

Fire Remediation Works

at

Fairhill, Dungloe, Co. Donegal

for

Respond

Pricing Document

September 2026

Unit 18, 5th Floor,
Wallace House,
Maritana Gate,
Canada Street,
Waterford,
X91 ETR5

Tel : + 353 (0)51 364 029
Web: www.carronandwalsh.com

REPORT CONTROL

Document: Pricing Document
Project: Fire Remediation Works at Fairhill Lodge
Client: Respond
Job Number: W26021
File Origin: W26021/PM - Stage 3/X-QS/Pricing Document

Document Checking:

Primary Author	Patrick Minogue	Signed: <i>Patrick Minogue</i>
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Contributor	Ethan Hurley	Signed: <i>Ethan Hurley</i>
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Review By	Nigel Cusack	Signed: <i>Nigel Cusack</i>
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Issue	Date	Status	Checked for Issue
0	24/09/2026	Issued to Contractors	<i>Nigel Cusack</i>

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W26021 Fairhill Lodge



Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES				
	PRELIMINERY PARTICULARS				
	<u>Generally</u>				
A	provide for all costs, which are not included elsewhere, arising from complying with items in the 'Project Particulars', Works Requirements and Form of Tender and Schedule. <u>Project Particulars</u> Location and description of the works	1	Item		
B	The project involves the fire remediation works of of an existing apartment building including all associated fitout and finishes at Fairhill, Dungloe, Co. Donegal.	1	Item		
C	allow for carrying out the works as identified on Drawings and Specifications as issued in the tender documents. Names and Addresses of the Employer and Consultants Employer:	1	Item		
D	Respond, Airmount, Dominick Place, Waterford Architect (A), Assigned Certifier, PSDP and Employers Representative	1	Item		
E	Ahearne Fire Engineering Ltd, 1 Kickham Arch, Davis Rd Clonmel, Co. Tipperary, E91 YW20 Quantity Surveyor (QS):	1	Item		
F	Carron + Walsh, Unit 1201, Building 1000, City Gate, Mahon, Cork Project Manager (PM)	1	Item		
G	Carron + Walsh, Unit 1201, Building 1000, City Gate, Mahon, Cork Access to the site	1	Item		
H	allow for all costs associated with the access to the site by the Contractor's workforce employees, sub-contractors, suppliers etc and others whom require access to the site; provide necessary safe routes for both pedestrian and vehicular traffic; include for all maintenance of these routes to ensure the safety of the users; include all making good work to areas disturbed necessary for the Contractor sufficient needs to provide safe access and facilities for access to the site. COVID-19 standard operating procedures	1	Item		
J	the Contractor will ensure that all aspects of his tender, including the delivery programme for the Project shall fully comply with the standard operating procedures (SOP's) and recommendations as set out in the Governments "Labour Employer Economic Forum" (LEEF) in respect of COVID 19. All SOP's and recommendations set out in this document are to be implemented in tandem with the relevant Construction Stage Health and Safety Plan for the project. The contractor shall ensure due consideration is given to all requirements including employee travel to and from site, current general health of existing employees, site hygiene, site social distancing requirements, respiratory hygiene and site cleaning. The Contractor shall also appoint an individual to ensure compliance of the recommendations by all site personnel and any third party or visitor to the site during the course of the works Position of the works	1	Item		
K	allow for all costs in connection with the setting out of the works as indicated in the tender documents.	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
	Adjacent or abutting buildings and convenience of occupants				
A	the proposed site is surrounded by occupied residential, commercial and public amenity properties. The Contractor shall allow for consulting the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, making deliveries etc. and include all necessary costs associated with this requirement and the proximity of the site location to the surrounding buildings. Services on and over the site	1	Item		
B	the Contractor shall make himself aware of the presence and location of existing under ground services and over ground services; he shall allow all costs associated with contracting and arranging with the network service provider to identify all services locations on or about the site; he shall make all reasonable effort to establish and mark out these routes for the general safety of all operatives on the site, he shall allow for maintaining and protecting the established route lines and markings for the necessary duration of the works as required; he shall take all necessary steps to avoid interference or damage to these services during the excavation of the works; he will be deemed to have included here or make the necessary allowance in his rates for working in and around and maintaining these live services. Photographic survey	1	Item		
C	the Contractor shall prior to commencement of works on site furnish the Architect with a complete photographic survey of the existing site, boundaries and interface junctions.	1	Item		
D	the Contractor shall include for all costs associated with carrying out a full site survey and inspection prior to works commencing. Maintenance of existing live services	1	Item		
E	provide for protecting and maintaining all services on or over the site.	1	Item		
F	the Contractor shall make himself aware of the presence and location of existing under ground services and over ground services; he shall allow all costs associated with contacting and arranging with the network service provider to identify all services locations on or about the Site; he shall make all reasonable effort to establish and mark out these routes for the general safety of all operatives on the Site, he shall allow for maintaining and protecting the established route lines and markings for the necessary duration of the works as required; he shall take all necessary steps to avoid interference or damage to these services during the execution of the works; he will be deemed to have included here or make the necessary allowance in his rates for working in and around and maintaining live these services.	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Contractor shall do everything necessary to avoid damage to any services on, under or over the site, which are put at risk by the execution of the Works. The Contractor shall protect and maintain all overground and underground services encountered during the execution of the Works. The Contractor is to make good any damage at their own expense and pay any costs or charges in connection therewith. The Contractor shall formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that any services are damaged. The contingency plan must be approved in advance by the Architect and will include the names and contact numbers to effect immediate responses to restore and maintain services. The Contractor will advise the relevant bodies, in advance of commencing excavation or opening up work, of the dates on which such service may be at risk. Where deemed necessary the Services Engineer, a representative of the relevant authority or an emergency crew as appropriate will be in attendance where any particular service is at risk. Arrangement for visiting the Site	1	Item		
B	the Contractor is recommended to visit the site prior to submission of his tender and to ascertain himself all necessary information affecting his tender particularly as regards location, access, ground formation and conditions, local conditions, the extent of existing structures and services and the risk of damage thereto, the conditions under which the works will require to be carried out, regulations, sources of labour and material supply etc; he must take all these matters into account when tendering and no charge will be allowed in consequence of his failure to do this for the proper execution of the Contract; he is to make any appointment to visit the site by arrangement with the Architect. Drawings	1	Item		
C	the Contractors attention is drawn to note that the drawings from which this Pricing Document has been prepared are supplied with the tender documents; any drawing which has not been supplied with the tender documents may be inspected by appointment at the offices of the Architect. Pricing Document: Pricing	1	Item		
D	the Contractor at the time of tendering, must furnish the Pricing Document fully priced in ink in the currency of the European Monetary Union - the Euro (EUR).	1	Item		
E	unpriced items shall be deemed to be included in priced items in the Pricing Document.	1	Item		
F	lump sum adjustment - if the Contractor makes a lump sum adjustment in the summary of his tenders this adjustment will be dealt with strictly in accordance with Clause 15.2.2 "Assessment of Tenderers" published in the Liaison Committee Practice Notes 2006. Pricing Document: Quantities	1	Item		
G	quantities are rounded to the nearest whole unit except where this procedure would cause an entire item to be eliminated. In this instance such an item is given as a whole unit where the unit of billing is the meter and as one hundredth of a unit where the unit is a tonne. Pricing Document : Method of Measurement	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Pricing Document has been prepared in accordance with the general principles of Agreed Rules of Measurement 5 2024 (ARM 5 2024), as agreed between the Construction Industry Federation and The Society of Chartered Surveyors and Government Construction Contracts Committee (GCCC). Notwithstanding the provision of A.R.M., the drawings from which each element is measured are not listed separately with each element measured	1	Item		
B	In the measured work all items unless otherwise specifically mentioned, are the nett measurement of the items described when finished in the works. In pricing the Contractor must make such allowances as he thinks fit to cover the necessary waste, laps etc.	1	Item		
C	the measured work shall not be used for ordering materials. The Contractor is required to take his own measurements on Site and from the drawings for the quantities required for the ordering of materials Form of Contract: The contract for the Works will be the Short Form of Contract (PW-CF6) as published by the Office of Government Procurement (OGP).	1	Item		
D	Provide for complying in all respects with the Conditions of Contract	1	item		
E	Provide for complying in all respects with the Articles of Agreement Provide for complying with all clauses within the Tender Schedule Pricing Document: not a "Design Document"	1	item		
F	this document is not a "Design Document" within the meaning and intent of the Safety, Health and Welfare at Work (Construction) Regulations 2013 and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project. This information is to be ascertained from Design Drawings and Specifications. Dimensions	1	Item		
G	figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the Architect is required). Whenever possible dimensions are to be taken on the site or from the building. Before any work is commenced by sub-contractors dimensions must be checked on the site and / or building and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings. The Contractor will be responsible for the accuracy of all dimensions. Performance Bond	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Contractor shall enter into a bond with an approved Insurance Company or Financial Institution to guarantee the due and faithful performance of the Contract, in an amount within Tender Schedule (Clause 1.10) of the Contract Sum (Incl. VAT). The bond shall not expire until 450 days after the issue of the certificate of substantial completion. The approved Insurance Company or Financial Institution must be licensed to provide such surety bonds. Where the financial institution is an Insurance Company then it must be licensed in accordance with the Insurance Acts and Regulations. Where the financial institution is a Bank then it must be licensed in accordance with the European Communities Regulations S.I. No. 395 of 1992 or holds a license issued by the Central Bank in pursuance of it's powers under Section 9 of the Central Bank Act, 1971. It is a condition of the award of the Contract that the tenderer can provide a satisfactory Performance Bond within a period of 21 calendar days of the issue of the Letter of Intent. <u>General Conditions</u> Local labour	1	Item		
B	persons engaged upon the works should insofar as practicable and without affecting the efficiency of the Work be recruited from the local FAS Office to the extent that the total labour requirement of the Contract exceeds the Contractor's core work force. Trade Union Membership, Pension Schemes	1	Item		
C	all workers employed by the Contractor and his sub-contractors shall be members of a recognised Trade union.	1	Item		
D	it be a condition for the award of this Contract that the lowest acceptable tenderer shall be a fully paid up member of the CIF Pension / Sick Pay Scheme and all payments made in respect of employees must be available for inspection at all times. Tax clearance certificates	1	Item		
E	it will be a condition for the award of this Contract that the lowest acceptable tenderer must be able to produce promptly on request a tax clearance certificate (in the case of a non-resident a statement from the Revenue Commissioners will be required). Expense and acceptance of tender	1	Item		
F	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 preparing his tender. Acceptance of a tender is subject to the sanction of the Employer. Certificate of standard and workmanship	1	Item		
G	allow for complying with the requirements as follows:	1	Item		
H	all materials and goods are to be the best quality and if applicable they must comply with the latest Irish Standard (IS), British Standard (BS), German Standard (DIN) or Code of Practice (CP); where possible Irish materials must be used.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	CE Marking/ Declaration of Performance and relevant product-related documentation are to be appropriate to demonstrate and ensure compliance with the Building Regulations; UK 'notified bodies' (those registered in Great Britain or Northern Ireland) lost their legal status as EU 'notified bodies' from the date the UK leaves the EU. Construction products relying on certification from a UK 'notified body' may not be placed on the EU market from the date the UK leaves the EU. The contractor shall include for all requirements to ensure only EU certified CE marked products and systems are used on the project for the duration of the construction period.	1	Item		
B	all works, materials and workmanship required shall be in compliance with the requirements of the Specifications and the Standards referred to therein.	1	Item		
C	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland.	1	Item		
D	all works, materials and workmanship required shall be in compliance with the latest EU Directives and national legislation in relation to Brexit.	1	Item		
E	all materials and goods are to be of the best quality and must be stamped and certified in accordance with the latest European standards and BCAR requirements.	1	Item		
F	CE Marking/ Declaration of Performance and relevant product-related documentation are to be appropriate to demonstrate and ensure compliance with the Building Regulations; UK 'notified bodies' (those registered in Great Britain or Northern Ireland) will lose their legal status as EU 'notified bodies' from the date the UK leaves the EU. Construction products relying on certification from a UK 'notified body' may not be placed on the EU market from the date the UK leaves the EU. The contractor shall include for all requirements to ensure only EU certified CE marked products and systems are used on the project for the duration of the construction period.	1	Item		
G	Specifications the contractor must include for any work and the carrying out of any duties as set out within the Project Particulars and Specifications; some specific items and references have been included within these Preliminaries for the convenience of the Contractor however the Contractor is responsible for ensuring that all other requirements are included here, or elsewhere within their tender return Safety, Health, and Welfare at Work (Construction) Regulations 2013 (SHW Regs)	1	Item		
H	include for complying with the Health, Safety and Welfare at Work Acts and Regulations current at the date of tender.	1	Item		
J	refer to PSDP documentation for and adhere to all requirements as set out within these documents.	1	Item		
K	include for carrying out duties of Project Supervisor for the Construction Stage as specified in the 2013 SHW Regs and to enter into a Collateral Agreement with the Employer.	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	include for procuring and ensuring that the insurance cover required to be obtained and maintained by the Contractor 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		
B	include for preparation and submission of 3 no. copies of the Safety and Health File to the Employer (included in general summary); provide an electronic searchable version of the Safety File on handover.	1	Item		
C	include for providing assistance to the appropriate member of the design team and to relevant sub-contractors in preparing "As Built" drawings for inclusion in the Safety File.	1	Item		
D	include for work beyond that already drawn or specified which is required to allow the Contractor to complete the Works in compliance with the regulations. Building Control (Amendment) Regulations 2014	1	Item		
E	the Contractor shall comply in all aspects with the Building Control (Amendment) Regulations 2014; the Contractor shall provide for all costs as a subsequence of complying with the Building Control (Amendment) Regulation 2014 current at the date of tender including the preparation and provision of documentation and certification to persons and bodies so that the Contractor can fulfill the requirements of the Builder and demonstrate compliance with the Acts and Regulations thereunder.	1	Item		
F	the Contractor shall facilitate the Employer, Owner, Assigned Certifier, Ancillary Certifiers and Design Team in fulfilling any requirements of them under the Acts and Regulations thereunder including facilitating inspections.	1	Item		
G	the Contractor shall provide ancillary design certificates and ancillary completion certificates	1	Item		
H	the Contractor shall comply in all aspects with the Inspection Plan (prepared by the Assigned Certifier) for details of the BCAR inspection plan; Contractors are advised to clarify any queries with the ER prior to submission of their tender as no variations will be sanctioned as a result of misunderstanding of the tender documents	1	Item		
J	the Contractor's programme will be expected to take account of the Inspection Plan and any requests that might reasonably be required to be made in conjunction with the Inspection Plan	1	Item		
K	the Contractor's programme will be expected to take account of the "Nominated Date for Registration of Certificate" procedure, as set out in the Code of Practice for Inspecting and certifying Buildings and Works (Section 8.3), in order to ensure that the Certificate of Compliance on Completion is accepted by the Building Control Authority and placed on the statutory register on the nominated completion date for the project. (this procedure involves the Assigned Certifier submitting the required documentation to the Building Control Authority between 3 and 5 weeks prior to the nominated completion date).	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	As each of the BCAR stages noted above are completed, full sign off of works, certification of all services and issue of a safety file will be required to facilitate occupation is required; Note: Contractors are advised to clarify any queries with the Architect prior to submission of their tender as no variations will be sanctioned as a result of misunderstanding of the tender documents Proprietary names, manufacturer names and type	1	Item		
B	in any case where trade names, manufacturers reference type or marks are used in the tender documents they are deemed in every case (whether specifically mentioned or not) to be accompanied by the words "or equivalent"	1	Item		
C	the term "or equivalent" shall mean that any alternative item proposed is at least equal in performance, quality and workmanship to the specified item. It will be up to the Contractor to demonstrate equivalence to the satisfaction of the design team. The Contractor shall comply in full with the Contractors Requirements for LEED Certification, this includes the selection of materials for the project and the suppliers of such materials. Site safety	1	Item		
D	the Contractor shall comply in all aspects with the Safety, Health and Welfare at Work (Construction) Regulations 2013; the Contractor shall provide for all costs as a subsequence of complying with the Safety, Health and Welfare at Work (Construction) Regulations and Acts current at the date of tender.	1	Item		
E	the Contractor shall provide, prior to commencement of the Works (and any costs associated therewith) as follows:	1	Item		
F	^^^a copy of Form of Notice (Form CR1) to be served on the Minister of Labour in pursuance of Regulations 5 and 12	1	Item		
G	^^^company Safety Statement	1	Item		
H	^^^names of Contractor's staff responsible for all on-site and off-site safety personnel, health and welfare personnel, inspectors, certifiers and for first aid	1	Item		
J	^^^site layout plan showing facilities (offices, canteen, drying room, toilets, washroom), material storage, temporary parking, crane positions, security fencing (including type) etc	1	Item		
