

<u>PRELIMINARIES AND INSURANCES</u>				
<u>PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
The proposed development involves The demolition of existing structures & construction of new extension, refurbishment works and associated site works Site location Kilmeedy, Co. Limerick The term employer shall mean the clients; Corran Deel Voluntary Housing Association Kilmeedy, Co. Limerick Certifying Authority Kenneally & Murphy, Architects & Engineers Main Street, Abbeyfeale Co. Limerick 2. Visiting the Site <i>The Contractor shall be deemed to have, before tendering, made a thorough examination of the Conditions of Contract, the Site Report; Drawings and Specification etc., visited and examined the site and all adjoining premises and to have satisfied himself as to it's location, approaches, the dimensions, levels and all other matters in so far as they have any connection with the works whatsoever and no charge for extra work or otherwise shall be allowed as a consequence of the Contractor having failed to make himself correctly familiar with such matters. No claim based on want of knowledge will be entertained.</i>				
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
3. Services on and over the site <i>The Contractor's attention is drawn to the fact that full services shall be maintained at all times to all the existing properties and adjoining properties</i> <i>Under no circumstances are any existing services to be disconnected or new services connected without the prior consultations and written agreement with the Architect.</i> <i>The Contractor must ascertain through consultation with the appropriate authority the exact location of any existing services prior to commencing on site. Should any doubt remain with regard to underground services the Contractor should employ a specialist to survey the site for any site services at the Contractor's expense.</i> <i>It is the Contractor's responsibility to apply for the appropriate licenses and permissions, while executing works outside / inside the boundary of the property held by the Employer. Such action will require to be taken prior to / during construction and alteration works associated with relevant services.</i> <i>The Contractor will be required to ascertain and satisfy himself as to the exact extent and location of the existing gas, electricity, water, telecom and drainage services. This should be carried out in accordance with the M&E Services Consultant</i> 4. Drawings and other Documents <i>All Drawings and Documents are available for inspection by prior appointment at the office of the engineer</i>	Item			
	Item			
	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 4. Drawings and other Documents</u>				
<i>The Bill of Quantities is measured in accordance with the current edition of the Agreed Rules of Measurement (ARM 4) as agreed and published by the Construction Industry Federation and the Society of Chartered Surveyors in the Republic of Ireland., unless stated otherwise.</i>	Item			
<i>Where the works have been referred to the detailed Drawings, the description given in the Bill of Quantities shall be deemed to include everything necessary to complete the work.</i>	Item			
5. Quality of Materials and Workmanship				
<i>The workmanship shall be of first quality throughout and the materials in all instances shall be of premier quality of their kind, all to specification and the approval of the Architect.</i>	Item			
6. Work People				
<i>None but fully qualified and competent work people shall be employed on the Works and the Contractor shall furnish such evidence as the Architect may require as to the qualifications and competency of any work person. The Architect shall have the power to exclude / remove from site any work person who misconducts themselves or who is incompetent or negligent.</i>	Item			
7. Trade Union Labour				
<i>Trade Union Labour only is to be employed and the Contractor must pay the standard rate of wages current in the district and must observe the customary hours and conditions of employment.</i>	Item			
<i>The Contractor and his Sub-Contractor's shall be fully paid up members of the CIF Pension and Morality Fund, or equivalent fund.</i>	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 7. Trade Union Labour</u>				
<i>The Contractor and his Sub-Contractor's shall a current Tax Clearance certificate and be compliant with relevant legislation in force at time of tender.</i>	Item			
8. Not used				
9. Nuisance or Injury				
<i>It shall be the responsibility of the Contractor to avoid nuisance or injury and to carry out the works with due diligence to ensure no undue noise or inconvenience is caused to adjoining property and neighbours.</i>	Item			
10. The Works				
<i>'The Works' shall be deemed to mean the whole of the works envisaged by the Contract including, unless expressly stated otherwise, the works of the Nominated and Domestic Sub-Contractor's, Nominated Supplier's, Local Authorities and Public Understandings.</i>	Item			
<i>The buildings, services and external works and such like shall conform in all aspects with the requirements of best building practices, regulations, permissions, licenses and all relevant legislation in force.</i>	Item			
11. Manufacturers Materials / Code Names				
<i>The approval of the Architect will be required in the final selection of all materials, appliances, fittings and such like.</i>	Item			
<i>All items shall be fixed using the fixing materials, adhesives and the like, recommended by the manufacturer's, supplier's etc., for the particular application and used strictly in accordance with manufacturer's printed/written instructions.</i>	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
12. Trade Names <i>Where any trade name or the like followed by the words 'or equal and approved' appears in a Bill description, the first named product shall be the product on which the rate for the item is based. Should a tenderer wish to include in his tender for an alternative to the first named product, he must first seek and obtain the written approval of the Architect. Applications for approval for use of an alternative product will not be considered unless they are submitted no less than 5 working days prior to receipt of tenders.</i> 13. Import Duties <i>Every tender shall provide for the payment by the Contractor of all import duties and similar charges on materials and in force at the date for receipt of tenders. Should any free import facilities be given to the Contractor, the contract price shall be reduced by a sum equal to the amount of the duty or charge remitted.</i> 14. Ownership of Goods and Materials Delivered to Site <i>The Architect may ask the Contractor proof of full ownership (free from any lien or charge) in certain goods and materials delivered to the site to be embodied in the Works. If this proof is not forthcoming the Architect / Engineer will be entitled to withhold certifying payment in respect of goods and materials in question</i>	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
15. Statutory Obligations				
<u>The Contractor shall:-</u>				
Provide for obtaining approval from the Local Authority and Architect for the location of temporary entrances, hardstandings and crossings required for the works. Comply with the requirements of the Local Authority and Architect, regarding their maintenance and reinstatement. Pay all necessary Local Authority charges.	Item			
Provide for obtaining permission from the Local Authority and Architect for all temporary hoardings and fences. Pay all fees and comply with the requirements of Local Authority.	Item			
16. Notification				
Before work commences affecting operational areas proper notification including details of work, site limitations, programme etc. must be submitted and agreed with the Architect.	Item			
Before work commences affecting the existing occupier or neighbouring properties due to noise and vibrations, proper notification including details of work, site limitations, programme etc. must be submitted and agreed with the Architect.	Item			
Before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Architect / Engineer and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor from full responsibility for the quality of the work throughout.	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
17. Access for Architect to Site and Workshops <i>The Architect and any person authorised by him shall at all times have access to the Works and to the Site and to all workshops and places where work is being prepared or where materials, manufactured articles and machinery are being obtained for the Works and the Contractor shall afford every facility for and every assistance in or on obtaining the right to such access. The aforementioned access will include for the inspection of certain areas of the work which may require the provision of access equipment such as cherry pickers, scaffolding etc.</i> 18. Architects Inspection <i>The Contractor shall give notice to the Architect and await their inspection before executing or proceeding with any work about which there is doubt or difficulty.</i> 19. Defects / Making good defects <u>The Contractor shall:-</u> <i>Provide for making good all faults that appear during the 'Defects Liability Period' as required by the Conditions of Contract.</i> <i>Note that the Architect shall have power to order the Contractor to remove or demolish any work not up to the requirements of the specification and to order the construction of such works to the terms of the specification at the Contractor's own expense. No allowance will be made for work or materials so removed or demolished nor will such removal or demolition be paid for.</i>	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
20. Provide Everything Necessary <u>The Contractor shall:-</u> Provide everything necessary for the proper execution of the Contract according to the true spirit and meaning of documents. Whether same may or may not be exactly described, provided same is reasonably inferred therefrom. Accept the site in its present condition and carry out all work in accordance with the requirements of the specification and as shown on the drawings.				
	Item			
	Item			
	Item			
21. Compliance with Building Regulations All building works must conform fully with the requirements of the current Building Regulations and specific items of work are to be executed strictly in accordance with the recommendations set out in the various Technical Guidance Documents. A full set of Technical Guidance Documents must be provided at the Contractor's expense and kept on site available for inspection. The Contractor on completion of the said Contract Works must issue a certificate in a form acceptable to the Architect and Employer confirming that all the Contract Works have been executed in accordance with the requirements of the Building Regulations.				
	Item			
	Item			
	Item			
22. Tax Clearance Certificates Not applicable				
	Item			
23. Patent rights and royalties The Contractor shall save harmless and indemnify the Employer for and against all claims and proceedings for or on account of infringement of any patent rights in respect of any constructional plant, machine work or material used or in connection with works.				
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
24. Drawings				
<i>Copies of drawings, additional to those provided for in the Conditions of Contract, shall be provided at the Contractor's expense. One copy of all Contract Drawings on the works must be kept for inspection by the Architect. All copies of Drawings must be returned to the Architects on completion of the works.</i> <i>One hard copy of all drawings and specification relating to this contract will be supplied to the Contractor. Additional copies must be obtained if required by the Contractor at his expense.</i> <i>The Contractor is advised that "as built" drawings of the structure must be regularly maintained to the satisfaction of the Architect. Copies of these drawings will be issued both as a hard copy and a disk copy.</i> <i>All mechanical and electrical, civil and architectural working drawings and builders work drawings necessary to accurately and properly carry out the works shall be prepared by the Contractor. All amendments to such drawings as may be required shall be carried out by the Contractor at his expense.</i>	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 24. Drawings</u>				
The drawings referred to in the specification are all explanatory and detailed drawings may be hereafter supplied in illustration of the aforementioned drawings and in explanation of the specification. In the event of anything necessary to the due and complete performance of the Works (of which necessity the Architect shall be the sole judge) being omitted to be shown on the drawings or described in the specification through an oversight or an error, the Contractor is notwithstanding to execute all such works without extra claim according to his entire satisfaction. In the case of ambiguities or discrepancies between any of the documents comprising the Contract matter the Architect's decision shall be final. The specialist working drawings and builders work drawings necessary for accurately and properly carrying out the Works shall be prepared by the Contractor. All amendments to such drawings that may be required shall be carried out by the Contractor at his own expense. 25. Co-ordination of All Drawings during Construction It is the Main Contractor's responsibility for the co-ordination of the sub-contract packages & services Engineers drawings, to ensure that there is no clashing of items thereon. 26. Variations Contractors are advised that only properly documented and authorised variation orders and instructions may be included in valuations for payment; provide for complying with this requirement. No variation shall be entertained without the proper substantiating documentation.	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 26. Variations</u>				
<i>All variations submitted must be fully substantiated with detailed breakdown of quantities and rates, including copies of quotations from sub-contractors, Photographs; drawings No.s, Architect's Instruction or Confirmation of Architect's Instruction, labour and plant returns and the like.</i> 27. Fire Prevention on Construction Sites <i>Provide for complying with latest edition of the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation as published by The Building Employers Confederation, The Loss Prevention Council.</i> 28. Value Added Tax <i>When submitting detailed progress statements as required under Clause 35(a) of the Standard Conditions and when submitting details for settlement of the Final Account, the Contractor shall show separately the value of any items, including any such included in Sub-Contractor's accounts, upon which Value Added Tax is chargeable at a rate different from that applicable to building contracts. In the case of 'Fittings' as defined by the Revenue Commissioners such values shall be the cost of supply and delivery only.</i>	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
(Cont) 28. Value Added Tax				
<i>When claiming payment from the Employer on foot of any interim or final certificate which includes the value of items chargeable at a rate different from that applicable to building contracts the Contractor should raise a separate invoice covering each different rate of Value Added Tax applicable. The Revenue Commissioners have stated that failure to raise invoices in this way will render the total Final Account liable to Value Added Tax at the highest rate involved. The Employer will not be liable to pay the Contractor for any excess tax becoming payable as a result of failure to comply with this condition which is in accordance with the regulations of the Revenue Commissioners.</i>	Item			
	Item			
	Item			
	Note			
29. Dayworks <i>No work of any kind, payment for which is to be at daywork prices shall be executed unless the complete arrangements for such are specially authorised by the Architect in writing beforehand.</i> <i>Provide for giving prior notice in writing 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 Contract.</i> <i>During the execution of dayworks given to the Architect or his representative, at or before the end of the week following that in which the work has been executed, vouchers in support of applications for payment under the Conditions of Contract. The rates shall be as tendered Daywork rates as Appendix. The vouchers shall give:-</i>				

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u> (Cont) 29. Dayworks <u>Description of work done.</u> <u>Operatives names and trade.</u> <u>Rate of wages and hours worked, segregated into normal time, productive overtime and non-productive overtime for each operative.</u> <u>Insurance in accordance with the current Schedule of Daywork charges issued by the Construction Industry Federation and the Society of Chartered Surveyors.</u> <u>Quantities and materials.</u> <u>Details of plant used in accordance with the current Schedule of Basic Plant Charges issued by the Construction Industry Federation and the Society of Chartered Surveyors.</u> 30. Provisional Sums The term 'Provisional Sum' shall mean a sum provided for work or costs which cannot be entirely foreseen, defined or detailed at the time the tendering documents were issued. Works described as 'Provisional' or covered by the inclusion of a Provisional Sum of money shall not be commenced without the Architect's approval as to the manner in which it's cost is to be ascertained. The Contractor shall apply for such instruction in good time.	Item Item			
--	-------------------------	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 30. Provisional Sums</u>				
Provisional Sums are expended at the Architect's discretion and may be expended in part or in full or not at all. By the nature of the detail given in the description they are deemed to be included in the programme where defined. No claim for loss of profits or claim of any nature will be entertained for non expenditure / expenditure of Provisional Sums. An Extension of Time will not be entertained / considered in relation to expenditure of Provisional Sums.	Item			
The contractor shall include within the overall price for preliminaries for all attendances necessary where the provisional sum has been "defined".	Item			
31. Unpriced Items				
Any item left unpriced shall be deemed to be included for in the tender and the cost of the item shall be deemed to be spread across and included in the rates generally.	Item			
32. Errors in Tenders				
In the event of arithmetical or other errors being found in a tender, the tenderer shall be informed of the errors and asked to formally confirm or withdraw the tender.				
33. Tenders and Pricing the Bill of Quantities				
The Contractor at the time of Tendering must furnish a detailed Tender priced fully in accordance with the Bill of Quantities. All items should be priced in INK. If any items are not priced they will be deemed to be spread over and included in prices generally.	Item			
All measurements herein are nett when fixed in the works and in pricing the Contractor must make such allowance as he thinks for to cover the necessary waste.	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 33. Tenders and Pricing the Bill of Quantities</u>				
Any unauthorised amendments or qualifications to the Form of Tender, or any other Tender Document such as Specification changes, changes to Conditions of Contract or qualifying slips attached to the Form of Tender or any other Tender Document must be withdrawn. Failure to do so shall result in the tender being disqualified.	Item			
The Bill of Quantities is in numerical sequence. The Contractor is required to check the number of each page and if any are missing or duplicated to notify the Quantity Surveyor. The Contractor is also required to check the General Summary to ensure all his Collection totals are correctly transferred to the General Summary pages.	Item			
The Employer reserves the right to open all Bill of Quantities in support of tenders received.	Item			
The Contractor is advised that the Tender submitted is to remain open for 90 days.	Item			
34. Measurement of Laps				
The Contractor is advised that laps are deemed to be included within the particular item and no allowance in measurement has been taken for laps within the Bill of Quantities.	Item			
35. Storage of Materials				
Provide for storing materials in a tidy manner, separate different materials and protect them from dirt, physical damage and reaction with other materials.	Item			
Provide for storing materials in ways which will not cause damage to the works or to the materials or endanger the safety of people or property.	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) PRELIMINARY PARTICULARS AND GENERAL ITEMS</u>				
<u>(Cont) 35. Storage of Materials</u>				
<i>Provide for alternating, controlling and administrating good housekeeping in connection with all material storage and the like of all Sub-Contractor's (Nominated and Domestic) and Direct Contractor's to ensure a satisfactory level of site cleanliness for the duration of the Contract.</i>	Item			
<u>36. Statutory Holiday Period</u>				
<i>The Contractor shall include in his tender for working through statutory holiday periods i.e. Easter, Summer and Christmas holidays in order to meet completion dates should that be required.</i>	Item			
<u>37. Samples for testing</u>				
<i>Provide the necessary samples of materials for testing and delivering same to the testing authority and cover all testing fees.</i>	Item			
<u>38. Samples</u>				
<i>Where approval of products or materials is specified, submit samples or other evidence of suitability. Do not confirm orders or use materials until approval of samples has been obtained. Retain approved samples in good, clean condition on site for comparison with products and materials used in the Works. Remove when no longer required.</i>	Item			
<u>CONTRACT</u>				
<i>The form of contract will be FTS6 and ITT specify PW-CF6.</i>	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) CONTRACT</u> <u>INSURANCES</u> 4. Performance Bond The Contractor shall provide for entering into a Guarantee Bond, for an amount equal to 10% (ten per cent) of the Contract Sum, with an approved Insurance Company if required to do so by the Employer for the due and proper completion of the Contract and in such terms as shall be satisfactory of the Employer and shall pay all premiums and fees, including the Employer's legal costs in negotiating the bond. The Contractor must price the bond on the Form of Tender. However the bond may be subject to negotiation before contracts are signed. The Employer may require some or all Nominated Sub-Contractors to execute Collateral Agreements and / or Guarantee Bonds in favour of the Employer. If the Contractor requires any of the Nominated Sub-Contractor's to execute a Collateral Agreement and / or Guarantee Bond in favour of himself then he shall include here for the cost of same. The Bond maximum cover level should be generally reduced to 50% from the issue of the certificate of Practical Completion for the complete project. The risk must remain on cover for a further period of 18 months from the date of issue of such certificates The Bond shall be checked and / or approved by Irish Public Bodies Mutual 5. Insurances The Contractor shall be responsible for indemnifying the Client for all insurances for the buildings throughout the Works and in accordance with Conditions of Contract	Note Note Note Note Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) CONTRACT</u> <u>GENERAL ITEMS</u> 6. Meaning of 'Practical' Completion 'Practical Completion' means that the Works have been carried to such a stage that they can be taken over and used by the Employer for their intended purpose including all life safety services, commissioning of all mechanical, electrical and sprinkler installations and that any items of work then outstanding or any defects then apparent are of a trivial nature only and are such that their completion or rectification does not interfere with or interrupt such use. 7. Practical Completion (See Clause 31 Standard Conditions) The Contractor shall notify the Architect, in writing, the date on which he considers Practical Completion has been achieved and from which the Defects Liability Period should commence and he shall have such date agreed and confirmed in writing by the Architect. Provide for giving to the Architect at Practical Completion two copies of all manufacturer's, supplier's and sub-contractor's maintenance instructions	Item Item Item			
--	-------------------------------------	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) CONTRACT</u> <u>(Cont) GENERAL ITEMS</u> 8. Freedom of Information (i) The Employer proposes that the following information relating to this Tender will be made available on request:- (a) To an unsuccessful tenderer - reasons for tenderers failure to obtain a Contract (b) To any interested Party - the award criteria - the name of the unsuccessful tenderer and the gross contract price - names of all firms who submit tenders (in alphabetical order) - all gross tender figures received (in numerical order) (ii) The Employer undertakes to hold confidential any information provided by you in this tender subject to:- (a) disclosure of the information specified as (i) above. (b) The Employer obligations under law, including the Freedom of Information Act 1997, which came into force on 21 April 1998.				
---	--	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) CONTRACT</u> <u>(Cont) GENERAL ITEMS</u> You are asked to consider if any of the information (other than that referred to in (i) above), supplied by you in this Tender should not be disclosed because of its sensitivity. If this is the case you should, when providing such information , identify same and specify the reasons for its sensitivity. The Employer will confer with you about sensitive material before making a decision on any Freedom of Information request received. All identification must be carried out on a separate sheet as an addendum to the Form of Tender, the Bill of Quantities must not be written on except where entering rates. If you consider that none of the information supplied by you is sensitive, please make a statement to that effect. Such information may be release on response to an FOI request. 9. Employer Liability The Contractors will be required to prove Employers Liability Cover.	Item			
--	------	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>OBLIGATIONS AND RESTRICTIONS</u>				
OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER				
<u>1. Access to the Site</u>				
<i>The Contractor's attention is drawn to the location of the site; access around and into the site for contractors deliveries/ plant etc and access for the public and other users of the area which must be maintained at all times in a safe & proper manner; disciplinary action will be taken against any person found obstructing access to adjoining properties/roads in this area. The contractor must include in the preliminaries for all costs associated with the described access & consequences derived thereof; E.g early morning delivery times, signage, temporary lighting & traffic lights, maintenance & reinstating damage to footpaths, roads etc. & carrying out all instructions regarding the use of public roadways & access in accordance with employers requirements</i> <i>The Contractor shall manage construction traffic and access around the entrance to the site so that the thoroughfare is not impeded. NO OBSTRUCTION of flow of traffic and/or access to the adjoining properties will be allowed and all construction deliveries, site visits etc must take this into account.</i> <i>The Contractor must ensure that the safety of the users of footpaths and public roadway is fully considered and that all Domestic and Nominated Subcontractors are fully aware of there obligations in working in close proximity to public roads and footpaths</i>	Item			
	Item			
	Item			

