; including all dressing, waterproofing and the like; fitted to manufacturers recommendation	12	nr			
B	stainless steel parapet leaf guard; strong and corrosion resistant, tamper proof; clamped securely to the inside of the outlet stem; fitted to manufacturers recommendation; n accordance with Architects drawings and specifications	12	nr			
	Collars around pipes, posts and the like					
C	girth not exceeding 500mm; dressing around existing service pipes	9	nr			
	Like items; Expansion joints					
D	upgrade existing expansion joint; refer to Architects specification	36	m			
	<u>Dressing to new parapet; 30mm thick, PIR flat board, fire resistant, aluminium foil faced, zero ODP, rigid urethane insulation; Insulation upstand support brackets suitable fixings for use with 30mm thick insulation; 50 x 50 mm PIR angle fillets; complete warm roofing system dressed up to parapets; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u>					
	Upstands					
E	200 - 250mm high; refer to Architects Details on drawing T300	184	m			
	<u>Warm Roofing System; Quick Dry Primer, applied to the roof substrate and all upstands and skirtings; KSD Mica, 2.5 mm thick aluminium lined, SBS elastomeric bitumen self-adhesive vapour barrier. Installation as clauses 670D, 710; 200mm thick PIR Flatboard insulation Scheme; waterproof covering; Reinforced Bitumen Membrane- DUO, 3 mm thick, 120g/m² glass-fibre reinforced, SBS elastomeric self-adhesive bitumen underlayer; Reinforced Bitumen Membrane, 5.2 mm thick, 250g/m² polyester reinforced, SBS elastomeric bitumen torch applied capping sheet, Charcoal Grey slate finish; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Roofing					
F	horizontal; exceeding 300mm - Store Room Roofs on Roof 3	51	m2			

	Description	Qty	Unit	Rate	€	c
	Preformed purpose made accessories					
A	stainless steel parapet leaf guard; strong and corrosion resistant, tamper proof; clamped securely to the inside of the outlet stem; fitted to manufacturers recommendation; in accordance with Architects drawings and specifications	2	nr			
	Collars around pipes, posts and the like					
B	girth not exceeding 500mm; dressing around RWG	4	nr			
	RIGID SHEET COVERINGS AND DECKINGS					
	<u>Powdercoated pressed metal capping or equivalent; mechanically fixed to support bracket fixed to timber background with continuous EDPM; waterproofing membrane and rigid insulation surround to brackets; joints to be welded and have a smooth finish to the front face; all as per Architects Drawings and Specification; refer to Architects drawing T300</u>					
	Flashings					
C	300 - 450mm girth; bends - 3; to new parapet; refer to Architects Drawing T300	184	m			
	<u>Power Coated Aluminium interlocking fascia systems; Profile SF4 to be fixed throughout all eave's perimeter, firmly fixed to softwood; include fascia boardRAL colour to be agreed with Architect before installing; all installed as per manufacturers recommendations; all as per Architects Drawings and Specification; refer to Architects drawing T200 and T300</u>					
	Fascias					
D	300 - 450mm girth; aluminium SF4 profile fascia fixed to softwood background to existing facade - Roof 3	184	m			
E	300 - 450mm girth; aluminium SF4 profile fascia fixed to softwood background to existing facade - Store Rooms on Roof 3	52	m			

	Description	Qty	Unit	Rate	€	c
	FLEXIBLE SHEET METAL COVERINGS					
	<u>Suitable 1.6mm thick preformed angle edge; fixed to warm roofing system; dressed up to parapets; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u>					
	Flashing					
A	suitable angle edge; fixed to warm roofing system; dressed over upstand and parapet; refer to Architects Details on drawing T104 and T300	147	m2			
	<u>Milled lead; B.S EN 12588; Code 5; 2.00mm to 2.240mm thick; treated with patinisation oil as specified; all as per Architects Drawings and Specification; refer to Architects drawing T300</u>					
	Flashing					
B	150 - 300mm girth; bends - 2nr; including chasing and packing into store room walls; insure joints and laps are strictly in accordance with the manufacturers instructions	52	m			
C	150 - 300mm girth; bends - 3nr; including chasing and packing to roof light upstand; insure joints and laps are strictly in accordance with the manufacturers instructions	12	m			
	<u>DRAINAGE</u>					
	DISPOSAL ABOVE GROUND					
	<u>Aluminium downpipes; cast aluminium downpipe; Flush joint aluminium downpipe system; size: 150mm diameter; RAL to be agreed; Pipes, fittings and accessories to: BS 2997; Polyester powder coated to BS EN 12206-1:2004; all as per Architects Drawings and Specifications</u>					
	Pipes					
D	downpipe; 150mm diameter; surface fixed; vertical - Roof 3 Store Room	10	m			
E	downpipe; 150mm diameter; surface fixed; vertical - Roof 3 Main Roof	76	nr			
	<u>Extra over for</u>					
F	shoe	16	nr			