K	^^^the Contractor shall include for enforcing and ensuring that all sub-contractors (domestic and nominated) and suppliers comply with the Regulations and the requirements of the Project Supervisor (Construction Stage)	1	Item		
L	^^^the Contractor shall include for enforcing and ensuring that all domestic sub-contractors and suppliers comply with the operation of the requirements of the Safe Pass Scheme and Construction Skills Certificate Schemes	1	Item		
M	^^^the Contractor shall include for enforcing and ensuring they are compliant and that all domestic sub-contractors and suppliers are compliant with the Regulations and the requirements in regard to safety signs, signals and for tests and certificates on the contractors, sub-contractors and all hired plant and equipment	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	^^^the Contractor shall include for providing, enforcing and ensuring the use of Personal Protective Clothing and Personal Protective Equipment for his employees and others that may require access to the site and that they are compliant with the Regulations and also that all sub-contractors and suppliers are compliant with the Regulations in regard to the use of Personal Protective Clothing and Personal Protective Equipment and to provide the Personal Protective Clothing and Equipment to any personnel that may require them so as to ensure their health and safety on the site and during the progress of the work	1	Item		
B	^^^the Contractor shall include for the provision and maintenance of emergency routes, plans and exits; provide for designated trained personnel responsible for emergency procedures on the site and at all times work is being carried out on the site	1	Item		
C	^^^the Contractor shall include for the provision of all necessary fire detection and fire fighting systems on or about the site and to ensure that they are checked and maintained at all times work is being carried out on the site	1	Item		
D	^^^the Contractor shall include for the provision of all necessary energy distribution systems on or about the site and to ensure that they are checked and maintained at all times work is being carried out on the site	1	Item		
E	^^^the Contractor is to include in his tender for complying with all restrictions and obligations imposed upon him in the Preliminary Health and Safety Plan prepared by the PSDP and issued as part of the Tender Documentation Use or disposal of any material found on site	1	Item		
F	no sand, ballast, gravel, coal or other useful material which may be found in the Works shall be removed from the site, nor shall it become the property of the Contractor, nor be used in the Works except upon the express instructions of the Architect, in which case the quantity used, if any, shall be measured and valued by the Quantity Surveyor, and such value deducted from the Contract Sum. Historical finds	1	Item		
G	the Architect shall be immediately advised of any discoveries of historical importance. Any object of antiquarian, geological or other interest discovered during the progress of the works shall be handed over to the Architect. Substantial Completion of the works	1	Item		
H	allow for all further costs associated with ensuring the following can be achieved	1	Item		
J	the Contractor to include all costs associated with providing full sign off of works, commissioning and certification of all services and issue of a safety file at Substantial Completion to facilitate occupation by the Client	1	Item		
K	the Contractor to include all costs associated with agreeing a site organisation and management programme for the works with the Employer before commencement of the works Programme of the works	1	Item		
L	The programme contract period is set out within the Tender Schedule (Clause 1.1)	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Contractor should note that the execution of the works is to be concluded within the timeline stated in the Tender Schedule ; the Contractor shall make allowance in his rates for completing within this timeframe as required; no charge for extra preliminaries, labour, plant or materials will be allowed in consequence of the Contractors failure to do this; the Contractor shall allow for all necessary temporary works to facilitate the work phases.	1	Item		
B	when requested by the Architect, the Contractor shall prepare and provide within 7 working days, a detailed programme of work from start on site to substantial completion in bar chart format. The programme shall also take account of all holiday.	1	Item		
C	provide and update when necessary the construction programme in bar chart format and an updated cashflow projection. OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER <u>Items for convenience of pricing</u> Access to and possession or use of the site	1	Item		
D	the site must not be used for any purpose other than carrying out the works	1	Item		
E	provide for performing the work in such a manner as to cause the minimum interference with the occupants, the Public and normal routine of adjoining occupiers during the execution of the work.	1	Item		
F	provide for keeping the existing site roads and paths free and safe, the Contractors use of the existing roads will be permitted but these must not be obstructed and must be cleared as and when requested. Limitations of working space	1	Item		
G	provide for complying with the limitations of site area and working space described previously Limitations of working hours	1	Item		
H	subject to any provision to the contrary contained in the contract, the works should be carried out between 8.00am and 5.00pm (inclusive) Monday to Friday, and between 8.00am to 4.00pm (inclusive) on Saturdays (excl. Bank/Public Holidays); no work will be permissible at night or on Sunday save without permission in writing from ER.	1	Item		
J	while every effort will be made to allow the Contractor to complete the works during normal working hours, there maybe certain works which will have to be completed outside normal working hours. Contractor to include all costs associated with completing these works outside normal working hours.	1	Item		
K	no deliveries to be made to site outside of normal working hours Maintenance of existing live services	1	Item		
L	provide for protecting and maintaining all services on, under or over the site from damage caused by the day to day operations on site and for protecting all personnel on site from injury or death by taking due account of Health and Safety requirements. Temporary accommodation and facilities for use of the employer	1	Item		
M	provide a temporary office for the use of the architect, the quantity surveyor, the clerk of works and any other person working on behalf of the Employer, the office shall have a floor area of not less than 17m2 and be complete with heating, lighting, desk with lock up drawers and chairs and include for attendance.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
	Programme of the works				
A	The programme contract period is set out within the Tender Schedule (Clause 1.1)	1	Item		
B	the Contractor should note that the execution of the works is to be concluded 120 calander days as per Tender Schedule (Clause 1.1); the Contractor shall make allowance in his rates for completing within this timeframe as required; no charge for extra preliminaries, labour, plant or materials will be allowed in consequence of the Contractors failure to do this; the Contractor shall allow for all necessary temporary works to facilitate the work phases.	1	Item		
C	provide for agreeing a site organisation and management programme for the works with the Architect before commencement of the works.	1	Item		
D	when requested by the Architect, the Contractor shall prepare and provide within 7 working days, a detailed programme of work from start on site to substantial completion in bar chart format. The programme shall also take account of all holiday.	1	Item		
E	provide and update when necessary the construction programme in bar chart format.	1	Item		
	Method statements for the works				
F	the Contractors shall in addition to the above required Programme, submit a Method Statements outlining his approach to the construction of the Project.	1	Item		
G	provide for the production of an up to date Safety Statement satisfying the requirements of current legislation.	1	Item		
	Safety statement				
H	provide for the production of an up to date Safety Statement satisfying the requirements of current legislation.	1	Item		
	Safety method statement				
J	provide and maintain a detailed Safety Method Statement for the works satisfying all current statutory requirements and legislation.	1	Item		
	Neighbouring premises				
K	the Contractors attention is drawn to the existence of neighbouring properties in the surrounding areas. The Contractor will be required to refrain from parking vehicles or staking materials in front of these premises and is also to refrain from causing any nuisance whatsoever to the occupants in close proximity of the site. The Contractor will be responsible for the site security during the Contract. All exits should be secured at night to prevent trespass. All due care and diligence should be exercised at all times to prevent the raising of dust or noise levels which may cause nuisance to neighbours. All efforts/precautions necessary in suppressing dust levels and noise control should be included in the tender.	1	Item		
	GENERAL FACILITIES AND OBLIGATIONS				
	<u>Items for convenience of pricing</u>				
	Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements				
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Contractor is responsible for ensuring the protection of the public, site personnel, third parties and visitors to the site and shall make all necessary arrangements for the protection of all such individuals for the duration of the works. The Contractor shall ensure compliance with all statutory requirements and dealing with all health risks identified by the World Health Organisation (WHO) or Health Service Executive (HSE) at the Designated Date. This includes but is not limited to putting measures in place to change work practices, implement disinfecting protocols during the course of the works, decontamination of areas of the works prior to handover and daily disinfection in areas where the Contractor has shared access with other parties.	1	Item		
B	the Contractor shall provide suitable ICT and on site video conferencing facilities to accommodate remote access to site meetings by off-site personnel, this shall include but not be limited to obtaining the necessary licenses / software to host the calls and free issuing access to all personnel that require it, providing all hardware required on site such as cameras, speakers and monitors / TV's. The Contractor shall also include all costs associated with providing additional photographic and video records of the progression of the works on site, over and above that required by the tender documentation, to facilitate remote inspection and review of the works on site by the Design Team. Safety Health and Welfare at Work	1	Item		
C	In the event of a health risk being identified by the World Health Organisation (WHO) or Health Service Executive (HSE) on or before the Designated Date the Contractor shall be required to provide additional protections for their site personnel and any third party or visitor to the site during the course of the works. This includes but is not limited to following written guidance from the Department of Health, Office of Government Procurement (OGP), National Standards Authority of Ireland (NSAI), WHO and HSE; making sure workplaces are clean and hygienic, establishing welfare policies for personnel, putting measures in place to change work practices, ensuring all site personnel are trained and regularly reminded of the procedures being put in place, encouraging good respiratory hygiene, implement disinfecting protocols during the course of the works, providing sufficient hand wash facilities with warm water supply and antibacterial soap, providing suitable alcohol based sanitising hand rub, cleaning and disinfecting shared materials / plant / equipment / tools before they are passed from one operative to another, increased cleaning regime of all welfare facilities, implement regular cleaning and disinfection of shared canteen facilities and providing sufficient quantity of utensils / plates / cups / etc. and a suitable method for storing dirty items before cleaning to ensure any item is thoroughly cleaned before it is reused, providing tissues and closed bins in all works areas and single use face masks to all operatives and monitoring travel history of all site personnel.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	The Contractor shall also appoint an individual to promote and monitor the processes outlined above, ensure compliance by personnel, subcontractors and suppliers with the processes outlined above, monitoring the development of the health risk on all relevant websites (e.g. WHO, HSE, OGP, NSAI, etc.) and updating the processes as required, developing site specific procedures to deal with all aspects outlined above and developing a response plan in the event of an individual on site showing symptoms of the particular health risk (contagion, virus, etc.).	1	Item		
B	The contractor shall ensure that all aspects of their tender, including the delivery programme for the Project shall fully comply with the recommendations set out in the Governments Return to Work Safely Protocol, COVID-19 Specific National Protocol for Employers and Workers. All recommendations set out within this document are to be implemented in tandem with but not limited to the Construction Stage Health and Safety Plan for the project, Industry best practices, pre-start checklists. The contractor shall prepare a site specific COVID-19 Response Plan and establish a site based COVID-19 response management team to ensure due consideration is given to all requirements including but not limited to employee travel to and from site, general health of employees, site hygiene, physical distancing requirements on site, respiratory hygiene, hand hygiene, site cleaning, site inductions, CIF online induction, PPE, first aid and prepare the necessary policies and procedures to prevent the spread of COVID-19 on site and manage all personnel that access the site. The contractor shall also appoint an individual / multiple individual to ensure compliance with the procedures by all site personnel and any third party or visitor to the site during the course of the works and update the on-site policies and written procedures as required during the course of the works. The contractor shall include for all costs associated with the initial set-up, all necessary maintenance throughout the duration of the project and removal on completion of all these and any other COVID-19 related implications. Return to Work Safety Protocol (the "Protocol")	1	Item		
C	Site infrastructure; isolation spaces, access, egress and circulation routes must meet the standards set out in the Protocol; provide additional control measures as required to minimise risk of infected persons presenting on site, unnecessary cross contamination between personnel within the site and unnecessary cross contamination between site personnel and other sites; providing temperature testing, COVID-19 risk assessment, record taking and reporting procedures at all site access points to ensure high risk personnel do not access the site and to facilitate contact tracing; providing one way systems on site, additional parking where available or alternative transport arrangements where applicable to ensure all personnel can access the site safely and without undue risk; ensure site personnel do not present additional risk to neighbouring communities and facilities and implement mitigation measures where possible; providing additional signage on and around the site, providing information and additional training to all personnel.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	Site welfare facilities such as toilets, canteens, washrooms, drying rooms, etc. must meet the standards set out in the Protocol; provide additional and enhanced site facilities as required to facilitate social distancing and minimise risk of cross contamination between personnel on site; provide stations across the site to allow all site personnel maintain sufficient hand hygiene.	1	Item		
B	Cleaning to the standard required in the Protocol; provide additional and enhanced cleaning regimes to ensure that the site in general and all shared facilities comply with the Protocol.	1	Item		
C	Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol; The contractor shall appoint an individual / multiple individuals to ensure compliance with the Protocol by all site personnel and any third party or visitor to the site during the course of the works and update the on-site policies and written procedures as required during the course of the works.	1	Item		
D	Covid-19 PPE; provide additional and enhanced PPE where necessary to meet the requirements of the Protocol and Contractors work practices revised as a consequence of Covid-19; providing tissues, hand sanitiser, disinfectant and/or wipes and closed clinical waste receptacles.	1	Item		
E	Social distancing; develop and implement alternative work practices to facilitate social distancing on site, while maintaining safe work practices in accordance with the relevant legislation; Introducing staggered times / irregular working patterns to limit the number of personnel interaction across the site and within shared facilities for the duration of the works, in accordance with all Statutory Constraints; where minimum distances cannot be ensured provide protection measures such as physical barriers, sneeze guards, etc. Setting out	1	Item		
F	the Contractor shall provide all labour, instruments, tapes, chains, pegs, dumpy levels, theodolite, laser levels, metric staff etc necessary and shall set out the works to the approval of the Architect.	1	Item		
G	the Contractor shall establish a bench mark on site for the duration of the Contract. The bench mark shall be related to the Ordnance Datum. The permitted deviation in level between the master bench mark and the Ordnance Datum shall be +/- . The location of the bench mark shall be agreed with the Engineer. Supervision and co-ordination of the works	1	Item		
H	provide sufficient and competent staff for all on and off site supervision and co-ordination for the proper execution of the works.	1	Item		
J	the Contractor shall provide a competent Site Agent who shall be constantly present during the works, with power to act in the Contractors absence and for all purposes as his general agent. Construction Contracts Act 2013	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Contractor shall comply with the Main Contractor requirements as set out in the Construction Contracts Act 2013 and shall include for all costs associated with same. The "payment claim date" shall fall within the final full calendar week of each month for the duration of the construction Contract until the Certificate of Practical Completion is awarded. Carron + Walsh will act as an "Other Party" for the purpose of responding to the payment claim notice in accordance with sub-clause 4 (3) (a) of the Act. Plant, tools and vehicles	1	Item		
B	allow and include all costs in respect of bringing to site, erecting and removing on completion all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the plant or equipment are issued and held on site by the necessary contractors agent.	1	Item		
C	allow and include all costs in respect of maintaining on site for the duration of the works all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the plant or equipment are issued and held on site by the necessary contractors agent. Cranage / Lifting equipment	1	Item		
D	provide all craneage / lifting equipment for the use of domestic contractors for proper execution of the works, including all costs in respect of bringing to site, maintaining on site and removing on completion.	1	Item		
E	provide for maintaining and making good damage, if any, to roads, paths services and other property, public or private, caused by or attributable in any way to the execution of the works and for indemnifying the Employer against loss, damage, claim or proceedings by any Local Authority, statutory undertaking, or others Loading and Unloading Materials	1	Item		
F	allow and include all costs in respect of loading and unloading material following delivery including teleporters, craneage and other apparatus and associated set down areas for the use of domestic contractors for the proper execution of the works, include for ensuring all test and certificates in respect of the scaffolding or equipment are issued and held on site by the necessary Contractors agent.	1	Item		
G	provide a suitable set-down area for deliveries within the designated secure compound area. Materials	1	Item		
H	provide a secure materials lock up and secure compound area within the curtilage of the site. This compound is to be adequately protected from trespass, unauthorised entry, damage and theft. Provide necessary watching and lighting for the security, access and movement within the compound.	1	Item		
J	materials are to be stored in a tidy manner. Separate different materials and protect them from dirt, physical damage, reaction with other materials, marking, staining, micro-organisms, mildew, fungus, vermin etc. Do not store materials in ways which may cause damage to the Works or to the materials or endanger the safety of the people or property.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	provide all necessary equipment and protection to enable the handling and storage of materials in accordance with the manufacturers' recommendations. Do not use materials which have been stored for a period in excess of the manufacturers' recommended shelf life.	1	Item		