PRELIMINARIES AND INSURANCES (Cont)				
(Cont) OBLIGATIONS AND RESTRICTIONS				
(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER				
<u>(Cont) 1. Access to the Site</u>				
The Contractor must consult all relevant parties prior to commencing any work outside the boundary of the site. Works may only proceed where the appropriate consents (ie. Architect) and planning permission have been furnished in advance. The Contractor shall reinstate all roadways, paths etc. that has been disturbed during the works or transversal of construction plant/machinery/deliveries etc. to match existing to the entire satisfaction of the Architect. A Photographic Schedule of all areas of street; footpath; buildings directly adjoining the site must be undertaken by the contractor before commencement of works The Contractor must ensure that the site is fully secured at all times from trespassers and the like. It is the Contractors responsibility as to the methodology used to provide such prevention including the use of fixed camera points and monitors. The Contractor is deemed to provide such proposals to the Architect prior to the works commencing on site, for approval. The Architect, and any person authorised by him, shall, at all reasonable times, have access to the Works and to the site and to all workshops and places where work is being prepared or where materials, manufactured articles and machinery are being obtained for the works. The Contractor shall afford every facility for and every assistance in or in obtaining the right to such access. Disciplinary action may be taken against any person found entering or leaving (or attempting to enter or leave) the site other than by the designated gates or entrances.	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>(Cont) 1. Access to the Site</u>				
The Contractor is recommended to visit the site to ascertain the requirements in respect of the access to this site. See also note hereinbefore regarding access and comply with conditions for same.	Item			
Provide clear fire escape route from the site and maintain clear access at all times as may be required by the Fire Officer and the Architect.	Item			
The Contractor must provide any necessary temporary roads, entrances, hardstandings and crossings as agreed with the Architect, all of which must be agreed before any works commence.	Item			
The contractor must ensure that any damage to existing tree's, planting, footpaths, paved areas, landscaped areas etc. is noted during works and replaced on completion of the works to Architects satisfaction.	Item			
<u>2. Adjoining buildings</u>				
The contractor must take cognisance of and include in the rates within the relevant work sections for work constructed alongside existing buildings or sites; the contractor is deemed to have familiarised themselves with the site and surrounding sites and no additional costs will be entertained in relation to the proximity of adjoining buildings or sites. The legal rights of adjoining land owners must be protected during construction of the project.	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
(Cont) <u>OBLIGATIONS AND RESTRICTIONS</u>				
(Cont) <u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>3. NOT USED</u>				
<u>4. NOT USED</u>				
<u>5. Use of the Site</u>				
The Contractor shall:-				
Provide for taking adequate precautions to prevent trespass on adjoining property by Employees or by Sub-Contractor's (Nominated and Domestic) Employees.				
	Item			
Provide for taking all reasonable precautions to prevent damage to adjoining property and or boundary wall structures and to avoid causing a nuisance to adjoining occupants and to the public. Make good any damage caused to adjoining property and boundary wall structures will be at the Contractor's expense.				
	Item			
Keep clear the site surrounds of debris, dust and materials at all times. Special attention should be paid to ensure a secure, safe and clean site at the end of each working day and at the weekends.				
	Item			
Provide for protecting all underground and existing services encountered during the execution of the works. The Contractor shall make good any damage caused by his own, by Sub-Contractors or by Suppliers operations.				
	Item			
Provide for taking adequate precautions to protect persons and property from damage or nuisance caused by water, smoke, dust, rubbish and otherwise.				
	Item			
Provide for obtaining all necessary way leaves, licenses, agreements, permissions, etc., for works within and outside the curtilage of the site; provide for paying all charges, fees, etc., and making good on completion.				
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
(Cont) OBLIGATIONS AND RESTRICTIONS				
(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER				
(Cont) <u>5. Use of the Site</u>				
(Cont) <i>The Contractor shall:-</i>				
<i>The Contractor is requested to leave all areas outside the boundary wall clean and tidy on completion. All roads; pathways to be reinstated to match existing and the site compound to be reinstated.</i> <i>The Contractor is to use his best endeavour to avoid giving grounds for complaints from adjoining owners on the score of excessive noise caused by the use of compressors, demolition equipment etc. All such equipment will carry silencer equipment in the event of standard noise thresh holds been exceeded. If any such complaints arise, the Architect may instruct the Contractor to carry out work, which is giving rise to such complaints at night time or over the weekends without extra cost to the Employer. In particular the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S 4142 Method for rating industrial noise affecting mixed residential and industrial use</i> <i>The Contractor shall ensure that:-</i> <i>Smoking is strictly forbidden anywhere on or adjacent to the site.</i> <i>Inflammable liquids, compressed gases are not to be stored within buildings.</i> <i>No alcohol is to be consumed or allowed on the site at any time.</i> <i>No site personnel will be allowed to sleep on site overnight. Only security personnel and work operatives to remain on site overnight.</i>	Item			
	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>6. Limitations on Working Hours</u>				
The site and building works required to implement the proposed development shall only be carried out between the hours of :	Item			
Mondays to Fridays - 8.00am to 6.00pm	Item			
Saturdays - 8.00am - 1.00pm	Item			
Sundays and Public Holidays - No activity on site	Item			
<u>7. The use or disposal of any materials found on site</u>				
Any discoveries thought to be of archaeological or historical significance must be brought to the Architect's attention immediately. All fossils, coins, articles, structures and other remains or things of antiquity or curiosity discovered on the site of the works shall be the absolute property of the Employer and the Contractor shall take all precautions to prevent his workmen or any other persons from removing or damaging any such articles or items and shall immediately upon discovery thereof, and before the removal and disposal of rubble, rubbish, demolished material etc. carry out, at the expense of the Employer, the Architects orders as to the disposal of same.	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>8. Sequence of Work</u>				
The Contractor shall programme the work including co-ordination with that of other Direct Contractors to be engaged directly by the Employer, in order to comply with the completion dates listed previously. This may involve the execution of work by individual trades in various different stages in the programme. It may be necessary for some trades to complete their work over a number of site visits. The Contractor shall include here for all costs arising from such occurrences.	Item			
	Item			
	Item			
	Item			
<u>9. Order of Execution of Works/Timetable</u>				
The Contractor shall:-				
Prepare a detailed programme in bar chart form for the completion of Works within the Contract period. The programme submitted MUST BE A DETAILED PROGRAMME highlighting the critical path through the programme	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>(Cont) 9. Order of Execution of Works/Timetable</u>				
<u>(Cont) The Contractor shall:-</u>				
Provide copies of the Programme and Analysis at a time selected by the Architect.	Item			
Prepare and submit four copies of a Preliminary Bar Chart Programme on request at Post Tender Stage if requested.	Item			
Provide for maintaining and updating progress records at monthly intervals and display progress on the site office copy of the progress chart.	Item			
Prepare and submit a Method Statement at a time selected by the Architect/project supervisor	Item			
No extra will be allowed where the working of overtime is made a condition of employment in any particular trade or is necessary to achieve the Programme	Item			
<u>10. Maintenance of Specific Temperature and Humidity Levels</u>				
<u>The Contractor shall:-</u>				
Not use the permanent heating systems for drying out and obtaining necessary temperature and humidity levels.	Item			
Provide all necessary equipment, fuel and attendances for controlling and maintaining specific temperature and humidity of the works as and when required.	Item			
<u>11. Temporary Accommodation and Facilities / Telephone for use by the Employer</u>				
<u>The Contractor shall:-</u>				
Provide, maintain and remove on completion, sanitary accommodation for general use	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) <u>OBLIGATIONS AND RESTRICTIONS</u> (Cont) <u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u> <u>12. Health and Safety</u> Refer to General facilities and obligations herein after. <u>13. Schedule of Dilapidations / Surveys</u> On taking possession of the site the Contractor must produce immediately and submit to the Architect two copies of a Schedule of Condition with photographic survey on the adjoining roads, footpaths, entrance areas, any other area to be used by the contractor for site set up to the proposed development ; to be made available and agreed with the Architect within Fourteen days of commencement on site. This survey will include photographs of all boundary walls, buildings, trees etc. with a written report stating the position & extent of any existing subsidence, cracking, damage to trees, damage to roadways, kerbs, boundary walls & entrance walls/piers etc. adjoining the site <u>14. Traffic Management</u> The Contractor shall:- Pay all charges associated with road closures and traffic management as maybe required. Apply in adequate time for any permits required. On completion of the Works, the Contractor will be required to reinstate all roads damaged as a result of the works. <u>15. Quality Procedure</u> The Contractor shall:- Operate an approved quality system and should submit a Quality Plan for the project to the Architect.	Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
(Cont) OBLIGATIONS AND RESTRICTIONS				
(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER				
<u>(Cont) 15. Quality Procedure</u>				
<u>(Cont) The Contractor shall:-</u>				
Provide evidence to the Architect if required of specialised training of site personnel.	Item			
Ensure that all possible variations to the contract are submitted upon issue arising and are authorised by the Architect & or Engineer in conjunction with the Quantity Surveyor or such other persons as may be nominated by the Employer from time to time and recorded and verified by the Design Team before such variations are carried out.	Item			
Ensure that test and measuring equipment used is calibrated where necessary (calibration certificates to be available for inspection by Architect).	Item			
In order to monitor compliance with these requirements, the Architect may at any time request access to project files or records.	Item			
<u>16. Temporary Works</u>				
The term temporary works shall mean all temporary works of every kind required in or about the construction, completion, and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands; as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>(Cont) 16. Temporary Works</u>				
The Main Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibility for the stability of the the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further, the main Contractor shall employ a suitable qualified site engineer; both shall liase with each other and with the Project Supervisors, all in accordance with the HSA Guidelines to Safety, Health and Welfare at Work (Construction) Regs 2006. The Main Contractor shall be solely responsible for designing and carrying out all necessary temporary works, including falsework, earthwork support, temporary/permanent sheet piling, etc. and for taking all necessary steps to ensure the continuous stability for the duration of the contract the neighbouring footpaths, roads and lands. Work near existing buildings, near adjacent buildings, roadways or pavements and excavations for foundations adjacent to existing buildings, roadways or pavements shall be carried out in such a manner as will not endanger these buildings, roadways or pavements. <u>17. Removal of all Plant, Equipment, Materials at Project Completion.</u> The Contractor is advised that all plant, materials, equipment (e.g. hoardings / bollards / temporary lighting / etc.) brought onto site during the Contract are to be removed off the site and disposed accordingly. No additional costs will be entertained for carrying out this particular requirement.	Item			
	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>18. Services Co-ordinator</u>				
The Contractor shall engage with the supervising Architect with regard to the services installations				
<u>19. Operation and Maintenance Manual / As Built Drawings</u>				
The Building manual (incorporating the Health & Safety File and subtitled accordingly) is to be a comprehensive information source and guide for the Employer and end users providing a complete understanding of the building and it's systems and enabling it to be operated and maintained efficiently and safely. The Contractor is required to obtain or prepare all the information to be included in the Manual, produce the required number of copies of the Manual and submit them to the Architect for delivery to the Employer.				
Item				
Within a month of starting on site the Contractor must start the preparation of the Operation and Maintenance Manuals and Drawings. The Manuals and Drawings shall be assembled in the Contractors site offices. Test records shall be maintained during the works in an indexed in a logical manner. Records shall be made available for inspection on request and shall be presented on hand-over of each section of the works.				
Item				
The Contractor shall provide to the Architect, copies of codes, standards and procedures relevant to the works. At the end of each month the Contractor shall demonstrate to the Architect Item the advancement of the manuals and drawings. A signed log of this demonstration shall be maintained by the Contractor.				
Item				