	Description	Qty	Unit	Rate	€	c
	<u>Aluminium gutters; cast aluminium beaded deep run socketed gutter or equivalent system; size: 113 x 75mm; outlet size: 100mm diameter; RAL to be agreed; Gutters and fittings to: BS 8530 (formerly BS 2997); Gutter lengths or fittings are overlapped at the joint with a spigot and socket. Slots are provided for fixing using M6 mushroom head aluminium screws with nuts and washers. Seal evenly across the joints; fixed to fascia bracket at 915mm centres; Polyester powder coated to BS EN 12206-1:2004; all as per Architects Drawings and Specifications</u> Gutters					
A	beaded deep run socketed gutter; 113 x 75mm with 100mm outlet; fixed to fascia with suitable fascia bracket	52	m			
	<u>Extra over</u> for					
B	100mm outlet	4	nr			
C	ends	4	nr			
	<u>Internal drainage pipes; existing service pipe locations to be altered to suite new roof build-up; HDPE pipework system; fixing to masonry/concrete with approved fixings; include for insulated pipe sleeve; include clips, ends, brackets, bends, outlets, sockets, offsets, branches, access points and the like as required; include for working around all existing and new obstructions; all in accordance with Architects drawings and specifications; refer to Architects drawing T104</u> Pipes					
D	circular soil vent pipes; 150mm diameter; fixed with approved pipe clips to concrete/blockwork/steelwork; vertical	63	m			
	<u>Extra over</u> for					
E	bends; 150mm	18	nr			
F	soil vent pipe cap	9	nr			
G	connecting to existing outlets	1	Item			

	Description	Qty	Unit	Rate	€	c
	DISPOSAL BELOW GROUND					
	<u>Gully; roddable; horizontal; complete; fitted in existing location; allow for making good all surrounds where required; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Pipe accessories					
A	100mm diameter	12	nr			
	****ROOF 4****					
	WOODWORK					
	BOARDING AND SECOND FIXINGS					
	<u>Exterior grade marine plywood deck, minimum 18mm thickness as specified by client, conforming to BS EN 636-3 & CPD/CE compliance, fixed directly to concrete/blockwork background using non corroding ring shank nails or recommended screw fasteners; all in accordance with Architects drawings and specifications</u>					
B	exceeding 300mm wide; 400 x 18mm thick; tops of parapet walls	7	m2			
	ROOFING, CLADDING AND WATERPROOFING					
	MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS					
	<u>Warm Roofing System; Quick Dry Primer, applied to the roof substrate and all upstands and skirtings; 4 mm thick aluminium lined elastomeric bitumen torch applied vapour barrier. Installation as clauses 670D, 710; 200mm thick PIR Tapered insulation Scheme; waterproof covering; Reinforced Bitumen Membrane- DUO, 3 mm thick, 120g/m² glass-fibre reinforced, SBS elastomeric self-adhesive bitumen underlayer; Reinforced Bitumen Membrane, 5.2 mm thick, 250g/m² polyester reinforced, SBS elastomeric bitumen torch applied capping sheet, Charcoal Grey slate finish; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Roofing					
C	horizontal; exceeding 300mm - Roof 4	51	m2			