B	where the Contractor proposes to use an alternative he/she shall be responsible for providing substantiation to the design team to demonstrate that the product is of an equivalent or greater performance / specification. The Contractor must provide this substantiation in a timely manner to allow the Design Team sufficient time to review the information, respond with queries and review the Contractors response to these queries without causing delay to the progression of the works on site. The Contractor will be liable for all delays associated with the application for use of alternative products.	1	item		
C	Any wood-based materials to be permanently installed at the site should be certified by the Forestry Stewardship Council (FSC). The Contractor shall ensure that suppliers of wood-based products provide the appropriate certificates and shall coordinate same for issue to the Employers Representative.	1	item		
D	The Contractor shall ensure that construction materials used within the building - adhesives and sealants, paints and coatings, flooring and composite wood products – must be chosen such that the level of volatile organic compounds (VOCs) and added urea formaldehyde (in the case of composite wood products) is low Scaffolding	1	item		
E	allow and include all costs in respect of bringing to site, erecting and removing on completion all general scaffolding and other apparatus for the use of domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the scaffolding or equipment are issued and held on site by the contractors agent.	1	Item		
F	allow and include all costs in respect of maintaining on site for the duration of the works all general scaffolding and other apparatus for the use of domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the scaffolding or equipment are issued and held on site by the necessary contractors agent. Existing levels	1	Item		
G	the Contractor shall signify in writing his agreement to the correctness of the existing ground levels, as indicated on the drawings, before commencement of the works and before the existing ground levels are disturbed.	1	Item		
H	if the Contractor is of the opinion that the existing ground levels vary from those shown on the drawings he shall immediately seek instructions and clarification from the Employers Representative. Failure by the Contractor to comply with this requirement will be taken to indicate there is no divergence between the existing levels and those shown on the drawings. Unilaterally prepared records will not be accepted after the completion of excavation works concerned. Site administration and security	1	Item		
J	provide for all on and off site management / administration; including keeping of all statutory records.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	provide all watching, protective lighting, barriers, fencing and everything else necessary to safeguard the works (including materials and plant) against damage and theft.	1	Item		
B	the Contractor, or a responsible official from his organization shall attend progress meetings which will be held at least once a fortnight. The Contractor or his agent shall inform all suppliers, subcontractors as are necessary that their attendance at progress meetings shall be required. The Contractor shall prepare a Contractor's Progress Report for each of these meetings, issued in soft copy at least 2 days before the start of each site meeting and in hard copy at the site meeting. This Report shall comply with the contractors obligations under the contract and must also include an up to date programme, a schedule of the works complete in the last 2 weeks and the works projected for the next 2 weeks, progress photographs and up to date schedules for samples, BCAR inspections / reports / certifications, upcoming testing / inspections and inspection plan.	1	Item		
C	the Contractor, or a responsible official from his organisation shall attend progress meetings which will be held at agreed intervals. The Contractor or his agent shall inform all suppliers and domestic sub-contractors as are necessary that their attendance at progress meetings shall be required. Transport for work people	1	Item		
D	provide all necessary transport to and from site. Protecting the works from inclement weather	1	Item		
E	provide for covering and protecting the works and materials as necessary against inclement weather and for making good any damage occasioned thereby. Temporary works generally	1	Item		
F	the Contractor is to allow in his tender rates for all temporary works and supports (labour, materials and plant) necessary to complete works which may include but not limited to local undermining, needling, propping or bracing to raking resistance; the Contractor is also to allow in his tender rates for the design of the temporary works including calculations, details and specifications prepared by suitably qualified Consultant Engineer engaged by Contractor and approved by Project Engineer prior to execution (engaged Consultant Engineer must have suitable professional indemnity insurance to complete design works).	1	Item		
G	maintain, adapt, remove and make good after removal temporary works and temporary services. Water for the works	1	Item		
H	Provide clean fresh water for use on the works, pay all fees in connection therewith, provide all necessary plumbing, storage and connections required, maintain during the progress of the works and make good on completion. Lighting and Power for the works	1	Item		
J	Provide all necessary temporary lighting and electric power required for the works and pay all fees and charges in connection therewith. Temporary utilities (water, electricity, gas, telecommunications, etc.)	1	Item		
K	the Contractor to pay all costs (connection fees, connections, standing charges, bills, disconnection, reinstatement) and comply with all requirements.	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
	Temporary roads, hard standings, crossings, etc.				
	Contractors compound				
A	provide for a Contractors Compound including all necessary fencing to secure the area.	1	Item		
B	provide suitable temporary sheds, offices, mess rooms, sanitary accommodation and other buildings required.	1	Item		
C	provide suitable dedicated room for first aid, including necessary equipment and fittings as required.	1	Item		
D	hereunder is set out the Joint Industrial Council for the Construction Industry guidelines on site conditions:	1	Item		
E	toilet facilities. There shall be provided at least one male & female sanitary convenience for every 20 workers on site. Each convenience shall be connected with an effective flushing system and shall be situated in an enclosed structure which conforms to paragraph 4 of the J.I.C. Each sanitary convenience shall be sufficiently ventilated and so positioned as to secure privacy and fitted with a door fastening on the inside.	1	Item		
F	washing facilities. There shall be provided in each toilet (which conforms with the provision of paragraph 4 of the J.I.C.) one wash hand basin for every 20 workers on site. Each wash hand basin shall be permanently secured to the wall of the structure in which it is situated and shall be permanently connected with a water supply of hot and cold water. There shall also be provided an adequate supply of soap and towels or other suitable materials for cleaning and drying.	1	Item		
G	drying room. A separate facility shall be provided for the storage of clothing when not in use, having adequate facilities for drying such clothing when wet. The area of drying room space provided shall not be less than 2 square feet for each worker on site and the drying room shall be adequately heated and ventilated.	1	Item		
H	canteen. A canteen or a number of canteens shall be provided which can comfortably accommodate the entire workforce on site. In no case shall the total floor area of canteen space available to the workforce be less than ten square feet for every worker on site. The canteen facilities shall allow adequate means of escape in the event of fire for the number of people accommodated therein. It shall have sufficient number of windows so as to provide adequate supply of daylight, and shall have adequate heating and ventilation. Effective fluorescent lighting which can be switched on from the inside shall also be fitted. It shall also be fitted with sufficient number of tables and chairs having regard to the number of workers on site.	1	Item		
J	design and construction of toilet, wash room, drying room and canteen. Every toilet, wash room and drying room shall be properly constructed of sound and suitable materials so as to exclude draughts and the seepage of rain and dampness to the buildings. The floor level of every such structure shall be as to prevent the inflow of water. The inside walls and floors of every such structure shall be constructed of, or finished in a smooth (non slip as required) impervious material and shall be so designed as to facilitate thorough and effective cleaning and maintenance of the structure in a clean and hygienic condition.	1	Item		
	Maintenance of temporary accommodation				
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	every canteen, toilet, wash room and drying room shall be maintained in a serviceable, clean and hygienic condition at all times. A person or where circumstances require it, a number of persons employed on the site shall be assigned specific responsibilities for the regular cleaning of the canteen, toilets, wash room and drying room as often as it is necessary to comply with the provisions as sated. Temporary telephone, email and internet access for the use of the Contractor	1	Item		
B	provide for the installation of a telephone, email and internet access and pay all fees, charges and bills in connection therewith. Traffic regulations	1	Item		
C	provide for complying with all traffic regulations affecting the works.	1	Item		
D	pay all charges associated with road closures and traffic management as maybe required upon examination of the Tender Documentation and scope of works included therein. Disbursements arising from the employment of work people	1	Item		
E	provide for all labour insurance and other costs arising from the employment of work people (Insurance (07) of this section). Maintenance of roads, etc.	1	Item		
F	provide for maintaining and making good damage, if any, to roads, paths services and other property, public or private, caused by or in any way to the execution of the works and for indemnifying the employer against loss, damage, claim or proceedings by any local authority, or others.	1	Item		
G	allow for washing down all plant, trucks, machinery etc. prior to exiting the confines of the site to ensure no dust, excavated material, construction materials etc. are deposited on the public roadway outside the site. The contractor should allow for cleaning, sweeping and washing down the roadway as necessary and as required. Maintenance of specific temperature and humidity levels	1	Item		
H	provide for the maintenance of specific temperatures and humidity levels necessary for the proper installation of goods or application of finishes and to dry out the building. Drying the works	1	Item		
J	provide and maintain the necessary equipment, fuel and attendance for drying and controlling the humidity of the works.	1	Item		
K	the Contractor will be responsible for ensuring that the concrete floor slabs are sufficiently dry and at the correct moisture content to allow the laying of floor finishes throughout the buildings; the contractor shall be deemed to have included all necessary equipment and plant to ensure that the floor finishes are installed in the right conditions within the contract period; epoxy screed to seal in moisture shall be at the Contractors own expense, if required and acceptable to the Architect. Removing rubbish, protective casings and cleaning	1	Item		
L	provide for removing from the site from time to time as necessary and on completion of the works all rubbish, debris, surplus materials, protective casings, etc. and also on completion clean the works internally and externally to the satisfaction of the Architect.	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	works to be progressed in a manner that will minimise waste production. All waste sent off site for recovery or disposal shall only conveyed by an authorised waste contractor to an authorised disposal site.	1	Item		
B	provide for preparing a Waste Management Plan prior to commencement which shall include for the segregation of all wastes into recyclable, biodegradable and residual wastes. The Plan shall also detail the types of waste, quantities involved, the authorised waste contractors and authorised disposal site proposed for this contract. Pest control	1	Item		
C	provide for costs associated with controlling vermin / pests on site during the course of the works. Cleaning	1	Item		
D	allow and include all costs in respect to cleaning the works internally and externally from the site from time to time as necessary. Construction cleaning on completion	1	Item		
E	allow and include all costs in respect to cleaning the works internally and externally on completion of the works to the satisfaction of the Architect. Temporary fencing, hoarding, screens, gantries, etc.	1	Item		
F	A perimeter solid hoarding will be required at the construction site and around the site compound and welfare facilities.	1	Item		
G	provide, maintain, adjust and remove upon completion all temporary fencing, hoardings, fans, planked footways, guardrails, gantries and the like on or about the site (including identifiable site perimeters) as may be necessary for protecting the public, for the proper execution of the works and for meeting the requirements of any Local or other Authority, including all necessary lighting and licenses. Control of noise, pollution and all other statutory obligations	1	Item		
H	provide for taking all precautions necessary to prevent nuisance from noise, smoke, dust, rubbish, water or any other cause.	1	Item		
J	provide for all necessary compliance and control of waste management statutory requirements. Dayworks	1	Item		
K	the Contractor shall give notice to the Architect of the commencement and completion of any work for which the Contractor intends to submit daywork vouchers in accordance with the conditions of the contract.	1	Item		
L	dayworks as determined under the conditions of contract will be accepted as a basis for valuing the work only when the Architect has issued written instructions to the Contractor to that effect. The Contractor shall submit to the Architect at the end of each month an application for payment for all daywork done in the proceeding month. Applications for payment for dayworks shall be supported by vouchers for the work to be certified by the Architect or his representative. Such endorsements shall be deemed to certify that the labour, materials and plant used there are correct.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	daywork vouchers shall be given to the Architect or his representative at or before the end of the week following that in which the work has been executed in support of applications for payments under the conditions of the contract. These vouchers shall give a proper and full description of the works contained within that voucher, it shall include the operatives name, trade and hours worked. The hours worked shall be segregated into normal time, productive overtime and non-productive overtime for each operative. The insurances percentage addition shall be applied to the labour amount in accordance with the current Schedule of Daywork Charges issued by the CIF and SCS. Quantities of materials and details of plant used in accordance with the current schedule of Basic Plant Charges issued by the SCS. The main contractors on-cost percentage addition shall be applied to the relevant labour, materials and plant amounts at the percentage rate set out in the Pricing Document (if any section provided). Protection of the works	1	Item		
B	allow for protecting all the work in bringing the works to completion. Record drawings	1	Item		
C	the Contractor shall make accurate records of those parts of the works which will become hidden by further progress of the works as may be directed by the Architect and such records shall be checked and verified by the Architect while work is open for inspection. Such records shall be entered by the Contractor on prints on drawings which be made available to him free of charge for this purpose and amplified by him with supplementary sketches and certified as aforesaid and handed to the Architect as soon as practicable	1	Item		
D	allow for assisting and making accurate records of the works as constructed for the relevant members of the design team to record and incorporate on their drawings and specifications for inclusion in the safety file Substantial Completion date	1	Item		
E	notify the Architect in writing of the date on which he considers Substantial Completion has been achieved and have a date agreed and certified in writing by the Architect. Completion maintenance instructions	1	Item		
F	provide to the Architect at Substantial Completion two copies of all manufacturer's and supplier's maintenance instructions in both paper and electronic format. Certificates	1	Item		
G	the Contractor to include for all costs associated with providing certificates for all relevant elements of the works and products as identified by the Design Consultants. Warranties and guarantees	1	Item		
H	the Contractor to include for all costs associated with providing warranties and guarantees for all relevant elements of the works and products as identified by the Design Consultants. Operational & maintenance manuals	1	Item		
J	the Contractor to include for all costs associated with providing O&M manuals for all relevant elements of the works and products as identified by the Design Consultants.	1	Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
	Defects liability				
A	provide for maintaining the works for 12 months after the issue of the Certificate of Substantial Completion in accordance with the Conditions of Contract. Works after practical completion	1	Item		
B	any works to be carried out after section practical completion will only be done with the prior consent of the Employer; the Contractor will comply with all security and general "house keeping" arrangements required by the Employer. <u>Surveys</u>	1	Item		
C	Surveys as required and included in Design Teams Documents, Specifications and drawings	1	Item		
D	Condition survey of adjacent properties as identified in section 4.4 of the Project Particulars document <u>Testing</u>	1	Item		
E	Testing as required and included in Design Teams Documents, Specifications and drawings <u>Samples</u>	1	Item		
F	contractor to include for providing samples of all materials, proposed works, finishes and fittings as measured in this document before installation. The time table for production of samples is to be in accordance with the Employers Representative's wishes, but generally 8 weeks prior to incorporation into the works. Sizes of sample panels etc should be a minimum of 1.00 Sq.m. where applicable <u>Warranties and Guarantees</u>	1	Item		
G	contractor to include for providing all warranties and guarantees as required by the various specification documents at completion of the project <u>Progress photographs</u>	1	Item		
H	provide progress photographs of the Works taken from locations on or about the site as directed. Take 3 photos of each room and 24 of the building works generally at one month intervals; Provide 2 prints of each photograph for the Architect, one conventional and one digital (permission to be sought from the Employer prior to doing so). <u>Record drawings</u>	1	Item		
J	the Contractor shall make accurate records of those part of the works which will become hidden by the further progress of the works as may be directed by the Architect and such records shall be checked and verified by the Architect while the Work is open for inspection. Such records shall be entered by the Contractor on prints of drawings which shall be made available to him free of charge for this purpose and amplified by him with supplementary dimensioned sketches and such records shall be completed and certified as aforesaid and handed to the Architect as soon as practicable. INSURANCES <u>Items for convenience of pricing</u> Provide for the following	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
1	(10) PRELIMINARIES (cont'd)				
A	the Contractor shall take out and maintain all necessary insurances with stated maximum levels of excess as required under the Conditions of Contract and the Tender Schedule. Provide for all costs in respect of all work people for	1	Item		
B	insurance under Workmen's Compensation, Employer's Liability, Pay Related Social Insurance, Unemployment, Widows and Orphans Pensions and Fatal Accidents Acts and other Statutory Acts in force affecting the works at the date of tender.	1	Item		
C	pensions	1	Item		
D	annual and public holidays	1	Item		
E	industrial training levies	1	Item		
F	traveling time, expenses, fares and transport	1	Item		
G	payment of clerical work (including bereavement leave and check off)	1	Item		
H	guaranteed time	1	Item		
J	redundancy and sick pay scheme	1	Item		
K	pay related benefit scheme	1	Item		
L	non-productive time and other expenses in connection with overtime	1	Item		
M	incentive and bonus payments	1	Item		
N	registering with the Department of Social Welfare within one month of engagement, all employees whose employment commences on or after 1st January, 1989 or Sub-Contractors whose engagement commences after 1st January, 1990; provide also for notifying all Sub-Contractors that they are legally bound to notify the Department of Social Welfare of any person engaged to perform any service either with him or on his behalf whether under a contract or any other arrangement made or to be made by him.	1	Item		
To Collection:					