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u> <u>(Cont) 19. Operation and Maintenance Manual / As Built Drawings</u> As Built Drawings: Provide three copies on A1 size paper together with copy on computer disk in a format approved by the Architect Item and Employer not less than one week before Practical Completion. <u>20. Commissioning of Plant and Equipment</u> Provide all necessary power and fuels for purposes of commissioning and running mechanical, electrical and other services plant and equipment, to the satisfaction of the Architect. The commissioning of all services installations shall be complete prior to Practical Completion in order that the resident site staff and services engineers can check the performance of the installed systems. <u>21. Subletting</u> The Contractor must not assign or sub-let any part of the work to any other party to include the Contractor's subsidiaries or associated company's without the prior written consent of the Architect. This rule is to be strictly observed in this contract. If consent is given, this shall not relieve the Contractor from any liability or obligation under the Contract and he shall be responsible for the acts, omissions, breeches, defaults and neglect of a Sub-Contractor, his Agents or Servants. Consent must be applied for, in writing, with full particulars given to allow adequate time for inquiries to be made, and to complete preparations, depending on the Architect's decision, before construction works commence.	Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>(Cont) 22. Sub-Contractors Work</u>				
Correlate the work of all the various Sub-Contractors to ensure proper progress in the appropriate order for completion of the whole project by the due date. Any Additional Costs caused by incorrect or insufficient information being given or by the Contractor not keeping Sub-Contractors informed of all alterations shall be borne by the Contractor.	Item			
Obtain full particulars from all Sub-Contractors of their requirements for chases, recesses, holes and other items of builders work at an early stage and supply them with all necessary dimensions and other information so that subsequent cutting and alterations may be avoided. Any alterations caused by failure on the part of the Contractor to do this will be carried out at his own expense.	Item			
Obtain guarantees of materials and workmanship normally issued by a Sub-Contractor for periods in excess of the Contract Defects Liability Period and forward to the Architect. The Contractor shall at his own expense perform any duties and carry out any work necessary to obtain such guarantees.	Item			
Obtain certificates of fire resistance for all fire resisting doors and fire stopping materials and forward to the Architect.	Item			
<u>23. Domestic Sub-Contractors</u>				
Please refer to Clause 16. A list of all Domestic Sub-Contractors is to be issued to the Architect before commencing work. The name of the Foreman on site and his site phone number together with call-out numbers during non-working hours is to be issued.	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) <u>OBLIGATIONS AND RESTRICTIONS</u> (Cont) <u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u> <u>24. Others and Direct Contractors to the Employer</u> Contractor's may be employed directly by the Employer (and herein will be referred to as Direct Contractor's or Artists and Tradesmen) during the course of the Contract for the execution of various activities as follows:- 1]. TBA All Direct Contractor's shall be provided with necessary unencumbered access to carry out their works without undue obstruction or interruption. The Contractor shall be responsible for the overall co-ordination of the above within the Contract Programme. <u>25. Setting Out</u> The Contractor shall set out the works and keep them correct, all in accordance with the Contact Drawings. The checking of any line, level or setting out by the Architect or his representatives shall not relieve the Contractor of his responsibility for the correctness thereof. <u>26. Waste Management (Landfill Levy) Regulations 2002</u> The Contractor should note the requirements of Waste Management (Landfill Levy) Regulations 2002, which came into force on the 1 June 2002. The Contractor shall include for all increases in cost as a result of the levy prior to and throughout the duration of the Contract. The Contractor shall not be entitled to any increases in his Tender Price as a result of these Regulations. Information on theses Regulations are available from the Construction Industry Federation.	Item Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>				
<u>(Cont) 26. Waste Management (Landfill Levy) Regulations 2002</u>				
The Contractor is advised that all works adjacent to, or underneath existing buildings has to be carried out under the strict instruction of the Engineer. The Contractor must provide adequate support during the works to prevent structural damage. Contrary to the requirements of ARM work outside the boundary of the site is not measured separately. An item is included for the Contractor to price any costs which may be incurred in conjunction with such works. Allow for investigating and surveying the existing drains and services as necessary to facilitate the diversions The Contractor will be responsible for establishing sub-contractors requirements in relation to all builders work to allow its timely incorporation into the works. The Contractor is advised that he is responsible for the co-ordination of all domestic sub-contractors and is to ensure that these sub-contractors fit into the overall programme. The Contractor's attention is drawn to the fact that there are existing storm and foul sewer services and electrical, gas and communication services on the site adjacent to Harbour Point Road. The contractor shall include for all costs associated with protecting existing services. The Contractor's attention is drawn to the fact that there will be a continuous live supply of services to the site and must acquaint to locations of same. All disconnections must be sealed within the site to the approval of the appropriate authorities.	Item			
	Note			
	Item			
	Note			
	Note			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u> <u>(Cont) 26. Waste Management (Landfill Levy) Regulations 2002</u> <i>The contractor is responsible for working around, protecting, maintaining and relocating as necessary the existing electrical, telephone, water and drainage services identified on survey drawings, tender documents or those services encountered by the contractor during the works, not previously identified on the site plans.</i>	Item			
---	------	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u> <u>(Cont) 26. Waste Management (Landfill Levy) Regulations 2002</u> The contractor is to submit a comprehensive detailed method statement for the Architects / Engineers approval. The method statement is to include for: (a) Providing an adequate hoarding as instructed by the Architect and detailed on drawing (b) Monitoring of noise and vibration levels (Contractor to liaise with Architect / Engineer for all monitoring) (c) Photographic and structural surveys at the appropriate stages as requested by the Design Team (d) Establishing an objective clear record of conditions and circumstances that exist prior to construction, including noise levels and vibration levels of the receiving environment (e) Contractors proposed sequencing and methodology for the demolition work proper. (f) Contractors identification and location of services above and below ground. (g) Contractors identification and location of any features of historical, archaeological or geological importance. (h) Any other items included in this section of the Bills of Quantities and/or which the contractors expertise ought reasonably be expected to identify. (i) Contractors proposed method of retaining all boundary walls, trees, hardstandings, unless indicated otherwise, as indicated on Architects Drawings during the demolitions works.				
--	--	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) OBLIGATIONS AND RESTRICTIONS (Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER <u>(Cont) 26. Waste Management (Landfill Levy) Regulations 2002</u> (Cont) (i) Contractors proposed method of retaining all boundary walls, trees, hardstandings, unless indicated otherwise, as indicated on Architects Drawings during the demolitions works. Preparation of method statement and all coordination associated therewith. The contractor shall take account of the requirements in the method statement when pricing the measured work items described throughout the Bill of Quantities and shall include the cost of any such requirements in his unit rates or item pricing. The Contractor shall submit with his tender four copies of his method statement and indicative programme for the execution of noisy works. Sequencing of these works shall be agreed in consultation with the Architect. <u>27. Tree Protection and Preservation</u> The Contractor must take all precautions to ensure that all trees within and immediately adjacent to the site boundary are retained, protected, undisturbed and remain undamaged throughout the contract period. All works to trees and all operations adjacent to trees must be undertaken in accordance with the Code of Practice. The Contractor shall undertake no works to trees unless instructed by the Architect.	Item Note Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) OBLIGATIONS AND RESTRICTIONS (Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER <u>28. Signage</u> Notwithstanding the provisions of the Planning & Development Regulations 2001, no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission Include for safety signage to all perimeters and the like as required by health and safety guidelines and statutory requirements; all of which are to be agreed with the Architect prior to erection. <u>GENERAL FACILITIES AND OBLIGATIONS</u> OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE ARCHITECT AND EMPLOYER <u>Commencement Notice</u> The employer shall sign and submit a commencement notice which shall include inter alia: Design Certificate; Notice of Assignment of Builder <u>Undertaking by Builder</u> Notice of Assignment of Assigned Certifier <u>Undertaking by Assigned Certifier</u> <u>Assigned Certifier</u> The employer shall appoint a person (the Assigned Certifier) to inspect and co-ordinate the inspection of others during construction and to certify the building or works on completion. The assigned certifier, where not the architect, shall not issue instructions to the Contractor	Item Item item item item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) <u>GENERAL FACILITIES AND OBLIGATIONS</u> (Cont) <u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE ARCHITECT AND EMPLOYER</u> <u>Compliance Certificates</u> The Building Regulations require that certificates be provided: DESIGN CERTIFICATE - This shall be provided by the designer at commencement notice stage. ANCILLARY CERTIFICATE DESIGN - These are to be provided by each other design team member and also by the contractor, sub-contractors and suppliers where they have undertaken design as part of the works. ANCILLARY CERTIFICATE COMPLETION - These are to be provided by each other design team member and the specialist sub-contractors CERTIFICATE OF COMPLIANCE ON COMPLETION.- Part A by the contractor and Part B by the Assigned Certifier Contractor's duties Accept the assignment to build and supervise the works and sign the Undertaking of Builder. Comply with the Inspection Plan and agreed Inspection Notification Framework and any reasonable amendment during the course of the works. Give notice for any inspection as set out in the Inspection Notification Framework. The contractor shall be responsible for all delays and cost as a result of late inspection notification or inspections which have to be repeated where works are not fully ready for inspection or unsatisfactory. Afford the Assigned Certifier the same facilities as for the Clerk of Works under clause 12 of the contract Undertake the works in accordance with the documents lodged with the Commencement Notice and with all other documents and instructions issued by the design team.	item item item item item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u>				
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE ARCHITECT AND EMPLOYER</u>				
<u>(Cont) Compliance Certificates</u>				
<u>(Cont) Contractor's duties</u>				
Ensure that the workmanship and materials and all design by the contractor or his sub-contractors/suppliers comply with the building regulations.	item			
Provide the Assigned Certifier (either directly or via the architect as directed) with such documents as reasonably may be required by them such as: Ancillary certificates of compliance (design and completion) by sub-contractors, specialists and sub-sub contractors as listed at Appendix A and by any such contractors not yet appointed.	item			
Test Certificates	item			
Technical documents/ product manuals.	item			
Clarifications	item			
Afford the Assigned Certifier the same facilities on site as for the Clerk of Works under clause 12 of the contract.	item			
Where requested within 10 working days of a payment claim date the contractor shall provide an ancillary certificate or test result for works for which payment is requested	item			
Sign the Certificate of Compliance Part A on completion.	item			
Provide a full set of records at the completion of the job, including safety file and as-built drawings.	item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE ARCHITECT AND EMPLOYER</u> <u>Employer's (Building Owner) duties:</u> The employer is ultimately responsible for ensuring that the building or works complies with Building Regulations and has appointed a competent design team, assigned certifier and contractor(builder). The employer shall: Ensure that a Fire Safety Certificate and Disability Access Certificate are obtained if and when required. Sign the commencement notice (7 day notice). Sign and submit a notice of assignment of Assigned Certifier and Builder. Ensure that adequate resources and competent persons are in place to design, construct, inspect and certify the works <u>Assigned Certifier's Role:</u> Provide and sign the Form of Undertaking at Commencement and Certificate of Compliance on Completion Co-ordinate the ancillary certification of design team and others for the Certificate of Compliance on Completion. Identify all designers and specialists (including specialist sub-contractors, suppliers) from whom certificates are required for the design and completion of the works. Co-ordinate and collate all certificates in conjunction with the builder. Prepare the Preliminary Inspection Plan and oversee adherence to it. On completion provide the Inspection Plan as implemented.	item item item item item item item item item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) <u>GENERAL FACILITIES AND OBLIGATIONS</u> (Cont) <u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE ARCHITECT AND EMPLOYER</u> <u>(Cont) Assigned Certifier's Role:</u> <i>on termination or relinquishment make available to the Building Owner all certification prepared and inspection reports carried out.</i> <i>act as the single point of contact with the Building Control Authority during construction.</i> <i>seek advice from the Building Control Authority in respect of compliance matters relating to the building or works where disputes or differences of opinion arise between the parties to the project</i> <i>Maintain records of inspection</i> <i>The assigned certifier shall not be responsible for the supervision of the works and shall not issue instructions to the contractor.</i> CONTRACTORS REGISTRATION WITH CIRI <i>The contractor is to ensure that full compliance with the CIF Registered Contractor Scheme can be demonstrated</i> GENERAL FACILITIES AND OBLIGATIONS <u>1. Supervision and Co-ordination of the Works</u> <i>The Contractor shall:-</i> <i>Provide for keeping at least one competent Foreman constantly on the works.</i> <i>Provide for, as part of his tender a schedule of proposed management personnel to be employed on the project giving full particulars of weekend cover, back up personnel and persons available for call out in the event of any difficulty arising on site.</i>	item item item item item item item Item Item			
---	---	--	--	--