	Description	Qty	Unit	Rate	€	c
A	horizontal; exceeding 300mm; allow for maintenance access walkway defined using capping sheet, Brown slate finish (where required)	17	m2			
	Preformed purpose made accessories					
B	new 150mm hopper head and outlet to existing RWG location; including all dressing, waterproofing and the like; fitted to manufacturers recommendation	1	nr			
C	stainless steel parapet leaf guard; strong and corrosion resistant, tamper proof; clamped securely to the inside of the outlet stem; fitted to manufacturers recommendation; n accordance with Architects drawings and specifications	1	nr			
	Collars around pipes, posts and the like					
D	girth not exceeding 500mm; dressing around existing service pipes	6	nr			
E	girth not exceeding 500mm; dressing around concrete plinths	6	nr			
	<u>Dressing to existing parapet; 30mm thick, PIR flat board, fire resistant, aluminium foil faced, zero ODP, rigid urethane insulation; Insulation upstand support brackets suitable fixings for use with 30mm thick insulation; 50 x 50 mm PIR angle fillets; suitable counter flashing plugged and fixed; chase to be primed with baurer sealant and pointed in baurer sealant; complete warm roofing system dressed up to parapets; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u>					
	Upstands					
F	300 - 450mm high; refer to Architects Details on drawing T300	18	m			

	Description	Qty	Unit	Rate	€	c
	RIGID SHEET COVERINGS AND DECKINGS					
	<u>Powdercoated pressed metal capping or equivalent; mechanically fixed to support bracket fixed to concrete/ block background with continous EDPM; waterproofing membrane and rigid insulation surround to brackets; joints to be welded and have a smooth finish to the front face; all as per Architects Drawings and Specification; refer to Architects drawing T300</u>					
	Flashings					
A	300 - 450mm girth; bends - 3; to existing parapet; refer to Architects Drawing T300	18	m			
	FLEXIBLE SHEET METAL COVERINGS					
	<u>Milled lead; B.S EN 12588; Code 5; 2.00mm to 2.240mm thick; treated with patinisation oil as specified; all as per Architects Drawings and Specification; refer to Architects drawing T300</u>					
	Flashing					
B	150 - 300mm girth; bends - 2nr; including chasing and packing into parapet wall; insure joints and laps are strictly in accordance with the manufacturers instructions; all as per Architect's Drawing	17	m			
	<u>DRAINAGE</u>					
	DISPOSAL ABOVE GROUND					
	<u>Aluminium downpipes; cast aluminium downpipe; Flush joint aluminium downpipe system; size: 150mm diameter; RAL to be agreed; Pipes, fittings and accessories to: BS 2997; Polyester powder coated to BS EN 12206-1:2004; all as per Architects Drawings and Specifications</u>					
	Pipes					
C	downpipe; 150mm diameter; surface fixed; vertical - Roof 4	3	m			
	<u>Extra over</u> for					
D	shoe	1	nr			

	Description	Qty	Unit	Rate	€	c
	DISPOSAL BELOW GROUND					
	<u>Gully; roddable; horizontal; complete; fitted in existing location; allow for making good all surrounds where required; installed in accordance with manufacturer's recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Pipe accessories					
A	100mm diameter	1	nr			
	****ROOF 5****					
	<u>ROOFING, CLADDING AND WATERPROOFING</u>					
	MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS					
	<u>Warm Roofing System; Quick Dry Primer, applied to the roof substrate and all upstands and skirtings; KSD Mica, 2.5 mm thick aluminium lined, SBS elastomeric bitumen self-adhesive vapour barrier. Installation as clauses 670D, 710; 200mm thick PIR Flatboard insulation Scheme; waterproof covering; Reinforced Bitumen Membrane- DUO, 3 mm thick, 120g/m² glass-fibre reinforced, SBS elastomeric self-adhesive bitumen underlayer; Reinforced Bitumen Membrane, 5.2 mm thick, 250g/m² polyester reinforced, SBS elastomeric bitumen torch applied capping sheet, Charcoal Grey slate finish; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T104 and T300</u>					
	Roofing					
B	horizontal; exceeding 300mm - Roof 5	290	m2			
	Valleys					
C	750 - 1000mm girth; valley formed in roof build-up; refer to Architect detail 2 on drawing T300	13	m			