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Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	the Contractor is required to make himself aware of the presence and location of all services remaining in and around the site and shall take all necessary precautions to avoid interference or damage to these services during the execution of the works. The Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary. Any damage caused shall be made good at the Contractors own expense.		Note		
B	the Contractor shall allow for cutting and making good around obstructions for mechanical and electrical services; the Contractor is required to make due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this.		Note		
C	the Contractor is to allow for careful protection of fitted furniture, handrails and sanitary ware during demolition and remedial works.		Note		
D	the Contractor is to allow for stacking, protecting and storing of loose furniture safely for reinstatement.		Note		
E	the Contractor is to allow for all existing opening winders to be removed from existing windows, labelled and stored to be re-instated on the replacement windows.		Note		
F	cutting or forming holes for all services is deemed to include all finishes and decorations both sides of the structure.		Note		
G	cutting or forming opes for all services is deemed to include the making good and sealing of the ope around the pipe or duct.		Note		
H	stainless steel angle beads and lathing at junctions of differing backgrounds are deemed to be included in tendered rates.		Note		
J	stainless steel stop beads, irrespective of background, are deemed to be included in tendered rates.		Note		
	DEMOLITIONS & ALTERATIONS				
	DEMOLITIONS & ALTERATIONS: Demolitions				
	<u>Carefully remove internal walls in existing structures; including segregating all debris as required by local authority and disposal off site to accredited tip; including all necessary making good disturbed; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u>				
	Stud partition with plasterboard lining; to riser				
K	100mm thick	19	m2		
	DEMOLITIONS & ALTERATIONS: Alterations				
	<u>Removing: Fitting and fixtures; Carefully remove existing loose furniture and fittings, label, store, and re-instate (measured elsewhere) upon completion of works; in strict accordance with the drawings, schedules and specifications</u>				
	Furnitute and fittings				
L	to Contractor site office and apartment units	1	item		
	<u>Removing: Fittings and fixtures; Carefully remove existing external windows, doors, screens associated frames and ironmongery; dispose off site (unless otherwise stated); all opening winders to removed, labelled and stored for future reinstatement; making good all surfaces to match existing; all in strict accordance with drawings, schedules and specifications</u>				
	External Windows and associated frames				
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	W010; 1450 x 1500	1	nr		
B	W036; 1600 x 1725	1	nr		
C	W038; 1600 x 1725	1	nr		
D	W101; 1450 x 1500	1	nr		
E	W103; 1450 x 1500	1	nr		
F	W105; 1450 x 1500	1	nr		
G	W106; 1450 x 1500	1	nr		
H	W107; 750 x 1500	1	nr		
J	W108; 1450 x 1500	1	nr		
K	W109; 1450 x 1725	1	nr		
L	W110; 750 x 1500	1	nr		
M	W111; 3850 x 1800; L-shaped	1	nr		
N	W112; 1450 x 1500	1	nr		
P	W113; 750 x 3000	1	nr		
Q	W114; 1600 x 1725	1	nr		
R	W115; 1450 x 1500	1	nr		
S	W116; 750 x 1500	1	nr		
T	W117; 1450 x 1500	1	nr		
U	W118; 1450 x 1500	1	nr		
V	W120; 1450 x 1500	1	nr		
W	W122; 1450 x 1500	1	nr		
X	W123; 750 x 1200	1	nr		
Y	W124; 1450 x 1200	1	nr		
Z	W125; 1600 x 1725	1	nr		
AA	W126; 1450 x 1200	1	nr		
AB	W127; 3600 x 1800; L-shaped	1	nr		
AC	W129; 1450 x 1650	1	nr		
AD	W130; 1450 x 1500	1	nr		
AE	W131; 1050 x 1650	1	nr		
AF	W133; 1050 x 1650	1	nr		
AG	W134; 2100 x 1725	1	nr		
AH	W135; 750 x 1500	1	nr		
AJ	W136; 1450 x 1200	1	nr		
AK	W137; 1600 x 1725	1	nr		
AL	W138; 1600 x 1725	1	nr		
AM	W139; 1450 x 1200	1	nr		
AN	W140; 750 x 1500	1	nr		
AP	W141; 2100 x 1725	1	nr		
AQ	W142; 1050 x 1650	1	nr		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	W144; 1050 x 1650	1	nr		
B	W145; 1450 x 1500	1	nr		
C	W146; 1450 x 1650	1	nr		
D	W148; 3850 x 1800; L-shaped	1	nr		
E	W149; 1450 x 1200	1	nr		
F	W150; 1600 x 1725	1	nr		
G	W151; 1450 x 1200	1	nr		
H	W152; 750 x 1200	1	nr		
J	W201; 1450 x 1500	1	nr		
K	W203; 1450 x 1500	1	nr		
L	W205; 1450 x 1500	1	nr		
M	W206; 1450 x 1500	1	nr		
N	W207; 750 x 1500	1	nr		
P	W208; 1450 x 1500	1	nr		
Q	W209; 1600 x 1725	1	nr		
R	W210; 750 x 1500	1	nr		
S	W211; 3850 x 1800; L-shaped	1	nr		
T	W212; 750 x 1500	1	nr		
U	W213; 750 x 3000	1	nr		
V	W214; 1600 x 1725	1	nr		
W	W215; 1450 x 1500	1	nr		
X	W216; 750 x 1500	1	nr		
Y	W217; 1450 x 1500	1	nr		
Z	W218; 1450 x 1500	1	nr		
AA	W220; 1450 x 1500	1	nr		
AB	W222; 1450 x 1500	1	nr		
AC	W223; 750 x 1200	1	nr		
AD	W224; 1450 x 1200	1	nr		
AE	W225; 1600 x 1725	1	nr		
AF	W226; 1450 x 1200	1	nr		
AG	W227; 3600 x 1800; L-shaped	1	nr		
AH	W229; 1450 x 1600	1	nr		
AJ	W230; 1450 x 1500	1	nr		
AK	W231; 1050 x 1650	1	nr		
AL	W233; 1050 x 1650	1	nr		
AM	W234; 2100 x 1725	1	nr		
AN	W235; 750 x 1500	1	nr		
AP	W236; 1450 x 1200	1	nr		
AQ	W237; 1600 x 1725	1	nr		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	W238; 1600 x 1725	1	nr		
B	W239; 1450 x 1200	1	nr		
C	W240; 750 x 1500	1	nr		
D	W241; 2100 x 1725	1	nr		
E	W242; 1050 x 1650	1	nr		
F	W244; 1050 x 1650	1	nr		
G	W245; 1450 x 1500	1	nr		
H	W246; 1450 x 1650	1	nr		
J	W248; 3850 x 1800; L-shaped	1	nr		
K	W249; 1450 x 1200	1	nr		
L	W250; 1600 x 1725	1	nr		
M	W251; 1450 x 1200	1	nr		
N	W252; 750 x 1200	1	nr		
	External Doors and associated frames				
P	W009; 1000 x 2100	1	nr		
Q	W012; 1000 x 2100	1	nr		
R	W013; 1500 x 2100	1	nr		
S	W014; 1000 x 2100	1	nr		
T	W037; 1500 x 2100	1	nr		
U	W102; 1000 x 2100	1	nr		
V	W104; 1000 x 2100	1	nr		
W	W119; 1000 x 2100	1	nr		
X	W121; 1000 x 2100	1	nr		
Y	W128; 1000 x 2100	1	nr		
Z	W132; 1000 x 2100	1	nr		
AA	W143; 1000 x 2100	1	nr		
AB	W147; 1000 x 2100	1	nr		
AC	W202; 1000 x 2100	1	nr		
AD	W204; 1000 x 2100	1	nr		
AE	W219; 1000 x 2100	1	nr		
AF	W221; 1000 x 2100	1	nr		
AG	W228; 1000 x 2100	1	nr		
AH	W232; 1000 x 2100	1	nr		
AJ	W243; 1000 x 2100	1	nr		
AK	W247; 1000 x 1200	1	nr		
	<u>Removing; Fittings and fixtures; Carefully remove existing cavity closer to external windows, doors, screens associated frames to jambs; dispose off site (unless otherwise stated); all in strict accordance with drawings, schedules and specifications.</u>				
	Horizontal				
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	100mm thick cavity Vertical	316	m		
B	100mm thick cavity <u>Removing: Fittings and fixtures; Carefully remove existing blinds, label and store for future reinstatement; making good all surfaces to match existing; all in strict accordance with drawings, schedules and specifications</u> Blinds; to windows	369	m		
C	Type A; 750 x 1500	11	nr		
D	Type B; 750 x 1200	4	nr		
E	Type C; 1050 x 1650	8	nr		
F	Type D; 750 x 3000	2	nr		
G	Type E; 1450 x 1500	26	nr		
H	Type F; 1450 x 1200	6	nr		
J	Type G; 1450 x 1200	6	nr		
K	Type H; 1450 x 1650	4	nr		
L	Type J; 1600 x 1725	14	nr		
M	Type K; 2100 x 1725	4	nr		
N	Type L; 3600 x 1800	2	nr		
P	Type M; 3850 x 1800 Blinds; to doors	4	nr		
Q	Type N; 1500 x 2100	1	nr		
R	Type P; 1000 x 2100	8	nr		
S	Type Q; 1000 x 2100	8	nr		
T	Type R; 1000 x 2100	1	nr		
U	Type S; 1000 x 2100 <u>Removing: Fittings and fixtures; Removal of existing window boards; dispose off site (unless otherwise stated); making good all surfaces to match existing; all in strict accordance with drawings, schedules and specifications</u> Window boards	1	nr		
V	window boards; not exceeding 300mm wide <u>Removing: Fittings and fixtures; Removal of existing internal door and screen sets complete; associated frames and ironmongery; dispose off site (unless otherwise stated); making good all surfaces to match existing; all in strict accordance with drawings, schedules and specifications</u> Internal doors, associated frames and linings	148	m		
W	single doorset	29	nr		
X	double doorset <u>Removing: Finishes; Carefully remove existing ceiling tiles and store for future reinstatement; all in strict accordance with drawings, schedules and specifications</u> Ceilings tiles	5	nr		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	exceeding 300mm wide <u>Removing; Finishes; Cut through existing plasterboard ceiling and remove; dispose off site (unless otherwise stated); all in strict accordance with drawings, schedules and specifications</u> Plasterboard ceiling	54	m2		
B	exceeding 300mm wide <u>Carefully remove existing electrical infrastructure, including light fittings, smoke detectors, fire alarm interfaces, and other associated services within the existing plasterboard ceilings to be removed; label and store for future reinstatement in areas where the existing plasterboard ceilings are to be removed; all in strict accordance with drawings, schedules and specifications</u> Removal of electrical fittings	424	m2		
C	to plasterboard ceilings <u>Removing; Finishes; Removal of carpet with associated underlay and grippers; in common areas; dispose off site (unless stated otherwise); all in strict accordance the drawings, schedules and specification</u> Floor Finishes	1	item		
D	carpet flooring; exceeding 300mm wide <u>Removing; Coverings; Skirting board; in common areas; dispose off site (unless stated otherwise); all in strict accordance the drawings, schedules and specification</u> Coverings	248	m2		
E	skirting board; not exceeding 300mm wide <u>Removing; Coverings; Architrave; in common areas; dispose off site (unless stated otherwise); all in strict accordance the drawings, schedules and specification</u> Coverings	185	m		
F	architrave; not exceeding 300mm wide DEMOLITION AND ALTERATIONS: Treatment / Repairs <u>Remove existing external door thresholds; set aside and protect; repair damaged sections; clean down, make good generally and re-instate; all in strict accordance with drawings and specification</u> Thresholds	359	m		
G	1000mm	18	nr		
H	1500mm <u>Clean down, make good to disturbed plaster reveals to window and door opening following removal and replacement of cavity barriers and associated works; include preparation of exposed surfaces, reinstatement of plaster to match existing thickness, profile and finish; where nothing must remain to be done by others; in strict accordance with the drawings and specification</u> Render and plaster repairs	1	nr		
J	not exceeding 300mm wide; reveals <u>Clean down, level, repair and generally make good to existing border feature; to match existing colour; all in strict accordance with drawings and specification</u> Render and plaster repairs	550	m		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
A	not exceeding 300mm wide; border feature	550	m		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
2	(15) DEMOLITION AND ALTERATIONS (cont'd)				
	COLLECTION				
	Page 2/1				
	Page 2/2				
	Page 2/3				
	Page 2/4				
	Page 2/5				
	Page 2/6				
	Page 2/7				
	Page 2/8				
	To Final Summary:				