Kilmeedy, Co. Limerick		To Collection €	NIL
Tender BOQ	BQ/46		
September 2026			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>3. Progress Schedule</u> Prepare prior to commencement of the Works, a fully detailed progress schedule for the due completion of the Works, including all Sub-Contractors work on or before the 'Date of Completion' stated in the Appendix of the Standard Conditions. When approved by the Architect this schedule shall be adopted for use throughout the currency of the Contract and shall be updated by the Contractor at periods not exceeding one month. <u>4. Progress Reports</u> Each month the Contractor shall submit, in writing, to each member of the Design Team, a detailed report on the progress of his own Works and those of each Sub-Contractor and noting any time lost due to exceptionally inclement weather or any other cause. In such reports, the Contractor shall summarise any instructions received which in his opinion constitutes a variation to the Works and shall record any other occurrences that may give rise to an extension of time or additional cost. <u>5. Progress Meetings</u> The Contractor shall arrange and attend progress meetings which will be held at intervals agreed with the Design Team. He shall inform such Sub-Contractors and Suppliers as are necessary and whose attendance is necessary at Progress Meetings. He shall also attend and report at separate monthly Client Report Meetings.	Item			
	Item			
	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>6. Tower Crane, plant, tools and vehicles</u> The Contractor shall:- Provide for and deliver all plant, tools and equipment including tower crane(s), self erecting cranes required for the proper execution of the works and remove on completion taking into account all legal rights of adjoining land owners surrounding the site Maintain all plant, tool and equipment required for the execution of the works. Provide all necessary power and fuels for purposes of commissioning and running mechanical, electrical and other services plant and equipment, to the satisfaction of the Contract Administrator / Architect. <u>7. Scaffolding</u> The Contractor shall:- Provide, erect, maintain and adapt as necessary all scaffolding required for the works including ladders, hoists, safety rails, protection and the like in accordance with Statutory Regulations and the Contractors own Safety Statement. The contractor must ensure that all legal rights of adjoining owners are respected in relation to scaffolding. Provide all and every kind of scaffolding platforms, hanging scaffold, ladders, tools tackle, hoists, machinery, rods, stakes, properly constructed wooden boxes, transport, cranes, artificial lighting and everything else in the nature of plant and for the proper and expeditious completion of the works; also all freightage duties, costs, charges and expenses incidental to the complete performance of the works unless special exemption should have been made.	Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>8. Site Administration and Security</u> The Contractor shall provide site administration and security, including watching, night security, lighting and protection during the progress of the works to maintain a secure and safe site and be responsible for any damage occasioned by want of sufficient watching, lighting or protection. Attention is drawn to the fact that an approved Access Security System must be put in place at the site and the Contractor must make the necessary arrangements for all his Employees and Sub-Contractor's (Nominated and Domestic) to display the correct visible I.D. at all times during the Contract. The Contractor shall issue passes to all persons entering the works. The passes shall contain a photograph and shall state the name of the person, employer and the purpose of the visit to the works. In addition to the foregoing the Contractor shall provide a signing in and out log for the duration of the project. All visitors including Design Team members must sign in before being admitted to site and sign out on departure. A full copy of this log must be submitted to the Employer upon completion of the work or as required. <u>9. Protecting the works from inclement weather</u> The Contractor shall:- Protect the works from inclement weather, as directed or necessary, including covering works as required, supplying all the requisite watershutes, temporary screens to opes, rainwater disposals and the like, and make good and reinstate all work in any way damaged by inclement weather.	Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 9. Protecting the works from inclement weather</u> <u>(Cont) The Contractor shall:-</u> Provide for all necessary pumping of water that may be necessary due to inclement weather and the congregation of water on existing surfaces. <u>10. Water for the Works</u> <u>The Contractor shall:-</u> Provide for all necessary clean fresh water for the execution of the works. Provide for making all temporary connections including payment of all fees and any other charges and storage of water that may be required. Remove and make good all the foregoing on completion. <u>11. Lighting and Power for the Works</u> <u>The Contractor shall:-</u> Install, maintain and adapt adequate artificial lighting for the works including the work of Sub-Contractors and include for all connections, installation and running costs. Provide all necessary power and fuel for the Contractor's own plant and that of Sub-Contractor's and include for all connections, installation and running costs; both single and 3 phase supplies. Provide for the supply and distribution around the site of all temporary lighting and electric power for the use of the Contractor, Sub-Contractor's and other Specialists employed on the works, include for all connections, installations and running costs, and remove on completion.	Item Item Item Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 11. Lighting and Power for the Works</u> (Cont) The Contractor shall:- Ensure that all machinery and equipment be equipped with artificial illumination sufficient to augment the level of lighting in the immediate vicinity of the plant in use and to safely complete the work. During daylight hours, ensure that all personnel leaving the area of the site and entering the site will be required to wear "dayglow" or similar jackets. Ensure that all personnel on site during the hours of darkness are required to wear reflective jackets. "Dayglow" or similar jackets are unsuitable unless they are provided with additional reflective strips. The Employer shall not be liable for any costs in connection with the Contractor's lighting and power for the works. <u>12. Temporary roads, hardstandings, crossings and similar items</u> The Contractor shall provide any necessary temporary roads, tracks, entrances, hardstandings and crossings. Remove and make good on completion. <u>13. Temporary accommodation for the use of the Contractor</u> The Contractor shall:- Provide and maintain temporary sheds, sanitary accommodation, offices and canteens required for his own use and for use by all sub-contractors located in a position to be agreed with the Architect / Employer's Representative and shall comply with all local authority requirements and relevant legislation. Make good and remove on completion.	Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 13. Temporary accommodation for the use of the Contractor</u> <u>(Cont) The Contractor shall:-</u> <i>Provide emergency fire, alarm and lighting to all site offices and the like in order to comply with all relevant legislation.</i> <i>Location of all temporary buildings and storage areas shall be approved by the Architect / Employer's Representative prior to erection.</i> <i>Provide an office on site for the Clerk of Works. To be weatherproof and draughtproof with adequate ventilation and an approved means of heating. The offices shall have a boarded floor and cylinder latch on the doors, a drawing bench with a drawer and lock, a stool, chair and washbasin, shelves, presses etc. as required. Fuel and light, soap, towels and sanitary goods for the office shall be provided by the Contractor. On completion the office contents shall be removed and the are made good.</i> <i>The Contractor must at all times maintain the cleanliness of all site huts and accommodation. All toilets, and wash areas including the canteen etc. to be hygienically maintained and kept clean throughout the duration of the Contract.</i> <u>14. Rodent Infestation</u> <i>The Contractor shall employ a specialist firm to carry out an inspection of the site to exterminate any rodents and to issue a certificate that the site is free from infestation at six monthly intervals and on handover of the Contract. The Contractor must be aware of the possibility that rodents may exist on the site and attention and due care must be given to the possibility of Weils Disease. The Contractor must follow all Health and Safety Guidelines.</i>	Item Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>15. Protective Clothing</u> The Contractor shall provide for the use of the Design Team and Clients Representatives, 8 No. (in the sizes specified by the Architect). waterproof rubber boots with steel toecaps waterproof jackets waterproof leggings high visibility vests ear mufflers <u>16. Safety Equipment</u> The Contractor shall provide and maintain in full working order all necessary safety equipment for access and inspection purposes for use by the Architect. Such equipment shall include, but not be limited to: (a) protective clothing & gloves (b) safety harness (c) gas detector (d) emergency breathing apparatus for inspecting confined spaces <u>17. Temporary telephones</u> The Contractor shall:- Provide for a temporary telephone and fax in the office on the site for the Contractor's own use, from commencement and remove on completion including paying all installation charges and for all calls made.	Item Item Item Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>18. Traffic regulations</u> The Contractor shall comply with the traffic regulations. The Contractor shall include for all necessary costs associated with the implementation of a traffic management system should he consider it necessary for the safe execution of the works to be carried out. This work should be considered especially but not solely for works in connection to the access and egress from site and drainage. <u>19. Safety, Health and Welfare</u> No deviation from the current Health & Safety Regulations will be tolerated. The client reserves the right to employ an external Health & Safety consultant to ensure that the above requirements are being satisfied. Any work which has to be carried out as a result of these inspections shall be carried out immediately at the contractors expense The contractor shall include for complying with the Safety, Health and Welfare at Work Act and Regulations current at time of tender. Be appointed by the Client under a collateral agreement to the Main Contract as Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2006. The cost of the provision of this service shall be deemed to be included in the Contract Sum	Item Item item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 19. Safety, Health and Welfare</u> <i>Include for procuring that the insurance cover required to be obtained and maintained by the Contractor pursuant to the insurance requirements of the Main Contract shall provide indemnity in respect of any claim for body 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 of the project.</i> <i>Include for providing all necessary information as requested by the Project Supervisor for the Construction Stage to enable the preparation and completion of the safety file excluding drawings and specifications which shall be provided by the appropriate member of the Design Team and relevant Nominated Sub-Contractors.</i> <i>The Contractor must review the time required for the Tender and ensure that he has satisfied himself that the Contract can be executed safely and in accordance with all statutory requirements within the time specified.</i> <i>Include for providing assistance to the appropriate member of the Design Team (and to relevant Nominated Sub-Contractors) in providing the latest issue of construction drawings for inclusion in the Safety File.</i> <i>Provide a statement with the tender describing the organisation and resources which the Contractor proposes and undertakes to provide to safeguard the Health and Safety of operatives, including those of all Sub-Contractors and of any person who may be affected by the Works, including:-</i>	Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>(Cont) 19. Safety, Health and Welfare</u> <i>A copy of the Contractors Health and Safety policy document, including risk assessment procedures.</i> <i>Accident and illness records for the past five years.</i> <i>Records of training and training policy.</i> <i>The number and type of staff responsible for Health and Safety on this project with details of their qualifications and duties.</i> <u>20. Disbursements arising from the employment of workpeople</u> <i>The Contractor shall:-</i> <i>Include for meeting all disbursements arising from the employment of work people on the works.</i> <i>Provide for all costs in respect of all workmen including costs of, for example:-</i>	Item Item			
---	-------------------------	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 20. Disbursements arising from the employment of workpeople</u> <i>Social Welfare Acts.</i> <i>Conditions of Employment Acts.</i> <i>Insurance (Intermittent Employment) Acts.</i> <i>Holiday (Employees) Act.</i> <i>Redundancy Payments Acts.</i> <i>Industrial Training Acts.</i> <i>Factories Act.</i> <i>Building (Safety, Health and Welfare) Regulations.</i> <i>Travelling Time, Expenses, Fares,</i> <i>Transport Guaranteed Time, Non-productive</i> <i>Overtime and other expenses in connection with overtime</i> <i>Incentive and bonus payments.</i> <i>Sick Pay Disbursements.</i> <i>Country Money.</i> <i>Pensions.</i> <i>Any other disbursements arising from the employment of labour on the site.</i> <i>Provide for giving the Architect or Quantity Surveyor each week a daily return of the number and description of tradesmen and general labourers employed on the works including those employed by Sub-Contractors (Nominated and Domestic) (listed separately).</i>	Item Item			
---	-------------------------	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) <u>GENERAL FACILITIES AND OBLIGATIONS</u> (Cont) <u>GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 20. Disbursements arising from the employment of workpeople</u> <u>(Cont) Pensions.</u> Include in his tender for working through statutory holiday periods i.e. Easter, Summer and Christmas holidays in order to meet completion dates should that be required. Allow for all payments to workpeople, including payments additional to the recognised Trade Union rates and emoluments and for the cost of any special working conditions, overtime working, site agreements or otherwise and for any additional costs involved in order to meet the programme or to obtain workpeople or to bring workpeople from one area to another. <u>21. Maintenance of Public and Private Roads</u> The Contractor shall:- Provide for immediate cleaning of spillages of any concrete, asphalt or any other hazardous goods or materials. Be responsible for all damages to existing roads and the like caused by his own or sub-contractors or suppliers transport to and from the site. Maintain the existing road, footpaths, carpark and the like, during the contract and make good any damage caused by site traffic or site operations.	Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>22. Removing rubbish, protective casings and coverings and cleaning the works on completion</u> The Contractor shall:- Provide for removing all rubbish from the works as it accumulates and maintain the works in a clean and tidy condition for the duration of the contract, ensuring that all debris from the site does not litter road, footpath and the like Leave the works clean and fit for occupation on completion to the entire satisfaction of the Architect / Employer's Representative. Keep clear the site surrounds of debris, dust and materials at all times. Special attention should be paid to ensure a secure, safe and clean site at the end of each working day and at weekends. Where waste disposal skips / containers are used, such skips must be fully enclosed so as to prevent debris and spoil material from being blown about the site. All skips / containers must have a tidy appearance, location of same must be approved by the Architect and NO skips shall be placed outside of the site hoarding during the works <u>23. Drying the works</u> The Contractor shall provide all temporary equipment, fuel and attendances for drying out, controlling and maintaining as necessary the specific temperatures and the humidity of the works as maybe directed and required by the Architect /Employer's Representative. The Contractor must adhere to the drying out and time intervals between works as set out by the Architect in the Specification	Item Item Item Item Item Item Item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u> <u>(Cont) 23. Drying the works</u> The use of existing and newly installed plant will not be permitted. Refer also Maintenance of Specific Temperature and Humidity Levels herein before. <u>24. Temporary fencing, hoardings, screens, fans, planked footways, guard rails, gantries and similar items</u> The Contractor shall:- Prior to commencement obtain permission from the the appropriate Authorities and Architect to construct any hoarding, temporary fences and the like Include for payment of any fees or the like in order to comply with any Architect requirements or compliance with any relevant legislation in connection with hoardings. Apply for licenses as necessary and pay all charges in connection with same. The contractor must supply and install plywood hoarding incl. any necessary access gates to Architects requirement around crane base in basement & ground level. The contractor must maintain hoarding for the project period and for removal of remaining hoardings after contract is complete on site. <u>25. Control of noise, pollution and compliance with statutory obligations</u> The Contractor shall:- Include for complying with the National Guidelines for the Prevention of Nosocomial Aspergillosis During Construction / Renovations Activities - Consultation Draft April 2001.	Item Note Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) <u>GENERAL FACILITIES AND OBLIGATIONS</u> (Cont) <u>GENERAL FACILITIES AND OBLIGATIONS</u> (Cont) <u>25. Control of noise, pollution and compliance with statutory obligations</u> (Cont) <u>The Contractor shall:-</u> Comply with BS 5228 - Noise and Vibration Control on Construction and Open sites. Noise will be in accordance with the current Health and Safety statutory regulations. Vibrations to be limited to the following:- Elements of structure - 3.0 mm/sec peak particle velocity. Adjacent to sensitive computers and equipment - less than or equal to 1.5mm / sec peak particle velocity The Contractor shall inform and agree with the Architect / Employer's Representative at least one week in advance of his intention to carry out work of an excessively noisy / vibration nature. This provision shall be strictly enforced. <u>26. Protection of the Works</u> <u>The Contractor shall:-</u> Provide for safeguarding the site, the works, materials and plant against unauthorised entry, damage and theft. Make good any damage caused by ineffective protection. Provide watching and lighting necessary for the protection of the public and to the satisfaction of the Local Authority and Architect, include for restricted floodlighting if required. Provide for protecting the work, materials and plant from the weather and make good any damage caused. Provide for all screening, hoarding, protection work, etc. as necessary during the course of the works and as agreed with the Architect, prior to erection..	Item Item Item Item Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>(Cont) 26. Protection of the Works</u> (Cont) The Contractor shall:- Accept responsibility for damage to adjoining properties owned by the Employer or others or property in the ownership or possession of the Employer or others and shall make good such damage and indemnify the Employer against any loss accruing. Take precautions effectively to protect such buildings and property. Provide for keeping finished surfaces clean as work proceeds and protect from dirt, staining and physical damage. Provide for protecting the existing buildings, fences gates, walls, power lines and other site features which are to remain in position during the execution of the works, from damage to existing features resulting from the works. The Contractor shall take all reasonable precautions to protect all services and buildings in or on the site against damage. In event of any damage the Contractor shall immediately report the matter to the Architect and shall make good all damage at his own cost. <u>27. General attendance on nominated sub-contractors</u> The Contractor shall provide the following attendances for all Nominated Sub-Contractors and Suppliers. There are some additional special attendances included within the relevant Bills of Quantities. Provide temporary power supplies including costs of electricity for heating, lighting, hand tools, welding, Sub-Contractors site offices and stores compound (the Sub-Contractor to extend this service within his own site accommodation at his own expense)	Item Item Item Item Item			
--	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u>				
<u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u>				
<u>(Cont) GENERAL FACILITIES AND OBLIGATIONS</u>				
<u>(Cont) 27. General attendance on nominated sub-contractors</u>				
<u>(Cont) The Contractor shall provide the following attendances for all Nominated Sub-Contractors and Suppliers. There are some additional special attendances included within the relevant Bills of Quantities.</u>				
Provide temporary power supplies including costs of electricity for Sub-Contractors own hand tools and welding welding plant, as required to execute the Works. This has to be made available to all Sub-Contractors as necessary to all parts of the Works at all times during working hours.	Item			
Provide temporary power including cost of electricity for testing and commissioning installation, plant and equipment embodied in the Works.	Item			
Provide temporary Telephone supply to the Sub-Contractors site accommodation, including one external line and one instrument to each Sub-Contractor. The Contractor shall pay all installation and rental charges. The Sub-Contractor shall pay, to the Contractor, the cost of all telephone calls made.	Item			
Provide protection of the Works against inclement weather, loss or damage from any cause.	Item			
Maintain adequate temperature and humidity levels to protect the Works.	Item			
Protection of the Works after completion by the Sub-Contractors	Item			
Temporary hardstandings for use when required by Sub-Contractors	Item			

<u>PRELIMINARIES AND INSURANCES (Cont)</u> (Cont) GENERAL FACILITIES AND OBLIGATIONS (Cont) GENERAL FACILITIES AND OBLIGATIONS <u>28. Site Dimensions</u> The Contractor must take all necessary site dimensions before any work is put in hand; any discrepancy with figured dimensions on the Drawings shall be pointed out to the Architect for instruction before proceeding, all in accordance with the Conditions of Contract. <u>29. Information on all Factors</u> The Contractor shall be deemed to have made a thorough examination of the Drawings, Specifications, the Site and all features thereof, with all mains, drains, adjoining premises and property or other things affecting the Works which can be ascertained by such examination as no claim will be allowed on the grounds of ignorance of the conditions under which the Works shall be executed. <u>ADDENDUM TO AGREEMENT AND SCHEDULE OF CONDITIONS OF BUILDING CONTRACT</u> Addendum to Agreement and Schedule of Conditions of Building Contract <u>Edition 1 (2014)</u> To be appended to the RIAI Articles of Agreement, both Yellow and Blue Forms, the Pink form (SF88) and White form of RIAI Construction Contracts published prior to 1st March 2014 For Works intended to be constructed on or for sites in Ireland. The parties agree that the following Definition is deemed to be added to the Conditions of contract:	Item Item item item item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) ADDENDUM TO AGREEMENT AND SCHEDULE OF CONDITIONS OF BUILDING CONTRACT</u> <u>(Cont) Addendum to Agreement and Schedule of Conditions of Building Contract</u> <u>(Cont) Edition 1 (2014)</u> References to execution and completion of the Works in this Agreement shall be deemed to include (but not be limited to) all requirements arising by operation of law including (but not limited to) requirements of the Building Control Acts 1990 Furthermore, the following performance requirements shall, where applicable, be included (but not limited to) in all references execution and completion of the Works. -Preparatory Works, services and activities in anticipation of the Works contracted for. -Contractors design of temporary and Contractors design of Permanent -Contractor Quality control and quality assurance - The preparation and provision of documentation and certification to persons and bodies so that the Contractor/Builder can fulfill the requirements of the Builder under Statutory Instrument No. 9 of 2014 (S.I. No. 9 of - Facilitate the Employer, Owner, Architect /Assigned Certifier (and Assigned Certifier if the Architect is not acting in that role) and Design Team colleagues in fulfilling any requirement of them under S.I. No. 9 of -The provision of any documentation and certification, required by operation of law	item item item item item item			
---	---	--	--	--

<u>PRELIMINARIES AND INSURANCES (Cont)</u> <u>(Cont) ADDENDUM TO AGREEMENT AND SCHEDULE OF CONDITIONS OF BUILDING CONTRACT</u> (Cont) Addendum to Agreement and Schedule of Conditions of Building Contract <u>(Cont) Edition 1 (2014)</u> (Cont) Furthermore, the following performance requirements shall, where applicable, be included (but not limited to) in all references execution and completion of the Works. - Provide the Completion Certificate (and appropriate attendant documentation) and other specified documentation as may be required by the Specification referred to in this Agreement. - the provision of training in use of life safety systems and other systems as required by law and as may be required by the Specification. Initialed by the signatories to the Contract to acknowledge their agreement that this Addendum can be taken to form part of the Terms of this Agreement. Signatory for the Contractor: _____ Date: / / 20 Signatory for the Employer: _____ Date: / / 20	item item item item			
---	---	--	--	--

DEMOLITION & ALTERATIONS				
<u>GENERAL INFORMATION</u>				
The Contractor is advised that the Architect's drawings, Schedule of Works and Specifications (Works Requirements) are all complementary to each other and should be read in conjunction with one another The Contractor is required to visit the site and ascertain the nature of work involved in this section. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this The Contractor is required to make himself aware of the presence and location of all services remaining on 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 The contractor should the site is currently crossed by existing . The contractor shall include for all costs associated with same on site including setting up of relevant exclusion zones crossing points and the like as required in accordance with tender documentation, ESB requirements and current regulations. Existing lines also existing outside the site/ along the roadside boundary of the site. For further details refer to Architects drawings and specifications. Location drawings for this Element are listed in the drawing registers. It will be deemed that the Contractor has inspected the drawings, site and consulted all available information before submitting his tender.	note			
	Note			
	Note			
	item			
	note			
	note			
	note			

<u>DEMOLITION & ALTERATIONS (Cont)</u> <u>(Cont) GENERAL INFORMATION</u> The contractor shall revert to the Asbestos refurbishment survey report and include for all asbestos and asbestos containimated material to be disposed in accordance with drawings and specifications and current regulations Measurement The contractor is advised that the measurement of the Demolition and Alteration Work deviates from the Agreed Rules of Measurement Issue 4 in so far as removals of fittings and fixtures, plumbing and engineering installations, finishes, coverings, etc., are not individually measured or enumerated. The contractor should visit the site to identify the nature and extent of such removals and should price for their removal in the rates for the items with which such removals are associated. Preamble All works within this element are to be carried out in strict accordance with the Preliminary Health & Safety Plan and the Architect's and Engineer's Specifications and requirements, as are comprehensively detailed in the relevant Specifications Documents, which form part of the contract documentation. Existing Site Services and Reports The Contractor's attention is drawn to the fact that there are existing storm and foul sewer services and electrical, and communication services on the site. Working around live services has been measured in accordance with the Agreed Rules of Measurement. Removing redundant services have not been measured and the contractor shall include for all costs associated with removing redundant services met during excavations.	note note note note			
---	---	--	--	--

<u>DEMOLITION & ALTERATIONS (Cont)</u>				
<u>(Cont) GENERAL INFORMATION</u>				
<u>(Cont) Existing Site Services and Reports</u>				
<i>The contractor is responsible for working around, protecting, maintaining and relocating as necessary the existing electrical, telephone, water and drainage services identified on the mechanical and electrical services drawings, tender documents or those services encountered by the contractor during the works. not previously identified on the site plans.</i>	note			
Contractors Method Statement				
<u>The contractor is to submit a comprehensive detailed method statement for the Architects approval, for working around and adjacent to adjoining properties, method statement is to include for:</u>				
<i>preparation of method statement and all co-ordination associated therewith.</i>	item	1		
Starting levels				
<i>Starting level for measurement is existing ground level.</i>				
<u>DEMOLITIONS & ALTERATIONS</u>				
DEMOLITION				
<i>The Contractor is to dispose of all materials in accordance with all current environmental, waste and building regulations.</i>	Note	1		
<i>Allow for a full asbestos survey and report to be carried out on the existing building</i>	Item	1		
<u>Demolishing individual structures</u>				
<i>Complete demolition of existing rear extension structure, finishes, foundations, deadwork, floor, walls, roof etc. and disposal off site</i>	Item	1		
<i>Breaking out of existing concrete floor slab & disposal off site</i>	Item	1		

<u>DEMOLITION & ALTERATIONS (Cont)</u>				
<u>(Cont) DEMOLITIONS & ALTERATIONS</u>				
<u>(Cont) DEMOLITION</u>				
<u>(Cont) Demolishing individual structures</u>				
Demoliton of existing chimney complete and disposal off site	Item	1		
Demoliton of existing internal walls where outlined and disposal off site	Item	1		
Stripping out of existing sanitary ware and disposal off site	Item	1		
Stripping out of existing kitchen units and disposal off site	Item	1		
Stripping out of existing fitted furniture and disposal off site	Item	1		
Stripping out of existing flooring and disposal off site	Item	1		
Stripping out of existing wall tiles and disposal off site	Item	1		
Stripping out of existing internal joinery (doors, frames, skirting, architrave, window boards etc.) and disposal off site	Item	1		
Stripping out of existing mechanical & electrical services off site	Item	1		
Carefully removing & storing on site of existing ceramic fireplace	Item	1		
Stripping out of existing stira and disposal off site	Item	1		
Stripping out of existing external windows, doors and disposal off site	Item	1		
Stripping out of existing internal plasterboarded ceilings and disposal off site	Item	1		
Hacking off of existing internal drylining and disposal off site	Item	1		
Removal of all existing fascia, soffit, rainwater goods and disposal off site	Item	1		
Removal of all existing lime rendered soffit and disposal off site	Item	1		

<u>DEMOLITION & ALTERATIONS (Cont)</u>				
<u>(Cont) DEMOLITIONS & ALTERATIONS</u>				
<u>(Cont) DEMOLITION</u>				
<u>(Cont) Demolishing individual structures</u>				
Removal of all existing roof finishes and disposal off site (Asbestos slate, batten & felt)	Item	1		
Removal of all existing roof structures and disposal off site	Item	1		
Cutting back of all existing window sills (in prep for new passive sills)	Item	1		
<u>ALTERATION TO OPES</u>				
Demolish section of existing external wall to form new ope - 2000mm wide x 2400mm high (Plant room) Include for all labour, materials (steel measured elsewhere), propping works & disposal of rubble off site	Item	1		
Demolish section of existing external wall to form new ope - 1800mm wide x 2000mm high (door ope in living room) Include for all labour, materials (steel measured elsewhere), propping works & disposal of rubble off site	Item	1		
Demolish section of existing external wall to form new ope - 1000mm wide x 2100mm high (door ope to extension) Include for all labour, materials (steel measured elsewhere), propping works & disposal of rubble off site	Item	1		
Partially block up existing window ope to kitchen (side elevation), Include for all labour, materials, propping works & disposal of rubble off site	Item	1		
Partially block up existing window ope to kitchen (front elevation), Include for all labour, materials, propping works & disposal of rubble off site	Item	1		