	Description	Qty	Unit	Rate	€	c
	<u>Dressing to existing facade; 30mm thick, PIR flat board, fire resistant, aluminium foil faced, zero ODP, rigid urethane insulation; Insulation upstand support brackets suitable fixings for use with 30mm thick insulation; 50 x 50 mm PIR angle fillets; suitable counter flashing plugged and fixed; chase to be primed with baulder sealant and pointed in baulder sealant; complete warm roofing system dressed up to parapets; installed in accordance with manufacturers recommendation; all in accordance with Architects drawings and specifications; refer to Architects drawing T300</u>					
	Upstands					
A	150 - 300mm high; refer to Architects Details on drawing T300	13	m			
	RIGID SHEET COVERINGS AND DECKINGS					
	<u>Power Coated Aluminium interlocking fascia systems; Profile SF4 to be fixed throughout all eave's perimeter, firmly fixed to softwood; include fascia board; RAL colour to be agreed with Architect before installing; all installed as per manufacturers recommendations; all as per Architects Drawings and Specification; refer to Architects drawing T200 and T300</u>					
	Fascias					
B	300 - 450mm girth; aluminium SF4 profile fascia fixed to softwood background to existing facade - Roof 5 Gable Ends	26	m			
C	450 - 600mm girth; aluminium SF4 profile fascia and soffit fixed to softwood background to existing facade - Roof 5 Eaves	31	m			
	FLEXIBLE SHEET METAL COVERINGS					
	<u>Milled lead; B.S EN 12588; Code 5; 2.00mm to 2.240mm thick; treated with patinisation oil as specified; all as per Architects Drawings and Specification; refer to Architects drawing T300</u>					
	Flashing					
D	150 - 300mm girth; bends - 2nr; including chasing and packing into store room walls; insure joints and laps are strictly in accordance with the manufacturers instructions	13	m			

	Description	Qty	Unit	Rate	€	c
	<u>DRAINAGE</u>					
	DISPOSAL ABOVE GROUND					
	<u>Aluminium downpipes; cast aluminium downpipe; Flush joint aluminium downpipe system; size: 150mm diameter; RAL to be agreed; Pipes, fittings and accessories to: BS 2997; Polyester powder coated to BS EN 12206-1:2004; all as per Architects Drawings and Specifications</u>					
	Pipes					
A	downpipe; 150mm diameter; surface fixed; vertical - Roof 5	3	m			
	<u>Extra over</u> for					
B	shoe	3	nr			
	<u>Aluminium gutters; cast aluminium beaded deep run socketed gutter or equivalent system; size: 113 x 75mm; outlet size: 100mm diameter; RAL to be agreed; Gutters and fittings to: BS 8530 (formerly BS 2997); Gutter lengths or fittings are overlapped at the joint with a spigot and socket. Slots are provided for fixing using M6 mushroom head aluminium screws with nuts and washers. Seal evenly across the joints; fixed to fascia bracket at 915mm centres; Polyester powder coated to BS EN 12206-1:2004; all as per Architects Drawings and Specifications</u>					
	Gutters					
C	beaded deep run socketed gutter; 113 x 75mm with 100mm outlet; fixed to fascia with suitable fascia bracket	31	m			
	<u>Extra over</u> for					
D	100mm outlet	3	nr			
E	ends	4	nr			
F	Gutter guards; 100-115mm; Black; all as per Architects Drawings and Specifications	31	m			

Stanhope Street	<i>To Collection €</i>
Roof works and small internal repairs	PO/115

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/97					
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Page No. BQ/101					
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Page No. BQ/112					
Page No. BQ/113					
Page No. BQ/114					
Page No. BQ/115					
(47) ROOF FINISHES					
Carried to Summary					

Description	Qty	Unit	Rate	€	c
SUMMARY	Page No.				
(06 & 07) PRELIMINARIES AND INSURANCES	BQ/38				
(06) GENERAL HEALTH & SAFETY OBLIGATIONS	BQ/41				
(06) PROJECT SUPERVISOR	BQ/44				
(06) BUILDING REGULATION COMPLIANCE	BQ/53				
(06) nZEB COMPLIANCE	BQ/59				
(06) PHASING	BQ/63				
(07) BOND SECTION	BQ/65				
(--) DEMOLITIONS AND ALTERATIONS	BQ/73				
(21) EXTERNAL WALLS	BQ/75				
(22) INTERNAL WALLS	BQ/77				
(27) ROOF STRUCTURE	BQ/83				
(37) ROOF COMPLETIONS	BQ/88				
(41) WALL FINISHES EXTERNALLY	BQ/91				
(42) WALL FINISHES INTERNALLY	BQ/93				
(45) CEILING FINISHES	BQ/96				
(47) ROOF FINISHES	BQ/116				
TOTAL AMOUNT TO FORM OF TENDER					
Note: This Bill of Quantities contains pages numbered BQ/1 - BQ/116. The Sub-Contractor should ensure that...					