Item	Description	Quantity	Unit	Rate	Amount
3	(21) EXTERNAL WALLS				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. BRICKWORK AND BLOCKWORK BRICKWORK AND BLOCKWORK: ANCILLARIES TO BRICKWORK/BLOCKWORK <u>Closing Cavities; fibre protection board type 1; standard: to BS EN 13501-2; ablative coating; Stone mineral wool 160 kg per m3, Euroclass A1; high vapour and water resistance; environmental Condition: Type X; in strict accordance with the drawings, schedules and specification P12:361</u> Horizontal; Fire protection board: Type 1		Note		
B	100mm thick cavity Vertical; Fire protection board: Type 1 as per spec reference P12:361	316	m		
C	100mm thick cavity <u>Damp proof course; BS 743; bitumen felt; 150 mm laps;lapped and sealed; all in strict accordance with the drawings and specifications</u> Horizontal	369	m		
D	not exceeding 300mm wide; at window and door head Vertical	158	m		
E	not exceeding 300mm wide; at jambs <u>Intumescent mastic sealant; fire resistant Silicone sealant; to perimeter of vent openings; in strict accordance with the drawings, schedules, and specifications</u> Intumescent mastic	369	m		
F	200 x 200mm; vent opening through 450mm thick cavity wall	45	nr		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
3	(21) EXTERNAL WALLS (cont'd) COLLECTION Page 3/1				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
4	(22) INTERNAL WALLS				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. BRICKWORK AND BLOCKWORK BRICKWORK AND BLOCKWORK: ANCILLARIES TO BRICKWORK / BLOCKWORK <u>Fire Barriers; Mineral wool batts Type 2; to BS EN 13501-1; Stone mineral wool 140kg per m3, Euroclass ; in strict accordance with the drawings, schedules, and specifications</u> Mineral wool batts Type 2; vertical		Note		
B	not exceeding 300mm wide; to junction at blockwork wall and floor slab; gap greater than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 4	183	m		
C	not exceeding 300mm wide; to junction at blockwork wall and roof; gap greater than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 6, 7, 9 <u>Intumescent mastic sealant; fire resistant Silicone sealant; in strict accordance with the drawings, schedules, and specifications</u> Intumescent mastic	150	m		
D	to junction between 100mm block wall and slab; gap less than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6001 Detail 2	23	m		
E	to junction between 215mm block wall and slab; gap less than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6001	160	m		
F	to junctions between wall/slab and elsewhere measured mineral wool insulation; gap less than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6001Detail 3, 6, 7, 9	660	m		
G	to back boxes chased into masonry; to have all gaps sealed FLOOR, WALL AND CEILING FINISHES FLOOR, WALL AND CEILING FINISHES: Stud Partitions <u>Shaft Wall; reaction to fire: structural performance to BS EN 13501-1, class B-s3, d2 or better; fire resistance of complete partition assembly: to BS EN 13501-2. EI 60; metal framing type to match board manufacturer specification to complete the shaftwall assembly and achieve specified performance resilient layer: 19 mm; one layer 19mm core board with minimum 2x 150mm wide coardboard fillets; mineral wool insulation; two layers of 15mm fire resistant plasterboard as clause 404; primed; including beads/ stops as recommended by board manufacturer; in strict accordance with the Drg Nr. 24304-AFEC-00-ZZ-DR-A-6003 drawings, schedules and specification K10:120</u> Shaft Wall	120	nr		
H	2700mm high	3	m		
J	3400mm high	3	m		
K	Extra over for; abuntments to other surfaces	8	nr		
L	Extra over for; forming opening in partitions; 760 x 1950mm	4	nr		
	To Collection:				