DEMOLITION & ALTERATIONS (Cont)				
ASBESTOS				
The Contractor is to remove & dispose off iste to a licensed facility of all materials in accordance with all current environmental, waste and building regulations.				
<i>Asbestos flat roof complete</i>	<i>m2</i>	<i>19.75</i>		
<i>Asbestos floor tiles & adhesive</i>	<i>m2</i>	<i>20</i>		
<i>Asbestos slates</i>	<i>m2</i>	<i>75</i>		

<u>SUBSTRUCTURE</u>				
<u>EXCAVATION AND EARTHWORK</u>				
<u>EXCAVATION</u>				
<u>Excavation;</u>				
Reduce levels				
depth < or = 2.00m	m3	37		
Foundation trenches				
depth < or = 2.00m	m3	19		
<u>Disposal of Water</u>				
surface	Item	1		
ground	Item	1		
<u>Excavated material</u>				
off site	m3	56		
<u>Imported stone filling; Sub base in accordance with SR 21:2016 to Annex E - Table E1 and IS EN 13242 Materail; T.1 Structural : 0/31.5mm Crushed Rock (0/40mm For Crushed Gravel) for use in Depths of <900mm; compacted in layers not exceeding 200mm thick; all as specified and compacted in accordance with Annex B IS 888:2016 and Engineers specification; refer to Engineers drawings and specification for further details on imported fill requirements</u>				
Filling				
To make up levels				
average thickness < or = 0.25m	m3	18		
Backfilling to rising walls				
average thickness > or = 0.25m	m3	7		
Blinding filling; compacted				
sand; 50mm thick	m2	71		

<u>SUBSTRUCTURE (Cont)</u>				
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>In-situ concrete; C15 as specified; minium aggregate size to be 20mm; vibrated; Cement content of 200kg/m3; slump class S2-3; Water Cement Ratio 0.85; all in accordance with Engineers drawings and specifications</u>				
Foundations				
blinding; poured on or against earth or unblinded hardcore	m3	1		
<u>Reinforced in-situ concrete; C35 as specified; minium aggregate size to be 20mm; vibrated; Cement content of 200kg/m3; slump class S2-3; Water Cement Ratio 0.85; Nominal Steel Cover 50mm; all in accordance with Engineers drawings and specifications</u>				
Foundations				
poured on or against earth or concrete blinding	m3	6		
<u>Reinforced in-situ concrete; C35 as specified; minium aggregate size to be 15-20mm; vibrated; Cement content of 200kg/m3; slump class S2-3; Water Cement Ratio 0.85; Nominal Steel Cover 50mm; all in accordance with Engineers drawings and specifications</u>				
Beds				
< or = 150mm thick; sub-floor	m3	11		
75mm Easy screed, as per engineers specification				
< or = 150mm thick; 75mm thick underfloor heating screed	m2	71		
<u>Thresholds</u>				
reinforced; poured on or against earth or concrete blinding	m	5		

<u>SUBSTRUCTURE (Cont)</u>				
<u>SUNDRIES</u>				
Surface finishes				
<u>Powerfloating</u>				
<i>generally; sub-floor</i>	<i>m2</i>	<i>71</i>		
<i>generally; screed</i>	<i>m2</i>	<i>71</i>		
<u>REINFORCEMENT</u>				
Steel fabric reinforcement to BS 4483; fixing with tying wire and supporting on metal chairs in strict accordance with the manufacturers instructions but at the contractors discretion				
<u>Mesh</u>				
<i>A393; 6.16 kg/m2</i>	<i>m2</i>	<i>19</i>		
<i>A252; 3.95 kg/m2</i>	<i>m2</i>	<i>71</i>		
<i>12mm reinforcement bars including R10 lacers @ every 450mm</i>	<i>m</i>	<i>77</i>		
<u>FORMWORK</u>				
Plain finish				
<u>Edges of beds</u>				
<i>Height <or= 250mm</i>				
<i>generally</i>	<i>Item</i>	<i>1</i>		
<u>Sides of foundations</u>				
<i>Height 250 - 500mm</i>				
<i>generally</i>	<i>m</i>	<i>52</i>		

<u>SUBSTRUCTURE (Cont)</u>				
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<u>Concrete blocks; 440 x 100 x 215mm units; solid; ORDINARY QUALITY; compressive strength 13N/mm², IS20 1974; stretcher bond; in cement sand mortar (1:3); neat flush pointing as the work proceeds</u>				
Walls in trenches				
100mm thick				
generally	m2	8		
215mm thick				
generally	m2	10		
<u>Mannock Aircrete blockwork; I.S.S 20/19, 13N/mm²; standard texture in cement mortar (1:3); stretcher bond; neat flush pointing as the work proceeds.</u>				
Walls				
100 mm thick				
generally	m2	3		
215mm thick				
generally	m2	4		
<u>ANCILLARIES TO BLOCKWORK</u>				
COMPACFOAM bar thermal break under door				
<u>Thermal</u>				
225 x 100mm thick	m	5		
EPDM dressed down under door and out beneath ACO drain				
<u>Width >225mm</u>				
horizontal & vertical	m	5		

<u>SUBSTRUCTURE (Cont)</u> <u>(Cont) ANCILLARIES TO BLOCKWORK</u> Pre-formed aluminium flashing fitted beneath door and over EPDM prior to construction of paving 500-750mm girth; once cranked Ruberiod Hy-Load Bituminous Polymer 0.46mm thick to IS 57 or equal and approved; 200mm laps <u>Damp Proof Courses</u> Width < or = 225mm horizontal Width >225mm horizontal & vertical, to wrap down over radon barrier <u>ROOFING, CLADDING AND WATERPROOFING</u> DAMP PROOFING <u>Polythene sheet not less than 500 microns / 1000 gauge to be fitted between floor insulation and screed; minimum 150mm laps, taped at joints and turned up perimeter walls; all in accordance with the manufacturers written instructions</u> > 300mm wide <u>"Monarflex RMB 400" or equivalent radon and methane barrier membrane; fixing and sealing laps, ends and joints with poly-butyl rubber tape sealing dpc edge "Compriband Alitape" or equal approved; all in strict accordance with the manufacturers written instructions and Irish Agreement Certificate 98/00075; all as Per Architect's Specification</u> Radon Barrier Horizontal > 300mm wide	m m m2 m2 m2	5 20 30 71 71		
---	---	--	--	--

SUBSTRUCTURE (Cont)				
(Cont) ROOFING, CLADDING AND WATERPROOFING				
(Cont) DAMP PROOFING				
<u>(Cont) "Monarflex RMB 400" or equivalent radon and methane barrier membrane; fixing and sealing laps, ends and joints with poly-butyl rubber tape sealing dpc edge "Compriband Alitape" or equal approved; all in strict accordance with the manufacturers written instructions and Irish Agreement Certificate 98/00075; all as Per Architect;s Specification</u>				
Int wall detail				
500 - 750 wide; dressing up, out & sealing; horizontal & vertical	m	12		
Ditto dressed up existing rising walls and cut into same	m	30		
Ext wall detail				
750 - 1000 wide; dressing up, out, down & out & sealing; horizontal & vertical	m	14		
Collars around pipes, standards and the like				
<u>"Monarflex RMB 400" top hat units with clips; fully bonded and sealed at joints in accordance with the manufacturers written instructions</u>				
< or = 110mm diameter	nr	5		
WOODWORK				
IRONMONGERY, ACCESSORIES AND SUNDRIES				
<u>Kingspan Thermafloor TF70; fitting in accordance with the manufacturers written instructions; all as per Architects specification</u>				
Thermal				
150mm thick; horizontal	m2	71		
225mm x 30mm thick; perimeter insulation	m	65		

<u>SUBSTRUCTURE (Cont)</u>				
(Cont) WOODWORK				
(Cont) IRONMONGERY, ACCESSORIES AND SUNDRIES				
<u>SIGA Fentrim 20 50/85 with Dockskin 200 primer; sealed to floor with tescon profile flexible corner sealing tape or equivalent; all in accordance with Architect's drawings and specifications;</u>				
Airtightness				
150-300mm	m	41		
<u>DRAINAGE</u>				
Below Ground				
<u>Excavating trenches to receive pipes; starting from stripped or reduced levels; earthwork support; preperation of surfaces; disposal of excavated material; backfilling with Clause 804 hardcore; working space</u>				
Excavating trenches				
Generally				
Pipes < or = 250mm nominal diameter				
< or = 100mm diameter pipe;	m	10		
Extra over excavating trenches irrespective of depth for				
sleeving through 465mm thick cavity blockwork; 50-100mm	no	1		
Disposal				
Water				
ground	Item	1		
surface	Item	1		

<u>SUBSTRUCTURE (Cont)</u> (Cont) DRAINAGE (Cont) Below Ground <u>Gravel/Granular Materials; 10mm single size granular bedding to Clause 503; all in accordance with the Engineer's Specification</u> Beds and surrounds 300mm wide x 450mm thick < or = 100mm diameter pipe; <u>"Wavinsewer" or equal and approved PVC-U pipes to IS 424:1990; S/S pipe - 6 metre; jointing and fixing in accordance with the manufacturer's written instructions</u> Pipes In trenches 100mm diameter pipe; foul drainage <u>Extra over pipes on which they occur for</u> Short Radius Bend - 90 degrees 100mm diameter <u>"Wavin Radon Gas System" or equivalent PVC-U pipes to IS 424:1990; jointing every 6m with neoprene "O" rings and couplers; laid on hardcore bed and handpacking hardcore around same; all in accordance with the manufacturers written instructions</u> 110mm diameter	m	10		
100mm diameter pipe; foul drainage	m	10		
<u>Extra over pipes on which they occur for</u> Short Radius Bend - 90 degrees				
100mm diameter	no	6		
<u>"Wavin Radon Gas System" or equivalent PVC-U pipes to IS 424:1990; jointing every 6m with neoprene "O" rings and couplers; laid on hardcore bed and handpacking hardcore around same; all in accordance with the manufacturers written instructions</u>				
110mm diameter	m	6		

<u>SUBSTRUCTURE (Cont)</u>				
(Cont) DRAINAGE				
(Cont) Below Ground				
<u>Extra over pipes on which they occur for</u>				
Radon Sumps and the like				
"Easi-Sump" or equivalent polyethylene radon sump; 380 x 380mm octagonal sump with projecting spigots from four opposing sides (each suitable for the insertion of 110mm diameter drainage pipe), open base area of 72,000mm² nominal; "Easi-Sump Cap-Link" Ref: Model ESCL 01 incorporating cover retained in position with stainless steel screws, frame and coupling complete with double ring seal sockets; installation in accordance with Irish Agreement Certificate No. 01/0130 and the manufacturer's written instructions				
Easi-Sump	nr	1		
Vent grilles; Easi Sump cap link or equivalent; ends of radon pipes; vermin mesh; proprietary type u.P.V.C.				
Pipe accessories				
110mm diameter pipe	nr	1		
<u>Sundries</u>				
Allow for 4no.12mm dowels say 900mm long, drilled into existing foundation for 200mm min length (per location)				
	no	6		

<u>EXTERNAL WALLS</u>				
<u>CONCRETE WORK</u>				
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<u>Concrete blocks; 440 x 100 x 215mm units; solid; ORDINARY QUALITY; compressive strength 7.5N/mm2, IS20 1974; stretcher bond; in cement sand mortar (1:3); neat flush pointing as the work proceeds</u>				
215mm thick				
solid walls	m2	44		
Ditto building up existing wall height	m2	5		
<u>ANCILLARIES TO BLOCKWORK</u>				
Reveal Treatments				
Supply & fit Triotherm surround to window & door surrounds as per architects specification	m	44		
Expansion joint; 18mm wide expansion joint filled with closed cell polyethylene and joint sealant; 225mm "Ancon PPS" wall ties with debonding sleeves at 450mm vertical centres; 2 no. 225mm "Ancon Type 2 SDB" frame cramps with "Ancon M6" single expansion bolts at 450mm vertical centres; all as per Engineers Specification				
<u>Designed joints</u>				
Expansion joint				
generally	m	5		
Cavity Trays				
<u>Glidevale or equal approved, cavity lead cavity trays; culit into blockwork as the work proceeds</u>				
Flashings				
bespoke;	m	3		

<u>INTERNAL WALLS</u>				
<u>CONCRETE WORK</u>				
PRECAST CONCRETE				
<u>Precast concrete; B.S. 5328 mix (1:1.5:3) vibrated; reinforcement bars, B.S. 4449 hot rolled plain round mild steel; rectangular section; bedding in cement, lime & sand (1:1:6)</u>				
<u>Lintels; precast prestressed units; bedding and jointing in gauged mortar (1:1:6); 100 x 150mm dp</u>				
1350mm	nr	2		
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<u>Concrete blocks; 440 x 100 x 215mm units; solid; ORDINARY QUALITY; compressive strength 7.5N/mm², IS20 1974; stretcher bond; in cement sand mortar (1:3); neat flush pointing as the work proceeds</u>				
<u>Walls</u>				
100mm thick				
generally	m2	30		
<u>FLOOR, WALL AND CEILING FINISHES</u>				
Pipe Encasements				
<u>12.7mm thick Gypsum plasterboard; filling and taping joints; screwfixed to and including treated softwood frame and grounds; corners to be mitred; 3mm thick skim coat of "Gypsum" plaster or other equal and approved; smooth trowelled finish; all in accordance with the manufacturer's instructions</u>				
<u>Pipe box outs</u>				
400m x 400mm	m	10		

<u>ROOF</u>				
<u>FLAT ROOFS</u>				
<u>PITCHED ROOFS</u>				
WOODWORK				
<u>STRUCTURAL AND FIRST FIXING</u>				
Treated sawn softwood; pressure impregnated; stress grade to structural class B. (Grade C16) UNO				
Carcassing				
100 x 75 treated timber wallplate laid on dpc, bolted to wall with 200 x R12 dia. bolts with washers every 900mm	m	32		
175x50mm C24 timber rafter @400mm c/c	m	320		
225x44mm C24 valley rafter @400mm c/c	m	9		
225x50mm C24 timber ceiling joists @ 400mm c/c	m	201		
Ditto bridging timbers	m	40		
125mm x 50mm runner, include for all bolting & strapping	m	38		
125mm x 50mm collar ties, include for all bolting & strapping	m	100		
125mm x 50mm hangers, include for all bolting & strapping	m	100		
200mm wide x 18mm depth marine ply valley boarding	m	9		
225 x 35mm C24; ridge board; treated with wood preservative protim	m	19		
100 x 44mm; fascia grounds	m	26		
100 x 44mm; soffit grounds	m	26		

<u>ROOF (Cont)</u> <u>(Cont) PITCHED ROOFS</u> METALWORK <u>NON STRUCTURAL</u> "Bat Building Products Ltd." or equal and approved; galvanized mild steel guage 12 to B.S. 2989; Class Z2 coating type C; fixing in accordance with the manufacturers instructions Isolated items Joist Hangers Masonry Joists Hangers; 225 x 44mm Wallplate Straps 30 x 5mm galvanized steel twist strap, 100 x 1200 long @ 1200mm c/c max Restraining Straps Galvanised Bent Straps 900mm Length built into blockwork 14.2 Gable Straps lateral restraints; 1200 x 30 x 5mm thick or equal approved; bends-1				
	nr	78		
	nr	35		
	nr	35		
	nr	55		

<u>FRAME</u>				
<u>PRECAST CONCRETE</u>				
Bearing Pads				
<i>440mm x 440mm x 215mm precast concrete bearing pad</i>	Nr	6		
<i>Extra over for formation of pockets within exisitng solid masonry walls</i>	Nr	4		
<u>STEELWORK</u>				
Structural Steelwork				
<u>Structural steelwork; BS 4630; Grade S355; hot rolled sections and plates; weldable steel; bolted site connections;s in accordance with Engineers specifications for external use; all in accordance with Engineers drawings and specification</u>				
<i>Fabricated members (Shotblasted & primed); Bolted to insitu concrete Bearing Pads</i>				
<u>Beams</u>				
<i>beams; 203x133x31UB; <or= 31kg/m</i>	tn	0.08		
<u>Keystone Lintels</u>				
<i>Supply & fit Keystone lintel or similiar to head of ope in Bedroom 1 (Ope width 2150mm)</i>	Nr	1		
<i>Supply & fit Keystone lintel or similiar to head of ope in Living Room (Ope width 1800mm)</i>	Nr	1		

<u>EXTERNAL WALLS: COMPLETION</u> <u>WOODWORK</u> BOARDING & SECOND FIXINGS <u>Meditate MDF moisture resistant window board on 6mm MDF base board set back to form shadow gap; screw fixed to & including treated timber grounds; plugging, scewing and flush pelleting (decoration measured elsewhere)</u> <i>Second fixings</i> <i>Window boards</i> <i>overall size 200mm wide x 18mm thick</i> <u>EXTERNAL WINDOWS & DOORS</u> <i>Supply & fit Triple glazed Upvc windows & doors as per elevations & specifications propsoed on architects drawings. Colour to be agreed. All glazed doors should be of the same performance specifications as windows listed by architect. Window/trickle vents as required</i> <u>METALWORK</u> <u>Supply & install passive sill complete as per architects specification</u> <i>Various Lengths</i> <u>AIRTIGHTNESS</u> Taping around windows <i>SIGA Fentrim 20 15/85 Air Tight Tape or equivalent</i>	m Item m m	5 1 5 44		
--	--	--------------------------------------	--	--