[illegible]

Item	Description	Quantity	Unit	Rate	Amount
4	(22) INTERNAL WALLS (cont'd) COLLECTION Page 4/1 Page 4/2				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
5	(31) EXTERNAL WALL COMPLETIONS				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. WOODWORK WOODWORK: Boarding and Second Fixings <u>Medium density fibreboard architrave; to BS EN 622-5; mdf; reaction to fire rating: class 0 as defined in Building Regulations; fix to softwood grounds with lost head nails at 600 mm centres; in strict accordance with the drawings, schedules and specifications</u> Second Fixings		Note		
B	window boards; 240mm wide x 25mm thick WOODWORK: Composite Items <u>PVC-U Windows; PVC-U double glazed windows to works requirements drawings; non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 7412:2024; submit product proposals to employers representative for approval of a firm; currently registered under a third-party quality assurance scheme; profile: white PVC-U extruded hollow profiles used in plastic windows and door sets shall conform to BS EN 12608-1:2016+A1:2020 and BS EN 12608-4:2024; surface covered PVC-U extruded hollow profiles used in plastic windows and door sets shall conform to BS EN 12608- 2:2023; edge frame thickness and opening sections are to be of sufficient depth and set out when viewed externally to allow for installation of future 30mm EWI rendered reveal liner; colour white; exposure category to BS 6375-1/ design wind load: 1600 Pa; including all required ironmongery; re-instatement of previously removed, labelled and stored (measured elsewhere) opening winders; installed all in strict accordance with the manufacturer's instructions; including new silicone seal around window frame; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the drawings and specification L10/360</u> Two-Lite Casement Window with Top-Hung Vent	148	m		
C	Type A; 750 x 1500mm Single-Lite Window with Side Hung Vent (Split Transom)	11	nr		
D	Type B; 750 x 1200mm Three-Lite Casement Window with Top-Hung Vent	4	nr		
E	Type C; 1050 x 1650mm Four-Lite Fixed Window	8	nr		
F	Type D; 750 x 3000mm Four-Lite Casement Window with 2nr. Top Hung Vents	2	nr		
G	Type E; 1450 x 1500mm Three-Lite Casement Window with Top-Hung Vent and Side Hung Vent (Split Transom)	26	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
5	(31) EXTERNAL WALL COMPLETIONS (cont'd)				
A	Type F; 1450 x 1200mm Three-Lite Casement Window with Side-Hung Vent (Split Transom) and Top-Hung Vent	6	nr		
B	Type G; 1450 x 1200mm Four-Lite Casement Window with 2nr. Top Hung Vents	6	nr		
C	Type H; 1450 x 1650mm Six-Lite Casement Window with 2nr. Top Hung Vents	4	nr		
D	Type J; 1600 x 1725mm Nine-Lite Casement Window with 2nr. Top Hung Vents	14	nr		
E	Type K; 2100 x 1725mm Corner Window; Seven-Lite Casement Window with 2nr. Side Hung Vents (Split Transom) Five-Lite Casement Window with Side-Hung Vent (Split Transom)	4	nr		
F	Type L; 3500 x 1800mm; L-Shaped Corner Window; Five-Lite Casement Window with Side Hung Vents (Split Transom) Seven-Lite Casement Window with 2nr. Side-Hung Vent (Split Transom)	2	nr		
G	Type M; 2850 x 1800mm; L-Shaped <u>Glazed Door; PVC-U double glazed windows with door set to works requirements drawings; non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 7412:2024; submit product proposals to employers representative for approval of a firm; currently registered under a third-party quality assurance scheme; profile: white PVC-U extruded hollow profiles used in plastic windows and door sets shall conform to BS EN 12608-1:2016+A1:2020 and BS EN 12608-4:2024; surface covered PVC-U extruded hollow profiles used in plastic windows and door sets shall conform to BS EN 12608-2:2023; edge frame thickness and opening sections are to be of sufficient depth and set out when viewed externally to allow for installation of future 30mm EWI rendered reveal liner; colour white; exposure category to BS 6375-1/ design wind load: 1600 Pa; including all required ironmongery; re-instatement of previously removed, labelled and stored (measured elsewhere) opening winders; installed all in strict accordance with the manufacturer's instructions; including new silicone seal around door frame; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the drawings and specification L10/360</u> Glazed Door (Half Height) Right Handing; Balcony Door	4	nr		
H	Type P; 1000 x 2100mm Glazed Door (Half Height) Left Handing; Balcony Door	8	nr		
J	Type Q; 1000 x 2100mm	8	nr		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
5	(31) EXTERNAL WALL COMPLETIONS (cont'd) <u>Glazed Door; Extruded aluminium double glazed windows with integrated louvres (where indicated) and door set to works requirements drawings; non-fire and/ or smoke rated windows to BS EN 14351-1 and BS 4873; IAB/BBA Agreement Certified, double glazed polyester powder coated thermally broken aluminium frames, flush finish externally; polyester powder coating to be applied by Qualicoat approved applicator using a standard RAL colour in matt finish to EN12206-1 2004: prior to the application of the polyester power coating the aluminium profiles are to be pre-treated using an 8-stage process of acid etching, chrome or chrome free process to Qualicoat approval and water rinsing; the Rw sound reduction index for the glazing should not be less than 27db, to BS EN ISO 140; drained and ventilated dry glazed system; the windows to be factory fitted with double glazed units with external 'snap in' extruded aluminium beads with captive 'E' gaskets externally and wedge gasket internally; the corners of the gaskets shall be accurately mitred together and sealed to ensure an effective joint; setting blocks and location pieces shall be fitted in accordance with BS 6262 in order to ensure the windows are maintained square and rigid; composition of glazing to achieve required U-value target and in accordance with BS 6262-4:2018; Glass G-factor of 0.5 where indicated on drawings outer pane to be toughened and laminated and inner pane to be laminated glass, all Low-E; glass to be set against extruded EPDM rubber gaskets retained in undercut grooves within the aluminium profile and clip-in glazing beads; all units to be 28mm in thickness; typical centre pane make up: 4mm glazing – 20mm argon filled cavity (90%) – 4mm soft coat thermal glazing; corrosion resistant multipoint single lever locking system is to be incorporated in all opening sashes, to BS EN 1670:2007; security locking to openable sections with winders to high level and security locking lever handle to low level openable sections; restrictors to low level openable sections; All straps, clips, brackets, lugs, screws, nuts, bolts, rivets, metal washers, shims and other fixings shall be manufactured from one of the following: stainless steel grade A2, A4 or F1 conforming to BS EN ISO 3506-1:2020 or BS EN ISO 3506-2:2020; steel which has been finished by one of the following methods: zinc plating in accordance with BS EN ISO 2081:2018, code Fe/Zn 12 or Fe/Zn 25, and chromate passivation in accordance with BS 6338:1982, ISO 4520- 1981, class 2Cor 2D; hot dip galvanizing in accordance with BS EN ISO 1461:2022 to a minimum coating mass of 460 g/m2; spraying with a zinc coating in accordance with BS EN ISO 063:2017, symbol Zn4; any other protective treatment of equivalent performance to those specified in 4.1 Aluminium (a) to (c), of an alloy having mechanical strength properties at least equal to that of the frame. Fixing devices should be capable of withstanding the design wind load (see BS EN 1991-1- 4:2005+A1:2010) and any operating forces of the windows; include for a fully completed; including new silicone seal all around door frame; installation where nothing must remain to be done to the installation by others; in strict accordance with the Architect's drawings, schedules and specification L10/330</u> Glazed Door (Split Transom with 2nr. Side Lites (Split Transom); Main Entrance A Type N; 1500 x 2100mm Glazed Door (Split Transom) Right Handing; Escape Door B Type R; 1000 x 2100mm Glazed Door (Split Transom) Left Handing; Escape Door To Collection:				
		1	nr		
		1	nr		

Item	Description	Quantity	Unit	Rate	Amount
5	(31) EXTERNAL WALL COMPLETIONS (cont'd)				
A	Type S; 1000 x 2100mm <u>Solid double leaf with ventallation grilles; External steel doorset incorporating ventilation louvre/grille assemblies, providing secure access and permanent ventilation to boiler room; steel suitable for external application; insulated, reinforced steel door leaf suitable for plant/boiler-room use and anticipated frequency of operation; galvanized, zinc-coated or otherwise corrosion-protected steel; including new silicone seal around door frame; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the drawings and specification L20 481</u> Solid double leaf with ventallation grilles	1	nr		
B	Type T; 1500 x 2100mm <u>Solid single leaf with ventallation grilles; External steel doorset incorporating ventilation louvre/grille assemblies, providing secure access and permanent ventilation to boiler room; steel suitable for external application; insulated, reinforced steel door leaf suitable for plant/boiler-room use and anticipated frequency of operation; galvanized, zinc-coated or otherwise corrosion-protected steel; including new silicone seal around door frame; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the drawings and specification L20 481</u> Solid single leaf with ventallation grille left handing	1	nr		
C	Type U; 1000 x 2100mm WOODWORK: Insulation, Ironmongery, Accessories and Sundries <u>Polymer-based adhesive air tightness sealing tape; specially coated, paper-based water repelling carrier; bonded with single-sided UV stable, moisture resistant, acrylic adhesive; 60mm wide; white/purple; temperature resistance: -40°C to 80°C; Sd value: to EN ISO 12572, 2; in strict accordance with the drawings and specification</u> Air penetration sealant and tapes	1	nr		
D	girth not exceeding 300mm wide; to perimeter of windows and doors; airtight membrane taped to window/door frame and taped back to primed blockwork wall; lapped <u>Intumescent mastic sealant; fire resistant Silicone sealant; at junction of plasterboard and window around reveal; in strict accordance with the drawings, schedules, and specifications</u> Intumescent mastic	685	m		
E	to perimeter of external windows and doors PAINTING AND DECORATING PAINTING AND DECORATING: Painting <u>Prepare and clean down; apply one coat of aluminium primer to the contact faces of members fixed permanently to blockwork or similar, in strict accordance with the drawings, schedules, and specifications.</u> To fibreboard base	685	m		
F	window board; not exceeding 300mm wide	148	m		
	To Collection:				