<u>INTERNAL WALLS: COMPLETION</u> <u>WOODWORK</u> <u>COMPOSITE ITEMS</u> Deanta; Internal single action single doorset; Solid core door with flush; Solid softwood frame dried to IS96 standard, 30 minute fire resistance in accordance with BS 476 part 8 or 20+22 or BS EN 1634-1:2008; fitted with intumescent mastic or seal between wall and frame; moisture content on delivery to be 9 - 13% maximum; all installations to comply with the manufacturer's instructions; all in accordance with the Architect's drawings and specifications; refer to drawing for locations and further details and requirements <u>Solid core; FD30; primed finish</u> 950mm x 2100mm high <u>IRONMONGERY</u> Supply and fit all ironmongery complete as per architects ironmongery schedule and specification as provided <u>SKIRTING</u> Supply & fit 150mm high Deanta traditional MDF skirting board, inclusive of fixings etc. <u>ARCHITRAVE</u> Supply & fit 100mm wide Deanta traditional MDF architrave, inclusive of fixings etc. <u>DOOR SADDLES</u> Supply & fit red deal door saddle to internal doors (900mm wide)	nr item m m Nr	3 1 57 31 3		
--	--	---	--	--

WALL FINISHES EXTERNALLY				
WALL FINISHES EXTERNALLY				
EWI Installations				
<u>Supply & fit approved external wall insulation system mechanically fixed to external walls with the application of a base coat, reinforcing mesh, primer and finish coat. Insulation thickness 150mm with a U-value of 0.18. All products to be compatible and suitable for proposed system. Contractor to allow for all required ancillary elements to complete to include for inner edge, corner profiles, render stops, movement expansion joints, flashings, window frame seals and so forth within the rate applied</u>				
<u>Walls</u>				
< or = 300mm wide	m2	124		
<u>reveals</u>				
> 300mm wide	m	34		
<u>plinth</u>				
> 300mm wide	m	42		
Supply & install 30min fire barrier to junction of external wall insulation and roof eaves as per architects specification	m	48		
<u>Stainless steel render beads; "Expamet" or equivalent; fixing with plaster dabs to blockwork or concrete as required</u>				
Sundries				
Angle beads				
reference nr. 545	m	50		
Stop beads				
reference nr. 546	m	42		

<u>WALL FINISHES INTERNALLY</u>				
<u>IN-SITU FINISHES</u>				
<u>Internal face of New External Walls</u>				
<u>Scud, scratch & finish sand & cement render coating; as per manufacturers instructions</u>				
Walls				
> 300mm wide	m2	33		
Ditto to reveals	m	7		
<u>Extra over</u>				
Moistureboard spec in lieu of standard plasterboard to wet rooms	m2	28		
<u>Internal face of Existing External Walls</u>				
<u>Plasterboard; 12.5mm thick plasterboard; filling and taping joints; skim coat of gypsum plaster; 3 mm thick; fixed to masonry walls; in accordance with the manufacturer's instructions; specification & drawings</u>				
Walls				
> 300mm wide	m2	75		
Ditto to reveals	m	27		
<u>Internal Walls</u>				
<u>Plasterboard; 12.5mm thick plasterboard; filling and taping joints; skim coat of gypsum plaster; 3 mm thick; fixed to masonry walls; in accordance with the manufacturer's instructions; specification & drawings</u>				
> 300mm wide	m2	60		

WALL FINISHES INTERNALLY (Cont)				
<u>Sundries</u>				
<u>"Expamet" galvanised steel angle bead; reference 550; or equal and approved; fixing to blockwork in accordance with the manufacturers instructions</u>				
<u>Beads</u>				
angle beads; reference 550	m	54		
<u>Tile, Slab and Mosaic Finishes:</u>				
Kitchen Wall Tiling				
<u>Supply & install 100mm x 100mm Pilkington architectural plan tiles in selected colours, in accordance with EN 14411 BIII, with a water absorption > 10%. Glazed edging Smooth high gloss finish, colour to be selected. Ceramic tiling and backing surfaces to walls should be in accordance with BS 5385. Adhesives & Grout Use adhesives type C2 to EN 12004 3mm joints filled with grout compounds to EN 13888 suitable for use with wall tiles. include hacking for key by roughen background substrate thoroughly and evenly to a depth of 3mm prior to tiling, all in strict accordance with the manufacturer's instructions and as per Architects Specification</u>				
Walls;				
< or = to 300 mm wide	m	4		
> 300 mm wide	m2	3		
<u>Sundries</u>				
'Homelux' or equivalent heavy duty anodised aluminium tile trim at edges of ceramic wall tiling fixed to plaster base with adhesive dabs.				
	m	20		
Movement joints; form tile joint, prime, point in approved silicone sealant; in selected colour to match tiling; include for all necessary masking in forming joint.				
	m	10		

WALL FINISHES INTERNALLY (Cont)				
(Cont) Tile, Slab and Mosaic Finishes:				
(Cont) Walls;				
(Cont) Sundries				
Ditto at junction with wash hand basin to form watertight seal:-	m	7		
<u>Labours</u>				
Labours; making good and / or cutting around obstructions				
girth; < or = 300 mm	nr	5		
girth 300 mm - 1000 mm	nr	1		
<u>WC Wall Tiling</u>				
<u>Supply & install 600mm x 300mm porcelain wall tiles to architects specification. Porcelain tiling and backing surfaces to walls should be in accordance with BS 5385. Adhesives & Grout Use adhesives type C2 to EN 12004 3mm joints filled with grout compounds to EN 13888 suitable for use with wall tiles. include hacking for key by roughen background substraee thoroughly and evenly to a depth of 3mm prior to tiling, all in strict accordance with the manufacturer's instructions and as per Architects Specification</u>				
<u>Walls;</u>				
600mm x 300mm walls tiles 2100mm high to perimeter of WC	m2	23		
<u>Sundries</u>				
'Homelux' or equivalent heavy duty anodised aluminium tile trim at edges of wall tiling fixed to plaster base with adhesive dabs.	m	21		
Movement joints; form tile joint, prime, point in approved silicone sealant; in selected colour to match tiling; include for all necessary masking in forming joint.	m	6		

CEILING FINISHES				
<u>FLOOR, WALL AND CEILING FINISHINGS</u>				
COMPOSITE ITEMS				
<u>Attic hatches; 1200x700mm airtight insulated access hatch with access ladder; as per architects drawings and specifications</u>				
2475mm high	nr	1		
BOARD FINISHES				
<u>Plasterboard; 12.5mm thick plasterboard; filling and taping joints; skim coat of gypsum plaster; 3 mm thick; fixed to timber battens (measured elsewhere) forming 100mm service void; in accordance with the manufacturer's instructions; specification & drawings</u>				
<u>Ceilings</u>				
<u>Width > 300mm; horizontal</u>				
> 300mm	m2	72		
Moistureboard spec in lieu of standard plasterboard to wet rooms	m2	7		
<u>Service Void</u>				
37mm x 50mm timber battens	m2	72		
37mm x 50mm timber counter battens	m2	72		

<u>ROOF FINISHES</u>				
<u>PITCHED ROOF</u>				
ROOFING, CLADDING, AND WATERPROOFING				
<u>SHEET COVERINGS</u>				
<i>Cedral Thrutone Endurance slates ; on 50 x 38mm battens on 50 x 38mm counter battens @ 700mm c/c; on Throtux certified breather membrane; to be installed in accordance with manufacturers specification and guidelines</i>				
<i>Coverings</i>				
<i>Sloping</i>				
<i>> 300mm wide; < or = 45 degrees</i>	<i>m2</i>	<i>125</i>		
<i><u>Extra over</u> for raking at valleys</i>	<i>m</i>	<i>9</i>		
<i>Verges</i>				
<i>Aluminium verge trim to be installed in accordance with manufacturers specification and guidelines.</i>				
<i>generally</i>	<i>m</i>	<i>22</i>		
<i>Eaves</i>				
<i>Selected Grey Upvc fascia board, inclusive of fixings</i>				
<i>150- 200mm</i>	<i>m</i>	<i>26</i>		
<i>18mm plywood backing board to form grounds for Upvc fascia above</i>				
<i>< or= 200mm</i>	<i>m</i>	<i>26</i>		
<i>Ridge</i>				
<i>Cedral Ridge capping to match roof slate. To be installed in accordance with manufacturers specification and guidelines</i>				
<i>ridge</i>	<i>m</i>	<i>19</i>		
<i>Ventilation</i>				
<i>Glidevale PV100 fascia vent</i>	<i>m</i>	<i>26</i>		

<u>ROOF FINISHES (Cont)</u> (Cont) <u>PITCHED ROOF</u> (Cont) <u>ROOFING, CLADDING, AND WATERPROOFING</u> <u>(Cont) SHEET COVERINGS</u> <u>(Cont) Cedral Ridge capping to match roof slate. To be installed in accordance with manufacturers specification and guidelines</u> <i>Glidevale PV250 fascia vent</i> <u>FLEXIBLE SHEET METAL COVERINGS</u> Milled lead sheet to B.S. 1178, 5lb lead flashing; fixing with milled lead tacks; 2nr. coats of patination oil; all as per Specification; all in accordance with Architects and Engineers drawings and specifications <u>To Valleys</u> <i>girth 250 - 350mm; refer to Architects drawing for further details and requirements</i> <u>IRONMONGERY, ACCESSORIES & SUNDRIES</u> Pro Clima INTELLO air tight membrane fitted to underside of joists, Membrane held in place by battens forming dropped ceiling zone. <u>Airtightness</u> <i>>300mm</i> SIGA Fentrim 20 50/85 with Dockskin 200 primer; sealed to ceiling & blkwork with tescon profile flexible corner sealing tape or equivalent; all in accordance with Architect's drawings and specifications; <u>Airtightness</u> <i>150-300mm</i>	m m m2 m	26 9 72 66		
--	--------------------------------------	--	--	--

<u>ROOF FINISHES (Cont)</u>				
<u>Insulation</u>				
Thermal				
350mm thick; (150mm between joists; 200mm crosslaid over), insulation as per architects specification				
	m2	72		

FLOOR FINISHES				
<u>FLOOR FINISHES</u>				
<u>Vinyl Flooring</u>				
<u>Supply & install water resistant luxury vinyl flooring min 5mm thick with built in underlay, in oak finish to proposed area and all as per architects specification & manufacturers instructions</u>				
Floors; concrete base				
> 300mm wide	m2	65		
Labours; making good and / or cutting around obstructions				
girth < or = to 300mm	nr	15		
girth 300 to 1000 mm	nr	2		
<u>Apply two coats "Durabond" or equally approved dampproof membrane; applied in strict accordance with the manufacturer's instructions in preparation for vinyl floor coverings</u>				
Floors				
> 300mm wide	m2	65		

FLOOR FINISHES (Cont)				
<u>Tile, Slab and Mosaic Finishes:</u>				
Floor Tiling				
<u>Supply & install min. R11 slip resistant 600mm x 300mm porcelain wall tiles to architects specification. Porcelain tiling and backing surfaces to floors should be in accordance with BS 5385. Adhesives & Grout Use adhesives type C2 to EN 12004 3mm joints filled with grout compounds to EN 13888 suitable for use with floor tiles. include hacking for key by roughen background substraee thoroughly and evenly to a depth of 3mm prior to tiling, all in strict accordance with the manufacturer's instructions and as per Architects Specification</u>				
Floors;				
> 300mm wide	m2	7		
<u>Sundries</u>				
'Homelux' or equivalent heavy duty anodised aluminium tile trim at edges of ceramic wall tiling fixed to plaster base with adhesive dabs.	m	16		
Movement joints; form tile joint, prime, point in approved silicone sealant; in selected colour to match tiling; include for all necessary masking in forming joint.	m	6		
Ditto at junction with door treshold to form water tight seal	m	1		
<u>Labours</u>				
Labours; making good and / or cutting around obstructions				
girth; < or = 300 mm	nr	5		
girth 300 mm - 1000 mm	nr	1		

<u>FLOOR FINISHES (Cont)</u> <u>ROOFING, CLADDING AND WATERPROOFING</u> Tanking <u>Kerakoll Aquastop Green anti-cracking membrane to be applied where required under tiled areas. Grouts and trims to be agreed by sample prior to application</u> >300mm	m2	7		
---	----	---	--	--

<u>DECORATIONS</u>				
<u>PAINTING AND DECORATING</u>				
PAINTING INTERNAL				
<u>PAINTING</u>				
Cleaning / washing down; dusting off; preparation all as section M60 of specification; Paint; initial coats: as recommended by manufacturer - Number of coats: 1 of thinned dulux supermatt white undercoats: as recommended by manufacturer. - number of coats: 2. finishing coats: Washable matt emulsion, dulux easy care, colour as selected by the Architect; all in accordance with the manufacturer's instructions; to plastered surface; all in accordance with Architects drawings and specifications				
Ceilings				
girth > 300mm	m2	72		
Walls				
width < or = 300mm (reveals)	m2	34		
width > 300mm	m2	168		
<u>INTERNAL JOINERY</u>				
Contractor to supply all paint and all other required materials for this item as well as applying finishes as per spec below				
All joinery works unless otherwise stated, to be cleaned down, knotted and primed and given 2 undercoats and finished in 2no. coats of colortrend satin wood paint to selected colours as instructed, incl priming the backs of all joinery items before being fixed to blockwork and plastered surfaces, contractor to review all design drawings to get final dimensions etc for painting.				
To Architrave	m	31		
To Skirting	m	57		

DRAINAGE AND REFUSE DISPOSAL				
<u>GENERALLY</u>				
INFORMATION				
<i>For a detailed description of materials and workmanship, contractors are to refer to both the Architectural & Engineering Specification documents</i>				
<u>DRAINAGE</u>				
DISPOSAL ABOVE GROUND				
<u>Pipes, fittings and accessories to be PVC-U to BS 4514, Kitemark certified; refer to manufacturers specification for all accessories; jointing to be solvent welding, push fit or to manufacturer's specification; fixing to manufacturers specification; all in accordance with the drawings and specification.</u>				
Pipes				
110mm diameter (soil vent pipe - SVP)	m	5		
<u>Extra over pipes on which they occur for:</u>				
vent cowl	nr	1		
<u>MECHANICAL INSTALLATIONS</u>				
SANITARY PIPEWORK				
<u>Work in Domestic Buildings</u>				
sanitary pipework installation; refer to the Architect's and Services Engineers drawings for further details	Item	1		
<u>INSULATION</u>				
Work in Domestic Buildings				
sanitary pipework installation; insulation to pipes, tanks, boxes, equipment and working around fittings; refer to the Architect's and Services Engineers drawings for further details	nr	1		

DRAINAGE AND REFUSE DISPOSAL (Cont)				
SUNDRIES & BUILDERS WORK				
General				
<i>marking position of holes, mortices and chases; for sanitary pipework installation</i>	Item	1		
<i>testing and commissioning; sanitary pipework installation</i>	Item	1		
<i>providing operating and maintenance manuals (3 Sets)</i>	Item	1		
<i>preparing drawings of "as completed" installations (3 sets)</i>	Item	1		
<i>keys, tools and spares</i>	Item	1		
<u>DRAINAGE</u>				
DISPOSAL ABOVE GROUND				
<u>Selected half round uPVC gutter & 75mm round down-pipes to client approval (sample of rainwater goods to be presented for approval prior to fitting)</u>				
Gutter fitted to fascia board.				
Beveled half round				
<i>generally</i>	m	26		
<u>Extra over gutters on which they occur for:</u>				
Stop Ends				
<i>generally</i>	no	10		
Outlets				
<i>generally</i>	no	5		
Round down-pipes				
Downpipes;				
Round				
<i>nominal size 100mm</i>	m	13		

<u>DRAINAGE AND REFUSE DISPOSAL (Cont)</u>			
(Cont) <u>DRAINAGE</u>			
(Cont) DISPOSAL ABOVE GROUND			
(Cont) <u>Selected half round uPVC gutter & 75mm round down-pipes to client approval (sample of rainwater goods to be presented for approval prior to fitting)</u>			
<u>Extra over pipes on which they occur for:</u>			
Shoes			
generally	no	5	
Swan Necks			
generally	no	5	

<u>SANITARY FITTINGS</u> <u>SANITARY FITTINGS</u> <u>GLAZING:</u> Special glazing <u>Mirrors</u> <u>Frameless 500mm wide x 1000mm high; all exposed surfaces / edges of 6 mm glass mirror shall be polished silver finish, corners to be protected by friction absorbing filler strips and backed with shock absorbing, water resistant, non abrasive 5 mm thick polyethylene padding; galvanized steel back with integral hanging brackets for mounting on concealed rectangular wall hanger including locking devices; include for all necessary fixings with 4 no. C.P.domed mirror screws and plugs.; all in accordance with the manufactures instructions and as per Architects Sanitary Ware Schedule</u> mirror; size 500 x 1000 mm high wall mounted, adhesive fixed mirror with silver metal frame	nr	1		
--	----	---	--	--

<u>SANITARY FITTINGS (Cont)</u>				
<u>FITTINGS:</u>				
Fittings, Equipment and furniture				
<u>Supply and fix the following sanitary fittings and accessories; "Armitage Shanks" or equivalent approved unless otherwise stated; including all assembly, connections, traps, brackets, connecting to waste pipes; providing grounds, plugs, screws, mortices, bearers and the like, making good structure and finishes; including sealing with anti-fungicidal silicone sealant as necessary; reference numbers stated are from the "Armitage Shanks" range and in accordance with the manufactures written recommendations and as per Architects Sanitary Ware Schedule & Architects Drawings</u>				
<u>Water Closets (WC's)</u>				
Armitage Shanks White close coupled toilet bowl with horizontal outlet, 6 or 4 litre cistern, vitreous china, single flush syphon, bottom supply and internal overflow, soft close toilet seat and cover, plastic; WC Seat; Seat and cover, normal close all in accordance with the manufactures written instructions and as per Architects Sanitary Ware Schedule	nr	1		
<u>Wash Hand Basins</u>				
Armitage Shanks white washbasin 55cm, 1 tapholes, with overflow and chainstay hole, pedestal, vitreous china all in accordance with the manufactures written instructions and as per Architects Sanitary Ware Schedule	nr	1		
<u>Taps</u>				
Basin mixer in Chrome finish, no waste with 5 litre per minute eco flow regulator all in accordance with the manufactures written instructions and as per Architects Sanitary Ware Schedule	nr	1		