W26021

Item	Description	Quantity	Unit	Rate	Amount
5	(31) EXTERNAL WALL COMPLETIONS (cont'd) COLLECTION Page 5/1 Page 5/2 Page 5/3 Page 5/4 Page 5/5				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
6	(32) INTERNAL WALL COMPLETIONS				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. WOODWORK WOODWORK: Boarding and Second Fixings <u>Hardwood Architrave; Hardwood suitable for internal joinery, selected to provide a sound, durable and stable finished component appropriate to the location and specified finish; appropriate to substrate and loading; conceal fixings where practicable; fixing materials to be compatible with the timber and specified finish ; in strict accordance with the drawings, schedules and specifications</u> Second fixings		Note		
B	145mm wide x 18mm thick; architrave WOODWORK: Composite Items <u>Single door and frame set; three layer particleboard to match Global Certification of door assembly/doorset; 44mm thick; glazing, hinges, locking, lipping, accessories, ironmongery and seals to match Global Certification of door assesmbly /doorset; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u> Non-fire rated; single door set with vision panel;	359	m		
C	Type G; 1000 x 2150mm <u>Single door and frame set; three layer particleboard to match Global Certification of door assembly/doorset; 44mm thick; glazing, hinges, locking, lipping, accessories, ironmongery and seals to match Global Certification of door assesmbly /doorset; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u> FD30s; single door set	1	nr		
D	Type C; 1000 x 2150mm	21	nr		
E	Type F; 1000 x 2150mm	2	nr		
	<u>Single door set with vision panel and frame set; three layer particleboard to match Global Certification of door assembly/doorset; 44mm thick; glazing; hinges, locking, lipping, accessories, ironmongery and seals to match Global Certification of door assesmbly /doorset; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u> FD30s; single door set with vision panel;				
F	Type A; 1000 x 2150mm	1	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
6	(32) INTERNAL WALL COMPLETIONS (cont'd)				
	<u>Double door and frame set; three layer particleboard to match Global Certification of door assembly/doorset; 44mm thick; glazing, hinges, locking, lipping, accessories, ironmongery and seals to match Global Certification of door assembly /doorset; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u> Double Door; FD30s				
A	Type B; 1200 x 2150mm	1	nr		
	<u>Double door with vision panel and frame set; three layer particleboard to match Global Certification of door assembly/doorset; 44mm thick; glazing, hinges, locking, lipping, accessories, ironmongery and seals to match Global Certification of door assembly /doorset; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u> Double Door with vision panel (Cat & Kitten); FD30s				
B	Type D; 1300 x 2150mm	4	nr		
	<u>Single door and frame set; three layer particleboard to match Global Certification of door assembly/doorset; 44mm thick; hinges, locking, lipping, accessories, ironmongery and seals to match Global Certification of door assembly /doorset; include for a fully completed works where nothing must remain to be done by others; in strict accordance with the drawings, schedules and specifications</u> Single Door; FD60s				
C	Type E; 760 x 1950mm	4	nr		
	WOODWORK: Insulation, Ironmongery, Accessories and Sundries				
	<u>Performance specification for single axis door hinges; 102 x 76 mm; grade 316 satin stainless steel; ball bearing hinge, as recommended by Global Fire Resistance Assessment for fire door; all in strict accordance with the drawings, schedules and specifications</u> To internal doorsets				
D	single axis door hinges; Type A; as per specification P21/315	114	nr		
	<u>Intumescent Hinge Protector; Black finish; in compliance with Global Fire Resistance Assessment; all in strict accordance with the drawings, schedules and specification</u> To internal doorsets				
E	intumescent hinge protector; as per specification P21/313	114	nr		
	<u>Overhead door closers; overhead face fixed; back check; grade 316 satin stainless steel; all in strict accordance with the drawings, schedules and specification</u> To internal doorsets				
F	overhead door closer; Type A; as per specification P21/412	34	nr		
	<u>Door locks (Sashlock case); mortice sashlock case; grade 316 satin stainless steel; all in strict accordance with the drawings, schedules and specification</u> To internal doorsets				
G	sashlock case; Type A; as per specification P21/515	28	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
6	(32) INTERNAL WALL COMPLETIONS (cont'd)				
	<u>Door locks (Single & Turn Cylinder Locks); single and turn cylinder; grade 316 satin stainless steel; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets				
A	single & turn cylinder locks; Type A; as per specification P21/519 <u>Intumescent lock protector; black finish; in compliance with Global Fire Resistance Assessment; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	28	nr		
B	intumescent lock protector; as per specification P21/513 <u>Escutcheons (Euro cylinder); grade 316 satin stainless steel ; cylinder locks generally, where no handle backplate is specified to be fitted; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	28	nr		
C	Escutcheons; as per specification P21/710 <u>Lever Action Flush Bolt; grade 316 satin stainless steel; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	28	nr		
D	Lever Action Flush Bolt; Type A; as per Architects specification P21/584 <u>Pull handles; distance between centres, 650 mm; satin anodized aluminim, colour silver; screw fixed; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	4	nr		
E	Pull handle; Type A; as per specification P21/651 <u>Push plates; grade 316 satin stainless teel; mounting, wood screw; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	6	nr		
F	push plate; as per specification P21/670 <u>Kick plate; grade 316 satin stainless steel; mounting, wood screw, plates to be drilled and countersunk screw fixed; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	6	nr		
G	kick plate; as per specification P21/690 <u>Door stop; floor mounted door stop; wall mounted, face fixed, SAA finish, 75 mm projection; to doors opening against walls; all in strict accordance with the drawings, scheules and specification</u> - To internal doorsets	12	nr		
H	door stop; as per specification P21/720 <u>Door Signage; 76 mm dia x 1.5 mm thickness; fixed with wood screws; all in strict accordance with the drawings, scheules and specification</u> To internal doorsets	38	nr		
J	type A; as per specification P21/870	20	nr		
K	type B; as per specification P21/870	5	nr		
L	type D; as per specification P21/870	21	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
6	(32) INTERNAL WALL COMPLETIONS (cont'd)				
	<u>Door viewers / peepholes; Minimum 180°; satin stainless steel, grade 316; through-fixed in accordance with manufacturer's recommendations; all in strict accordance with the drawings, schedules and specification</u>				
	To internal doorsets				
A	peep holes; as per specification P21/64	21	nr		
	<u>Fire Barriers; Mineral wool batts Type 2; to BS EN 13501-1; Stone mineral wool 140kg per m3, Euroclass ; in strict accordance with the drawings, schedules, and specifications</u>				
	Mineral wool batts Type 2; horizontal				
B	not exceeding 300mm wide; to junction block wall and internal door frames; gap greater than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 2	16	m		
	Mineral wool batts Type 2; vertical				
C	not exceeding 300mm wide; to junction block wall and internal door frames; gap greater than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 2	31	m		
	<u>Intumescent mastic sealant; fire resistant Silicone sealant; in strict accordance with the drawings, schedules, and specifications</u>				
	Intumescent mastic				
D	to both sides of elsewhere measured mineral wool insulation at junction between block wall and internal door frame; gap greater than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 2, 6	93	m		
E	to junction of 100mm block wall and internal door frames; gap less than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 4	22	m		
F	to junction of 215mm block wall and internal door frames; gap less than 10mm; Drg 24304-AFEC-00-ZZ-DR-A-6000 Detail 8	56	m		
	PAINTING AND DECORATING				
	PAINTING AND DECORATING: Painting				
	<u>Prepare and clean down; apply one coat of aluminium primer to the contact faces of members fixed permanently to blockwork or similar, in strict accordance with the drawings, schedules, and specifications.</u>				
	To timber base				
G	exceeding 300mm wide; to doorsets	132	m2		
H	not exceeding 300mm wide; to door frames	180	m		
J	not exceeding 300mm wide; architrave	359	m		
	<u>Prepare and clean down; knot, fill, and spot- prime; apply one undercoat and one coat of 10% thinned coat eggshell satin or equivalent; 2 nr. finishing coats of eggshell satin paint; all in strict accordance with the drawings and specifications.</u>				
	To timber base				
K	exceeding 300mm wide; to doorsets	132	m2		
L	not exceeding 300mm wide; to door frames	180	m		
M	not exceeding 300mm wide; architrave	359	m		
	To Collection:				

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Item	Description	Quantity	Unit	Rate	Amount
7	(41) WALL FINISHES EXTERNALLY				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. PAINTING AND DECORATING PAINTING AND DECORATING: Painting <u>Prepare and clean down; apply two coats Sika Sikagard 700S Aquastop primer or equivalent; all works to be carried out in strict accordance with the drawings and specifications</u> Walls; to plaster base		Note		
B	exceeding 300mm wide Underside of balconies; to plaster base	1,790	m2		
C	exceeding 300mm wide <u>Prepare and clean down; apply two coats Sika Sikagard 700S 680S Betoncolour or equivalent; all works to be carried out in strict accordance with the drawings and specifications</u> Walls; to plaster base	61	m2		
D	exceeding 300mm wide Underside of balconies; to plaster base	1,790	m2		
E	exceeding 300mm wide	61	m2		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
7	(41) WALL FINISHES EXTERNALLY (cont'd) COLLECTION Page 7/1				
To Final Summary:					

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Item	Description	Quantity	Unit	Rate	Amount
8	(42) WALL FINISHES INTERNALLY (cont'd) COLLECTION Page 8/1				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
9	(43) FLOOR FINISHES				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. WOODWORK WOODWORK: Boarding and Second Fixings <u>Hardwood Skirting;Hardwood suitable for internal joinery, selected to provide a sound, durable and stable finished component appropriate to the location and specified finish; appropriate to substrate and loading; conceal fixings where practicable; fixing materials to be compatible with the timber and specified finish ; in strict accordance with the drawings, schedules and specifications</u> Second fixings		Note		
B	145mm wide x 18mm thick; skirting FLOOR, WALL AND CEILING FINISHES FLOOR, WALL AND CEILING FINISHES: Finishes <u>Carpet tiling; to BS EN 14041 and BS EN 1307; fire classification: class A2fl or better; colour and pattern to match existing; fully adhere all tiles with release adhesive recommended by tile manufacturer; edging strip at tresholds; in strict accordance with the drawings, schedules and specifications</u> Floors	192	m		
C	exceeding 300m wide; carpet PAINTING AND DECORATING PAINTING AND DECORATING: Painting <u>Prepare and clean down; apply one coat of aluminium primer to the contact faces of members fixed permanently to blockwork or similar, in strict accordance with the drawings, schedules, and specifications.</u> To timber base	248	m2		
D	not exceeding 300mm; skirtings <u>Prepare and clean down; knot, fill, and spot- prime; apply one undercoat and one coat of 10% thinned coat eggshell satin or equivalent; 2 nr. finishing coats of eggshell satin paint; all in strict accordance with the drawings and specifications.</u> To timber base	192	m		
E	not exceeding 300mm; skirtings	192	m		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
9	(43) FLOOR FINISHES (cont'd) COLLECTION Page 9/1				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
10	(44) STAIRS FINISHES				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. WOODWORK WOODWORK: Boarding and Second Fixings <u>Medium density fibreboard skirting boards; To BS EN 622-5; mdf; Reaction to fire rating: class 0 as defined in Building Regulations; fix to softwood grounds with lost head nails at 600 mm centres; in strict accordance with the drawings, schedules and specifications</u> Second fixings		Note		
B	145mm wide x 18mm thick; skirtings; cutting to the profile of threads and risers FLOOR, WALL AND CEILING FINISHES FLOOR, WALL AND CEILING FINISHES: Finishes <u>Carpet tiling; to BS EN 14041 and BS EN 1307; fire classification: class A2fl or better; colour and pattern to match existing; fully adhere all tiles with release adhesive recommended by tile manufacturer; edging strip at thresholds at tresholds; in strict accordance with the drawings, schedules and specifications</u> Threads	18	m		
C	not exceeding 300m wide; carpet	36	m		
D	Extra over for; nosings to stair threads Risers	36	m		
E	not exceeding 300m wide; carpet Landings	36	m		
F	exceeding 300mm wide; carpet PAINTING AND DECORATING PAINTING AND DECORATING: Painting <u>Prepare and clean down; apply one coat of aluminium primer to the contact faces of members fixed permanently to blockwork or similar, in strict accordance with the drawings, schedules, and specifications.</u> To fibreboard base	4	m2		
G	not exceeding 300mm; skirtings; cutting to the profile of threads and risers <u>Prepare and clean down; knot, fill, and spot- prime; apply one undercoat and one coat of 10% thinned coat eggshell satin or equivalent; 2 nr. finishing coats of eggshell satin paint; all in strict accordance with the drawings and specifications.</u> To fibreboard base	18	m		
H	not exceeding 300mm; skirtings; cutting to the profile of threads and risers	18	m		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
10	(44) STAIRS FINISHES (cont'd) COLLECTION Page 10/1				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
11	(45) CEILING FINISHES				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. FLOOR WALL AND CEILING FINISHES FLOOR WALL AND CEILING FINISHES: In-Situ Finishes <u>Plaster; 3mm skim coat; fill and tape except where coincident with metal beads; tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks; in strict accordance with the drawings and specifications</u> To plaster base		Note		
B	exceeding 300mm wide; to MF ceiling FLOOR, WALL AND CEILING FINISHES FLOOR, WALL AND CEILING FINISHES: Suspended Ceilings <u>Suspended Ceiling Tiles; take out of storage and reinstate previously removed, labelled and stored (elsewhere measured) ceiling tiles; installed all in strict accordance with the manufacturer's instructions; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the drawings and specifications</u> Ceilings; Ceiling Grid Tiles	1,175	m2		
C	depth of suspension; > 150 mm and ≤ 500 mm <u>Suspended ceiling system Type 1 : to BS EN 13964; 12.5 mm plasterboard as clause 40; with primary channels; to give ceiling soffit height above finished floor level to match existing; to suit structural soffit of existing concrete slab and inclined metal profiled roof; system performance to BS EN 13964; The ceiling system must safely support all anticipated loads including services fittings; include for a fully completed installation where nothing remains to be done by others, all in strict accordance with the drawings and specifications</u> Ceilings	54	m2		
D	depth of suspension; > 150 mm and ≤ 500 mm	424	m2		
E	Extra over for; access hatches; 550 x 550mm; including 225 x 44mm trimmers each side to form access hatch opening; all necessary cutting, fixings, frame, brackets, and supports, panel, locks; primed and painted <u>Fire rated suspended ceiling system; suspended gypsum board ceiling system providing minimum 60 minutes fire resistance; 15mm plasterboard; seamless jointing as clause 670; with primary channels; to suit structural soffit of existing concrete slab and inclined metal profiled roof include for a fully completed installation where nothing remains to be done by others, all in strict accordance with the drawings and specifications</u> Ceilings; MF System; to riser	6	nr		
F	depth of suspension; > 150 mm and ≤ 500 mm	50	m2		
	To Collection:				