SANITARY FITTINGS (Cont)				
(Cont) FITTINGS:				
(Cont) Fittings, Equipment and furniture				
<u>Special bathrooms: wheelchair WC facility</u>				
<u>Armitage Shanks - Doc. M pack Countour 21+, Close Coupled Left or Right Hand Pack arrangement or equivalent, to incorporate letter E tap as shown on architects drawings and architects sanitary ware schedule, including all assembly and connections and comprising:-</u>				
Doc M Contour 21 back to wall WC pan in vitreous china	nr	1		
Laminate faced spacer box unit access panel	nr	1		
Cistern, 6 litre capacity for side supply and internal overflow, Freeflo syphon fittings, Microvalve HP/LP ballvalve, side supply, internal overflow and Simpla inlet connector	nr	1		
Plastic Flushpipe	nr	1		
Bakasan seat, no cover	nr	1		
Domex screws (pair)	nr	1		
Contour 21 wash basin, central taphole	nr	1		
Avon single control self closing washbasin monoblock mixer, chrome plated or similar approved	nr	1		
1 1/4 inch plastic strainer waste	nr			
Concealed hangers	nr	1		
1 1/4 inch chrome plated bottle trap with 75 mm seal	nr	1		
60 cm grab rail (3 off)	nr	1		
45 cm pull rail (for back of door)	nr	1		
Hinged Support Rail	nr	1		
Backrest rail 40 cm x 25 cm	nr	1		
Cushioned back support with clips	nr	1		

SANITARY FITTINGS (Cont)				
<u>(Cont) FITTINGS:</u>				
(Cont) Fittings, Equipment and furniture				
<u>(Cont) Armitage Shanks - Doc. M pack</u>				
<u>Contour 21+, Close Coupled Left or Right</u>				
<u>Hand Pack arrangement or equivalent, to</u>				
<u>incorporate letter E tap as shown on</u>				
<u>architects drawings and architects</u>				
<u>sanitary ware schedule, including all</u>				
<u>assembly and connections and comprising:-</u>				
Alarm Pull Cord, Part M Compliance	nr	1		
Hand dryer, Brushed Satin, Stainless Steel	nr	1		
Screw to wall mini jumbo toilet roll dispenser or equivalent, 275h x 345w x 132d mm, plastic, suitable for 59mm core rolls	nr	1		
Screw to wall Manual multi-fold white hand towel dispenser or equivalent, 444h x 302w x 102d mm, plastic	nr	1		
Screw to wall white foam pouch dispenser or equivalent	nr	1		
Disposal Bin	nr	1		
Sanitary Disposal Bin	nr	1		
<u>Wash Hand Basins</u>				
Armitage Shanks S0432 (HY) Contour 21+ 50cm back outlet washbasin, one right hand taphole and anti-microbial glaze; A6791 (NU) Markwik 21+ deck mounted basin mixer fixing kit for use with 1 taphole Contour 21+ back outlet washbasins; A6696 (AA) Markwik 21+ 1 hole thermostatic basin mixer, single sequential lever, demountable with copper tails; S0387 (67) Contour 21+ waste pack with SmartGuard for tap deck basin; S0388 (67) Contour 21+ basin fixation set all in accordance with the manufactures written instructions and as per Architects Sanitary Ware Schedule	nr	1		
<u>Grab Rails (For Washbasin)</u>				
Contour 21 grab rail straight charcoal in colour 60 cm long x 35mm diameter S6454	nr	2		

<u>SANITARY FITTINGS (Cont)</u> (Cont) <u>FITTINGS:</u> (Cont) Fittings, Equipment and furniture <u>Shelves</u> Armitage Shanks Concept 400mm glass shelf <u>Coat / Clothes Hooks</u> Stainless Steel Clothes hook	nr	2		
	nr	2		

<u>MECHANICAL INSTALLATION</u>				
<u>GENERAL</u>				
The following section measured in accordance with ARM4 Supplement 2 - Agreed Alternative Rules for the Measurement of Services Installations.	note			
The prices hereunder shall include for all work in the design, execution and testing of mechanical installation in accordance with the Specification.	note			
The prices hereunder shall include for the co-ordination of the design and installation of the mechanical installation. The Contractor shall ensure compatibility of design performance and consistency of any design assumptions for the mechanical installation.	note			
The work is to be undertaken as a Domestic Sub-Contract to the Main Contractor. The prices hereunder shall be deemed to include for profit, general attendance and special attendances as necessary by the Main Contractor.	note			
The Contractors shall read the other Elements of the Bill of Quantities when pricing this section of the project, in particular (but not limited to) Elements (51 - 58) Electrical Installations, (60 to 68) Site Services Mainly Piped and Ducted,	note			
For preliminaries particulars, please refer to tender documentation.	note			
<u>MECHANICAL INSTALLATION</u>				
<u>DESCRIPTION</u>				
Provide everything necessary for the proper supply & installation of the Mechanical services system, all in accordance with the Service Engineer Information as issued by TEM Engineering & Management DAC; refer to the following documents:				
Drawings:				
18610-201 Heating Services Layout - T1	item	1		

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>(Cont) DESCRIPTION</u>				
(Cont) Provide everything necessary for the proper supply & installation of the Mechanical services system, all in accordance with the Service Engineer Information as issued by TEM Engineering & Management DAC; refer to the following documents:				
18610-202 Ventilation Layout - T1	item	1		
18610-301 Small Power Layout - T1	item	1		
18610-302 General Lighting Layout - T1	item	1		
<u>INDIRECT COSTS</u>				
<u>The contractor is to include for the following Preliminaries</u>				
Amount for general preliminaries.	Item	1		
Amount for marking on site builders work and attendances.	Item	1		
Amount for record documentation	Item	1		
Amount for as-installed drawings	Item	1		
Amount for builders works and co-ordination drawings, construction drawings.	Item	1		
Amount for set-up.	Item	1		
Amount for site specific preliminaries.	Item	1		
Allow for the provision of contractors plant and equipment.	Item	1		
Allow for the provision of contractor set up including offices, stores, etc. as deemed necessary by the contractor.	Item	1		
Allow for the provision of contractors on site supervision.	Item	1		
Allow for the provisions of contractors overheads.	Item	1		

MECHANICAL INSTALLATION (Cont)				
(Cont) The contractor is to include for the following Preliminaries				
Allow for the mechanical contractor to assist the Project Supervisor at Construction Stage under the current Health & Safety Regulations for complete mechanical services installation and associated works.	Item	1		
Allow for the collection and disposal of all debris, rubbish etc. generated from the building works and maintenance of school interior during works.	Item	1		
Allow for compilation of As Built documentation and Manuals for the complete mechanical installation.	Item	1		
Allow in respect of costs deemed to be included by the contractor.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
Insurances				
Amount for employers liability.	Item	1		
Amount for third party workmans compensation.	Item	1		
Statutory requirements.	Item	1		
All risks insurances.	Item	1		
Public liability insurance.	Item	1		
Amount for general insurances.	Item	1		
Amount for the provisions of particular insurances.	Item	1		
Amount to be included for commissioning services	Item	1		

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>HEATING CENTRE (Element 51)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the supply and installation of the Heating Centre Scope of Works (i.e Boiler) all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>DRAINAGE (Element 52)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the supply and installation of the Drainage Scope of Works (i.e Soil & Waste Pipework, all Fittings, Accessories and the like) all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>WATER DISTRIBUTION (Element 53)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the supply and installation of the Drainage Scope of Works (i.e Mains & Drinking Water Pipework, all Fittings, Accessories and the like) all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>(Cont) WATER DISTRIBUTION (Element 53)</u>				
(Cont) Contractor to all for all Works associated with this Element all as per specification & drawings provided				
<i>Allow for any other work in this section (Tenderer to detail)</i>	Item	1		
<u>SPACE HEATING (Element 56)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
<i>Amount for works associated with the supply and installation of the Space Heating Scope of Works (i.e LPHW Heating Pipework including insulation, all Fittings, Accessories and the like) all as per Specification</i>	Item	1		
<i>Amount for works associated with testing and commissioning.</i>	Item	1		
<i>Allow for any other work in this section (Tenderer to detail)</i>	Item	1		
<u>VENTILATION (Element 57)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
<i>Amount for works associated with the supply and installation of the Ventilation Scope of Works (i.e Ventilation Ductwork including supports, all Fittings, Accessories and the like) all as per Specification</i>	Item	1		
<i>Amount for works associated with testing and commissioning.</i>	Item	1		
<i>Allow for any other work in this section (Tenderer to detail)</i>	Item	1		

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>OTHER SERVICES (Element 58)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the Scope of Works outlined all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
General				
<u>Allow and include in the Tender Bid for all the necessary general items as listed hereunder that are associated with each of the above mentioned following Mechanical Installation Elements - HEATING CENTRE (Element 51), DRAINAGE (Element 52), WATER DISTRIBUTION (Element 53), SPACE HEATING (Element 56), VENTILATION (Element 57), OTHER SERVICES (Element 58)</u>				
Flushing out of all existing and new systems	Item	1		
Testing, cleaning, sterilisation and commissioning	Item	1		
Operating and maintenance manuals	Item	1		
Working drawings	Item	1		
Co-ordination drawings	Item	1		
As built drawings & data books	Item	1		
Identification plates, labels and the like	Item	1		
Mock-ups	item	1		
End User & Employer demonstrations and training	item	1		
Recommissioning of all systems following one full year of operation	item	1		
Co-ordination of Services	item	1		

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>(Cont) OTHER SERVICES (Element 58)</u>				
<u>(Cont) General</u>				
<u>(Cont) Allow and include in the Tender Bid for all the necessary general items as listed hereunder that are associated with each of the above mentioned following Mechanical Installation Elements - HEATING CENTRE (Element 51), DRAINAGE (Element 52), WATER DISTRIBUTION (Element 53), SPACE HEATING (Element 56), VENTILATION (Element 57), OTHER SERVICES (Element 58)</u>				
Decommissioning and removal of all redundant services	item	1		
Builders work	item	1		
Fire stopping and other associated fire protection work	item	1		
Allow for all other items necessary to complete the Works Requirements for this element of the Works	item	1		
<u>Phasing of Works</u>				
Amount for works associated with the phasing of mechanical services between the New Extension and Existing Building to facilitate the operation of all services.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>MECHANICAL SITE SERVICES (Element 50)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>Sundries and Builders Work - (Mechanical Services Installations BWIC)</u>				
<u>FIRESTOPPING & BUILDERS WORK</u>				
The firestopping work involves sealing of penetrations and empty holes in floors and walls both fire rated and non fire rated. The penetrations will involve such items as cables, cable tray, pipework, ductwork, chutes and conduiting. It is the responsibility of the Main Contractors to provide adequate access to carry out this work.	Note			
The work shall be carried out by a specialist contractor under licence and with approval of the firestopping material manufacturer.	Note			
The material used in the works are broadly grouped under the following headings: Firestop Compound (Trowelable and pourable), Mineral Fibre Batts, Non Flammable insulation quilt.	Note			
The Contractor will be required to complete an ope completion sheet for each ope or group of opes firestopped and this sheet will form the basis of remeasurement and payment.	Note			
For details of firestopping, please refer to Architect's Specification & Drawings	note			
Please allow in the rates hereunder for firestopping all service penetrations through walls, floors roofs etc	Item	1		
<u>Builders work, in connection with mechanical works; allow for providing holes, cutting, forming or leaving holes, mortices, chases or the like and subsequent making good to structure, and patching existing finishes after strip out and the like including firestopping, fire barriers, smoke barriers, dust barriers and similar items to Architects Detail on Drawings listed above</u>				
generally	item	1		

<u>MECHANICAL INSTALLATION (Cont)</u> <u>(Cont) FIRESTOPPING & BUILDERS WORK</u> <u>Chases;</u> <i>In 100 mm thick blockwork chase size 100 mm wide x 60 mm deep.</i> <i>In 215 mm thick blockwork chase size 100 mm wide x 60 mm deep.</i> <u>Forming and cutting holes.</u> <u>For Wall Vents</u> <u>Form or cut holes for; ducts; through 465 mm thick cavity concrete blockwork walls; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> <i>girth < or = to 55mm for 150mm pipes services/wall mounted grilles; circular</i> <u>For Duct Wok</u> <u>Form or cut holes for; ducts; through 100 mm thick solid concrete blockwork; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> <i>< or = to 1.00 m; rectangular.</i>	item item item item	1 1 1 1		
---	---	-------------------------------------	--	--

<u>MECHANICAL INSTALLATION (Cont)</u> <u>(Cont) For Duct Wok</u> <u>Form or cut holes for; ducts; through 215 mm thick solid concrete blockwork; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> <u>< or = to 1.00 m; rectangular.</u> <u>Form or cut holes for; ducts ; 12.5mm plasterboarded ceiling; include for any necessary sealing, flashing and upstands; and firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> <u>< or = to 1.00 m; rectangular.</u>	item item	1 1		
---	-------------------------	-------------------	--	--

<u>MECHANICAL INSTALLATION (Cont)</u>				
<u>For Pipework</u>				
<u>Form or cut holes for; pipes; through 100 mm thick solid concrete blockwork; plastered both sides; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u>				
< or = 55 mm; circular.	item	1		
55 - 110 mm; circular.	item	1		
<u>Form or cut holes for; pipes; through 215 mm thick solid concrete blockwork; plastered both sides; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u>				
< or = 55 mm; circular.	item	1		
55 - 110 mm; circular.	item	1		

<u>MECHANICAL INSTALLATION (Cont)</u> <u>(Cont) For Pipework</u> <u>Form or cut holes for; pipes ; 12.5mm plasterboarded ceiling; include for any necessary sealing, flashing and upstands; and firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> < or = 55 mm; circular. 55 - 110 mm; circular. <u>Protection</u> Protection Allow for protection of all existing areas and the works Allow for protection and maintaining of existing remaining fittings and fixtures during the construction works. Allow for compliance with Architects, Engineer and M&E Consultants Specifications <u>GENERAL</u> Allow for all other items necessary to complete the Works Requirements for this element of the Works	item item item item item item	1 1 1 1 1 1		
---	---	---	--	--