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Item	Description	Quantity	Unit	Rate	Amount
11	(45) CEILING FINISHES (cont'd) COLLECTION Page 11/1 Page 11/2				
To Final Summary:					

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this.		Note		
B	notwithstanding that this Pricing Document is measured in accordance with the Agreed Rules of Measurement 5 (ARM 5), the tenderer should note that the following works measured here are not in accordance with ARM 5; the Electrical Installations are to be priced in accordance with the drawings, specifications and schedules		Note		
C	cutting or forming holes for all services and associated firestopping is deemed to include making good to all finishes and decorations both sides of the structure		Note		
	MECHANICAL & ELECTRICAL INSTALLATIONS				
	ELECTRICAL INSTALLATIONS: Security and Protection				
	<u>Electromagnetic hold open/ swing Free devices; to BS EN 1155; door retaining magnet, separate wall mounted; hold open power size: min 3, as recommended by door supplier and door leaf width; grade 316 satin stainless steel; position; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawings, specifications and schedules</u>				
	Electromagnetic hold open/ swing free devices				
D	to Door Type D	8	nr		
E	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
F	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
	<u>Composite item; Maglock; maglock RGL ML600-M (600lb Monitored Slimline Maglock) or equivalent; power supply: 12V DC 1Amp or 2Amp Boxed power supply Unit (PSU) with integrated fire relay; exit request: RGL NT05-W Contactless "Wave to Open" Sensor (highly hygienic for a communal kitchen) or a standard stainless steel PTE (Push to Exit) button failsafe for emergency escape; include for a fully completed installation, testing and commissioning; where nothing must remain to be done to the installation by others in strict accordance with the drawings, specifications and schedules</u>				
	Maglock				
G	to Door Type G	1	nr		
H	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
J	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
	Access Control				
K	to Door Type G	1	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS (cont'd)				
A	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
B	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
C	to Door Type N	1	nr		
D	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
E	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
F	to Door Type R	1	nr		
G	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
H	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
J	to Door Type S	1	nr		
K	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
L	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning ELECTRICAL INSTALLATIONS: Emergency Response <u>Composite Item: 900 x 1400 Disabled Refuge Point; wall mounted refuge call point; complete with two way voice communication; to include call button; indicator lamp; integrated hands free speaker and microphone; fire rated cabling; containment; terminations; fittings; in accordance with manufacturers instructions; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawings, specifications and schedules</u> Disabled Refuge Point	1	Item		
M	ground floor;	1	item		
N	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
P	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
Q	first floor	1	item		
R	Extra over for; connection to existing power supply; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
S	Extra over for; connection to existing fire alarm system; including all associated cabling, containment, fittings, terminations, testing & commissioning	1	Item		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS (cont'd)				
	MECHANICAL & ELECTRICAL INSTALLATIONS: Sundries and Builders Work				
	<u>Electrical fittings; take electrical fittings including light fittings, smoke detectors, fire alarm interfaces, and other associated services out of storage and re-instate onto newly installed plasterboard ceilings (elsewhere measured); include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawings, specifications and schedules</u>				
	Electrical fittings				
A	ground floor	1	item		
B	first floor	1	item		
C	second floor	1	item		
	<u>Firestopping to existing combustible pipe cored in solid wall; intumescant wrap for pipes and cables; max 10mm joint between wrap and wall; to be filled with sant cement pointing; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 34, specifications and schedules</u>				
	Combustible pipe cored ope in solid wall				
D	50mm diameter opening	4	nr		
E	100mm diameter opening	4	nr		
F	125mm diameter opening	4	nr		
G	150mm diameter opening	4	nr		
	<u>Firestopping to existing combustible pipe performed ope in solid wall; ablative coated fire batt board; intumescent pipe sleeve to be within 10mm of finiahed wall face wrap; intumescent fire retardant coating to be applied to both sides of fire batt; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 35, specifications and schedules</u>				
	Combustible pipe performed ope in solid wall				
H	100 x 100mm ope	4	nr		
J	100 x 200mm ope	4	nr		
K	150 x 1500mm ope	4	nr		
L	200 x 200mm ope	4	nr		
	<u>Firestopping to existing combustible pipe ope in stud partition; metal pipe collar with intumescent lining fixed back to back; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 36, specifications and schedules</u>				
	Combustible pipe ope in stud partition				
M	50mm diameter opening	4	nr		
N	100mm diameter opening	4	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS (cont'd)				
A	125mm diameter opening	4	nr		
B	150mm diameter opening	4	nr		
	<u>Firestopping to existing combustile trunking passing through FR block wall; intumescent pipe sleeve to top and bottom of trunking; intumescent pad stuck to bottom and top of trunking; gaps between trunking and wall to be sealed with intumescent mortar; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 37, specifications and schedules</u>				
	Combustible trunking passing through FR block wall				
C	100 x 100mm opening	4	nr		
D	125 x 125mm opening	4	nr		
	<u>Firestopping to existing cable tray through solid wall construction; all uncoated edges to be coated with intumescent silicone mastic; ablative coated fire batt board; fire retardant coating to be applied to all surfaces of fire batt; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 39, specifications and schedules</u>				
	Cable tray through solid wall construction				
E	150 x 150mm opening	4	nr		
F	200 x 200mm opening	4	nr		
G	300 x 200mm opening	4	nr		
	<u>Firestopping to existing cable tray through solid wall construction with intumescent pillow; mineral fibre fire batt board; intumescent pillow; trowel grade sealant; lid to be cut either side of fire batt to allow access; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 40, specifications and schedules</u>				
	Cable tray through solid wall construction with intumescent pillow				
H	150 x 150mm opening	4	nr		
J	200 x 200mm opening	4	nr		
K	300 x 200mm opening	4	nr		
	<u>Firestopping to existing combustile pipe through floor slab; ablative firebat; opening between fire damper and structure to be sealed with fire rated mortar; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 41, specifications and schedules</u>				
	Combustible pipe through floor slab				
L	100 x 100mm opening	4	nr		
M	150 x 150mm opening	4	nr		
N	200 x 200mm opening	4	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS (cont'd)				
	<u>Firestopping to existing cable tray through solid wall construction small ope with intumescent pillow; intumescent pillow; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 42, specifications and schedules</u>				
A	Cable tray through solid wall construction small ope with intumescent pillow 200mm thick; through 215mm blockwork	4	nr		
	<u>Firestopping to existing non combustibile pipe through stud partition; ablative fire batt board; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 43, specifications and schedules</u>				
B	Non combustibile pipe through stud partition 150 x 150mm opening	4	nr		
C	200 x 200mm opening	4	nr		
D	300 x 200mm opening	4	nr		
	<u>Firestopping to existing cable tray through stud partition; ablative fire batt board; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 44, specifications and schedules</u>				
E	Cable tray through stud partition 150 x 150mm opening	4	nr		
F	200 x 200mm opening	4	nr		
G	300 x 200mm opening	4	nr		
	<u>Fire damper in solid wall construction; proprietary fire damper with galvanised M.S frame; opening between fire damper and structure to be sealed with fire rated mortar; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 45, specifications and schedules</u>				
H	Fire damper; in solid wall construction 100 x 100mm	4	nr		
J	150 x 150mm	4	nr		
K	300 x 300mm	4	nr		
	<u>Fire damper in stud partition construction; proprietary fire damper with gith galvanised M.S frame fixed into slab over and on cleat on outside of damper; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 47, specifications and schedules</u>				
L	Fire damper; in stud partition construction 100 x 100mm	4	nr		
M	150 x 150mm	4	nr		
N	300 x 300mm	4	nr		
	To Collection:				

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS (cont'd) <u>Firestopping to small pipe/cable services through floor slab - non load bearing fire stopping; mineral fire batt board with sealants applied to all services and joints; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 48, specifications and schedules</u> Small pipe/cable services through floor slab - non load bearing fire stopping A 50 x 50mm opening B 100 x 100mm opening <u>Firestopping to existing services through floor slab - load bearing fire stopping; intumescent pipe collar; intumescent pipe sleeve to penetration; gabs between penetrations to be sealed with intumescent mortar; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 49, specifications and schedules</u> Services through floor slab - load bearing fire stopping C 100 x 100mm opening D 150 x 150mm opening <u>Firestoppin to existing combustible pipe through cored ope in floor slab; intumescent pipe collar; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawing Nr. 24304-AFEC-00-ZZ-DR-A-6004 Detail 50, specifications and schedules</u> Combustible pipe through cored ope in floor slab E 100 x 100mm diameter F 150 x 150mm diameter OTHER WORKS OTHER WORKS: Generally <u>The Contractor must consult the Architectural, Engineering and Services drawings, schedules and specifications when pricing the works. No additional funding will be authorised for the the requirement of any additional labour, plant or materials set out within the Works Requirements which are not sufficiently outlined in this element of the pricing document.</u> Should the Contractor beleive there are any additional works which are not specifically outlined within this element of the pricing document they should include for the same here G teh tendering Contractor is to include here for all costs associated with this element which have been included within the Works Requirments but have not been identified in the above schedule of works	4 4 4 4 47 4 1	nr nr nr nr nr nr Item		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
12	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS (cont'd) COLLECTION Page 12/1 Page 12/2 Page 12/3 Page 12/4 Page 12/5 Page 12/6				
	To Final Summary:				

Item	Description	Quantity	Unit	Rate	Amount
13	(79) FITTINGS GENERALLY				
	NOTES				
A	the Contractors attention is drawn to the notes contained within Element 15 which apply to every element within this document. Should the Contractor believe there are any additional works specifically outlined within the notes in Element 15 that are applicable within this element they should include due allowances in his tender rates for same. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this. FITTINGS FITTINGS: Fittings, Equipment and Furniture <u>Take loose furniture and fittings out of storage, and re-instate; in strict accordance with the drawings, schedules and specifications</u> Furniture and fittings		Note		
B	to Contractor site office and apartment units <u>Blinds; take blinds out of storage and re-instate; include for a fully completed installation where nothing must remain to be done to the installation by others in strict accordance with the drawings, specifications and schedules</u> Blinds; to windows	1	item		
C	Type A; 750 x 1500	11	nr		
D	Type B; 750 x 1200	4	nr		
E	Type C; 1050 x 1650	8	nr		
F	Type D; 750 x 3000	2	nr		
G	Type E; 1450 x 1500	26	nr		
H	Type F; 1450 x 1200	6	nr		
J	Type G; 1450 x 1200	6	nr		
K	Type H; 1450 x 1650	4	nr		
L	Type J; 1600 x 1725	14	nr		
M	Type K; 2100 x 1725	4	nr		
N	Type L; 3600 x 1800	2	nr		
P	Type M; 3850 x 1800 Blinds; to doors	4	nr		
Q	Type N; 1500 x 2100	1	nr		
R	Type P; 1000 x 2100	8	nr		
S	Type Q; 1000 x 2100	8	nr		
T	Type R; 1000 x 2100	1	nr		
U	Type S; 1000 x 2100	1	nr		
To Collection:					

Item	Description	Quantity	Unit	Rate	Amount
13	(79) FITTINGS GENERALLY (cont'd) COLLECTION Page 13/1				
To Final Summary:					

GENERAL SUMMARY

Fire Remediation Works at Fairhill, Dungloe, Co. Donegal

General Summary

		Quantity	Unit		€	c
A.	(10) PRELIMINARIES	1	Item			
B.	(15) DEMOLITION AND ALTERATIONS	1	Item			
C.	(21) EXTERNAL WALLS	1	Item			
D.	(22) INTERNAL WALLS	1	Item			
E.	(31) EXTERNAL WALL COMPLETIONS	1	Item			
F.	(32) INTERNAL WALL COMPLETIONS	1	Item			
G.	(41) WALL FINISHES EXTERNALLY	1	Item			
H.	(42) WALL FINISHES INTERNALLY	1	Item			
I.	(43) FLOOR FINISHES	1	Item			
J.	(44) STAIRS FINISHES	1	Item			
K.	(45) CEILING FINISHES	1	Item			
L.	(59)+(69) MECHANICAL & ELECTRICAL INSTALLATIONS	1	Item			
M.	(79) FITTINGS GENERALLY	1	Item			

	AMOUNT OF TENDER (EXCLUDING VAT) CARRIED FORWARD TO FORM OF TENDER		€			
	The Contractor shall ensure that no page is either missing or duplicated CONTRACTORS NAME: _____ ADDRESS: _____ _____ _____ EMAIL ADDRESS: _____ SIGNATURE: _____ DATE: _____ © Carron + Walsh, Unit 18, 5th Floor, Wallace House, Maritana Gate, Canada Street, Waterford, X91 ETR5.					