<u>ELECTRICAL INSTALLATION</u>				
<u>(69) ELECTRICAL INSTALLATION</u>				
The following section measured in accordance with ARM4 Supplement 2 - Agreed Alternative Rules for the Measurement of Services Installations.	note			
The prices hereunder shall include for all work in the design, execution and testing of electrical installation in accordance with the Specification.	note			
The prices hereunder shall include for the co-ordination of the design and installation of the electrical installation. The Contractor shall ensure compatibility of design performance and consistency of any design assumptions for the electrical installation.	note			
The work is to be undertaken as a domestic sub-contractor to the Main Contractor. The prices hereunder shall be deemed to include for profit, general attendance and special attendances as necessary by the Main Contractor.	note			
The Contractors shall read the other Elements of the Bill of Quantities when pricing this section of the project, in particular (but not limited to) Elements (61 to 68) Site Services Mainly Piped and Ducted, (60) Site Services Mainly Electrical,	note			
For preliminaries particulars, please refer to tender documentation.	note			
<u>DESCRIPTION</u>				
Provide everything necessary for the proper installation of the Electrical services system, all in accordance with the Service Engineer Information as issued by TEM Engineering & Management DAC; refer to the following documents:				
Drawings;				
18610-201 Heating Services Layout - T1	item	1		
18610-202 Ventilation Layout - T1	item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>(Cont) DESCRIPTION</u>				
(Cont) Provide everything necessary for the proper installation of the Electrical services system, all in accordance with the Service Engineer Information as issued by TEM Engineering & Management DAC; refer to the following documents:				
18610-301 Small Power Layout - T1	item	1		
18610-302 General Lighting Layout - T1	item	1		
<u>INDIRECT COSTS</u>				
Preliminaries				
Amount for the provision of contractors plant and equipment	item			
Amount for the provision of contractor set up including offices, stores, etc. as deemed necessary by the contractor.	item	1		
Amount for the provision of contractors on site supervision.	item	1		
Amount for the provisions of contractors overheads	item	1		
Amount for the electrical contractor to assist the Project Supervisor at Construction Stage under the current Health & Safety Regulations for complete electrical services installation and associated works.	item	1		
Amount for the collection and disposal of all debris, rubbish etc. generated from the building works and maintenance of school interior during works	item	1		
Amount for compilation of As Built documentation and Manuals for the complete electrical installation.	item	1		
Amount in respect of costs deemed to be included by the contractor	item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>(Cont) INDIRECT COSTS</u>				
Insurances				
Amount for general insurances	item	1		
Amount for the provisions of particular insurances	item	1		
Amount to be included for commissioning services	item	1		
<u>CONTRACTOR DESIGN RESPONSIBILITIES</u>				
The following is a non-exhaustive list of the contractors design responsibilities. Reference should also be made to the design contract specifications.				
The electrical contractor will be required to submit detailed proposals for the following systems for review :				
Preparing detailed electrical wiring diagrams of all equipment supplied showing all interconnections between equipment to enable all necessary wiring to be undertaken	item			
Capacity, location, routes and design of electrical ladder, cable tray, modular wiring, conduit systems with supporting calculations for cable carrying capacity, including trunking where used in lieu of conduit installation with supporting calculations for cable carrying capacity	item	1		
Appropriate cable termination sizes for the rating of fuses installed in plug tops and installed in fused connection units and for the current rating of the connected equipment	item	1		
Dimensioning of and final installation details of electrical switchgear including cable entry details and provision of adequate safe operating & maintenance clearances	item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>(Cont) CONTRACTOR DESIGN RESPONSIBILITIES</u>				
(Cont) The following is a non-exhaustive list of the contractors design responsibilities. Reference should also be made to the design contract specifications.				
<i>Detailed design including connection details of earthing and bonding requirements for Building Services, Lift Installations, Architectural elements & Structural elements.</i>	item	1		
<i>Ensuring cable size selections as specified are not invalidated by the selection of alternative routes during installation or selection of alternative manufacturers, or if the change dictates, then cable sizing calculations shall be provided by the Contractor to the approval of the Engineer</i>	item	1		
<i>Final detailed design of fire alarm and PA/VA system component and cabling requirements to meet with the particular manufacturer and the Engineering Specification requirements</i>	item	1		
<i>Detailed design of lightning protection system including connection details to structure and earthing arrangements.</i>	item	1		
<u>ELECTRICAL SUPPLY AND MAIN DISTRIBUTION</u>				
<u>(ELEMENT 61)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
<i>Amount for works associated with the supply and installation of the Electrical Supply and Main Distribution Scope of Works outlined all as per Specification</i>	Item	1		
<i>Amount for works associated with testing and commissioning.</i>	Item	1		
<i>Allow for any other work in this section (Tenderer to detail)</i>	Item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>POWER SERVICES (ELEMENT 62)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the supply and installation of the Power Scope of Works outlined all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>LIGHTING SERVICES (ELEMENT 63)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the supply and installation of the Lighting Scope of Works outlined all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>COMMUNICATION SERVICES (ELEMENT 64)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
<u>Amount for works associated with the supply and installation of the Communications Scope of Works which include the following outlined all as per Specification</u>				
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>SECURITY & PROTECTIVE SERVICES (ELEMENT 65)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided				
Amount for works associated with the supply and installation of the Security and Protection Scope of Works which include the following outlined all as per Specification	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>Phasing of Works</u>				
Amount for works associated with the phasing of all electrical services between the New Extension and Existing Building to facilitate the operation of all services.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>ELECTRICAL SITE SERVICES INSTALLATION (ELEMENT 60)</u>				
Contractor to all for all Works associated with this Element all as per specification & drawings provided	Item	1		
Amount for works associated with testing and commissioning.	Item	1		
Allow for any other work in this section (Tenderer to detail)	Item	1		
<u>GENERAL</u>				
Testing and commissioning	item	1		
Operating and maintenance manuals	item	1		
Working drawings	item	1		
Co-ordination drawings	item	1		
As built drawings & data books	item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>(Cont) GENERAL</u>				
<i>Identification plates, labels and the like</i>	<i>item</i>			
<i>Supply and installation of all earthing and equipotential bonding to meet ET101:2008 and BS 7671 requirements</i>	<i>item</i>	<i>1</i>		
<i>Power Surge protection equipment</i>	<i>item</i>	<i>1</i>		
<i>Electrical safety equipment</i>	<i>item</i>	<i>1</i>		
<i>Mock-ups</i>	<i>item</i>	<i>1</i>		
<i>Staff demonstrations and training</i>	<i>item</i>	<i>1</i>		
<i>Recommissioning of all systems following one full year of operation</i>	<i>item</i>	<i>1</i>		
<i>Co-ordination of Services</i>	<i>item</i>	<i>1</i>		
<i>Builders work</i>	<i>item</i>	<i>1</i>		
<i>Fire stopping and other associated fire protection work</i>	<i>item</i>			
<i>Allow for all other items necessary to complete the Works Requirements for this element of the Works</i>	<i>item</i>	<i>1</i>		
<u>Sundries and Builders Work - (Electrical Services Installations BWIC)</u>				
<u>FIRESTOPPING & BUILDERS WORK</u>				
<i>The firestopping work involves sealing of penetrations and empty holes in floors and walls both fire rated and non fire rated. The penetrations will involve such items as cables, cable tray, pipework, ductwork, chutes and conduiting. It is the responsibility of the Main Contractors to provide adequate access to carry out this work.</i>	<i>Note</i>			
<i>The work shall be carried out by a specialist contractor under licence and with approval of the firestopping material manufacturer.</i>	<i>Note</i>			

<u>ELECTRICAL INSTALLATION (Cont)</u> <u>(Cont) FIRESTOPPING & BUILDERS WORK</u> The material used in the works are broadly grouped under the following headings: Firestop Compound (Trowelable and pourable), Mineral Fibre Batts, Non Flammable insulation quilt. The Contractor will be required to complete an ope completion sheet for each ope or group of opes firestopped and this sheet will form the basis of remeasurement and payment. For details of firestopping, please refer to Architect's Specification & Drawings Please allow in the rates hereunder for firestopping all service penetrations through walls, floors roofs etc <u>Builders work, in connection with electrical works; allow for providing holes, cutting, forming or leaving holes, mortices, chases or the like and subsequent making good to structure, and patching existing finishes after strip out and the like including firestopping, fire barriers, smoke barriers, dust barriers and similar items to Architects Detail on Drawings listed above</u> generally <u>Chases;</u> In 100 mm thick blockwork chase size 100 mm wide x 60 mm deep. In 215 mm thick blockwork chase size 100 mm wide x 60 mm deep.	Note Note note Item item item item	1 1 1		
--	---	----------------------------	--	--

<u>ELECTRICAL INSTALLATION (Cont)</u> <u>(Cont) FIRESTOPPING & BUILDERS WORK</u> <u>Forming and cutting holes.</u> <u>Form or cut holes for; ducts; through 465 mm thick cavity concrete blockwork walls; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> <u>girth < or = to 55mm for cables for external wall mounted lights and the like; circular</u> <u>For pipes through roof finish/build-up and include for all weathering, flashing and insulation etc; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation</u> <u>nominal size 150mm x 150mm</u> <u>Form or cut holes for; cables/cable trays; through; 100mm thick blockwork walls; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u> <u>< or = 55 mm; circular</u>	Item Item item	1 1 1		
--	-------------------------------------	----------------------------	--	--

ELECTRICAL INSTALLATION (Cont)				
(Cont) FIRESTOPPING & BUILDERS WORK				
<u>(Cont) Form or cut holes for; cables/cable trays; through; 100mm thick blockwork walls; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u>				
50mm diameter; circular	item	1		
100mm diameter; circular	item	1		
50mm x 50mm; rectangular	item	1		
100mm x 100mm; rectangular	item	1		
< or = to 1.00 m; rectangular.	item	1		
<u>Form or cut holes for; cables/cable trays; through; 215mm thick blockwork walls; firestopping remaining void with approved Rockwool Firetube or Rocklap H&V Pipe Sections, 50mm rockwool ablative coated batt, rockwool insulated fire sleeve and rockwool firestop compound finished flush both sides with and including 15mm bead rockwool acoustic intumescent sealant, all as necessary where applicable and all as per Details and Installation Notes as outlined on Architects Drawings listed above</u>				
< or = 55 mm; circular	item	1		
50mm diameter; circular	item	1		
100mm diameter; circular	item	1		
50mm x 50mm; rectangular	item	1		
100mm x 100mm; rectangular	item	1		
< or = to 1.00 m; rectangular.	item	1		

<u>ELECTRICAL INSTALLATION (Cont)</u>				
<u>Protection</u>				
Protection				
Allow for protection of all existing areas and the works	item	1		
Allow for protection and maintaining of existing remaining fittings and fixtures during the construction works.	item	1		
Allow for compliance with Architects, Engineer and M&E Consultants Specifications	item	1		

BUILDING FITTINGS				
<u>BUILDING FITTINGS</u>				
<u>Utility Room Fit-Out</u>				
Supply & install fitted joinery unit complete, full carcassing, 20mm high pressure laminated facing bonded onto MR MDF core doors, 250mm high laminate faced MDF plynth, 150mm x 18mm pelmet in laminate finish MDF in colour to match doors, include for all fixtures, fittings, hinges, handles etc. to complete unit all as per detail on architects drawing	Item	1		
<u>Plant Room Fit-Out</u>				
Supply & install fitted joinery unit complete, full carcassing, 2No. sliding doors to be provided as shown each measuring circa 990mm wide x 2250mm high. System to be ultraglide or equal approved - powder coated aluminium frames with top and bottom channels in selected colour all as per specification. Ecologique (zero formaldehyde) mdf doors panels in laminate inish to be manufactured in workshop. Heavy duty nylon door stops to be provided top and bottom to each door. Buffers to be provided between doors and frame of storage wall. Support brackets on double slot upright, provide 2No. wall uprights and 2No. metal brackets, ceiling & floor rails all in black/anthracite finish. 2No. bottom tracks to achieve 62mm gap between sliding doors. 150mm x 18mm pelmet in laminate finish MDF in colour to match doors, 350mm deep, 20mm thick top MDF shelf finished in laminate and supported off steel height adjustable brackets off wall rails as required. Include for all fixtures, fittings, hinges, handles etc. to complete unit all as per detail on architects drawing	Item	1		

BUILDING FITTINGS (Cont)				
<u>Bedroom 1 Storage</u>				
4060mm x 2400mm high				
Supply & install fitted joinery unit complete, full carcassing, doors to be provided as shown. Powder coated aluminium frames with top and bottom channels in selected colour all as per specification. Ecologique (zero formaldehyde) mdf doors panels in laminate inish to be manufactured in workshop. 250mm high laminate faced MDF plynth. 150mm x 18mm pelmet in laminate finish MDF in colour to match doors, 600mm deep, 20mm thick top MDF shelving finished in laminate . Include for all fixtures, fittings, hinges, handles, rails, racks etc. to complete unit all as per detail on architects drawing				
	Item	1		
<u>Fitted Kitchen</u>				
Supply & install kitchen complete as per details on architects drawing provided. Ensure the following are included as per propsoed layout and design;				
Carcass All carcasses and panel sheet material to be manufactured from high density, fine surface 18mm MFG core board to EN 312 - Type P3 moisture resisting. Carcass to comply with EN 14749 European Safety Standard for kitchen storage units and worktops. To have a hard wearing 80g/m2 melamine finish as standard, with all exposed edges 0.8mm ABS lipped and include an intermediate adjustable shelf.				
	Item	1		
Doors High pressure laminate facing bonded onto MR MDF core with a balancing bonded melamine veneer to the inside door face finished thickness 19 - 20 mm, with 2mm ABS lipping, securely fixed, factory finished Doors & Carcass: Structural and surface performance to EN 16122.				
	Item	1		

BUILDING FITTINGS (Cont)				
(Cont) Fitted Kitchen				
Drawers Drawer unit to have three metal box drawers, epoxy coated, with P3 15mm moisture resistant bottoms. Metal box drawers to have metal to three sides. 450 mm deep drawer to be incorporated at base. Top drawer to be fitted out with cutlery tray. Adjustable mounting brackets with metal runners and double nylon rollers with integrated stop to be incorporated. Worktop Laminated worktop required to comprise 38mm Particle Board. The minimum lengths set out on page 58 of QHfSC should be provided Structural and surface performance to EN 16122 and surface finishes to EN 438 (decorative high pressure laminates) Worktop to be post formed / bull nose moulded front edge with Patent drip barrier to be in place to bottom front underside edge. Joints to be machine tooled, biscuited and to be sealed with EN 204 grade D3 or D4 moisture resistant gap filling adhesive. Mitered or butt joints to be used. Worktops shall be continuous without visible jointing strips. Ends to be capped with 38mm chrome end piece. Plinth 250 x 19mm, high pressure laminate facing bonded MDF both sides, plinths Plinths to be fully removable using clips system, clipped onto cabinet legs to EN 312 Type PJ Supports Individual carcass units to be fitted with 4 plastic supports to raise the bottom of the unit 250mm from the floor to accept the kicker board. The contractor will be responsible for all services connections. Hinges Self-closing, quality with three way adjustable cruciform plates. Hinges to be 170A concealed with metal spring hinge system so they may fold back against adjoining units Two hinges minimum on 715mm high doors, three hinges minimum on 900mm doors. Handles to be easy to used D - handles in brushed stainless steel. Two samples/choices to be provided.	Item	1		
	Item	1		
	Item	1		
	Item	1		

<u>BUILDING FITTINGS (Cont)</u>				
<u>(Cont) Fitted Kitchen</u>				
Sinks Overall W 860mm D 500mm Bowl depth 180mm Min. base unit 500mm cut out W 838mm D 480mm Sinks to comply with EN 13310 kitchen sinks- functional requirements and test methods. 0.7mm stainless steel satin finish with reversible 2 punched tap holes (one with tap hole stopper) 90mm waste outlet for a basket strainer waste suitable for a waste disposer Waste and overflow included. Sink base units to be 450mm deep allowing for 120mm space back for services and have one intermediate shelf uPVC sleeve to be placed to bottom edge of whole unit Drip tray to base of sink base unit with up-stand at rear; any leaks from sink U trap to be diverted towards cabinet door.	Item	1		
Taps Single lever design, polished chrome, minimum 0.3 bar pressure required lever action single flow. Height 145mm, reach 205mm.	Item	1		
Hob with extractor fan, ducting and wall vent as per architects detail provided, include also for 150mm diameter core to external wall (for wall vent)	Item	1		

PREPARED SITE				
DEMOLITION OF STRUCTURES				
Allow for complete demolition & disposal off site of existing Shed No.1, include also for removal and disposal off site floors, foundations, structures, blockwork, deadwork, roofing, services, finishes, rubbish, debris etc.	Item	1		
<u>Extra over</u> for infilling to areas where foundations & deadwork removed with clause 804 stone filling material	Item	1		
Allow for complete demolition & disposal off site of existing Shed No.2, include also for removal and disposal off site floors, foundations, structures, blockwork, deadwork, roofing, services, finishes, rubbish, debris etc.	Item	1		
<u>Extra over</u> for infilling to areas where foundations & deadwork removed with clause 804 stone filling material	Item	1		
Allow for complete demolition & disposal off site of existing Shed No.3, include also for removal and disposal off site floors, foundations, structures, blockwork, deadwork, roofing, services, finishes, rubbish, debris etc.	Item	1		
<u>Extra over</u> for infilling to areas where foundations & deadwork removed with clause 804 stone filling material	Item	1		
Allow for complete demolition & disposal off site of existing Shed No.4, include also for removal and disposal off site floors, foundations, structures, blockwork, deadwork, roofing, services, finishes, rubbish, debris etc.	Item	1		
<u>Extra over</u> for infilling to areas where foundations & deadwork removed with clause 804 stone filling material	Item	1		

<u>PREPARED SITE (Cont)</u>			
<u>(Cont) DEMOLITION OF STRUCTURES</u>			
<i>Allow for an asbestos report to be carried out on all existing buildings and sheds on site to be undertaken prior to works commencing</i>	<i>Item</i>	<i>1</i>	
<i>Complete demolition and disposal off site of existing low level garden wall to front</i>	<i>Item</i>	<i>1</i>	
<i>Allow for grubbing up and disposal off site of all existing concrete footpaths</i>	<i>Item</i>	<i>1</i>	
<i>Allow for grubbing up and disposal off site of all existing concrete plinths</i>	<i>Item</i>	<i>1</i>	
<i>Allow for grubbing up and disposal off site of all existing storm and foul sewer services - pipework, manholes, AJ's, gullies , soakaways etc.</i>	<i>Item</i>	<i>1</i>	
<i>Allow for grubbing up and disposal off site of existing septic tank</i>	<i>Item</i>	<i>1</i>	
<u>EXCAVATION</u>			
<u>Vegetation</u>			
<i>clearing off surface vegetation</i>	<i>m2</i>	<i>250</i>	
<u>Stripping Topsoil</u>			
<i>150mm deep</i>	<i>m2</i>	<i>250</i>	
<u>Disposal of Water</u>			
<i>surface</i>	<i>Item</i>	<i>1</i>	
<i>ground</i>	<i>Item</i>	<i>1</i>	
<u>Excavated material</u>			
<i>topsoil on site</i>	<i>m3</i>	<i>37.5</i>	

<u>PREPARED SITE (Cont)</u>				
<u>EARTHWORK</u>				
<u>Reused from temporary spoil heaps</u>				
<u>Topsoil</u>				
<u>Respread</u>				
<u>generally</u>	m3	37.5		

<u>SITE ENCLOSURES</u>				
<u>GENERALLY</u>				
INFORMATION				
<i>For a detailed description of materials and workmanship, contractors are to refer to both the Architectural & Engineering Specification documents</i>				
<u>PLANTER</u>				
<u>EXCAVATION</u>				
<i>Excavation; foundation trenches</i>				
<i>depth < or = 2.00m</i>	m3	3		
<i>Excavated material</i>				
<i>off site</i>	m3	3		
<i>Imported material; crushed limestone to SR 21 Annex E; compacting in 200mm thick layers</i>				
<i>Filling</i>				
<i>To trenches & backfilling to rising walls</i>				
<i>average thickness < or = 0.25m</i>	m3	1		
CONCRETE WORK				
<u>PRECAST CONCRETE</u>				
<i>Prestressed concrete; to BS EN 845-2, bed on mortar used for adjacent work. Prop at not more than 1.2 m centres to prevent displacement during construction. 100 x 65 mm high all in accordance with engineers specification</i>				
<i>Wall caps; feathered</i>				
<i>200mm wide x 100mm high</i>	m	7		

<u>SITE ENCLOSURES (Cont)</u>				
<u>(Cont) PLANTER</u>				
<u>(Cont) FLOOR, WALL AND CEILING FINISHES</u>				
<u>(Cont) In-Situ Finishes</u>				
Plinth; smooth; girth				
150mm - 300mm.	m	7		
Sundries				
Stainless steel beads; Expanded metal steel beads; fixing in accordance with manufacturers instructions				
Stop beads; curved	m	7		
Weed control matt (450mm wide)	m	7		
DPM barrier lining (1.8m girth)	m	7		
100mm diameter perforated drainage pipe, wrapped in a geotextile layer	m	7		
Drainage stone - 450mm wide x 350mm depth	m	7		
Topsoiling - 450mm wide x 450mm depth	m	7		
<u>FENCING WORKS</u>				
Supply & fit new treated timber post and rail fence, posts ex 150 x 150mm located at 2.25m centres with 3 rows of rails 125mm x 25mm. Fence height .20m above ground level and posts to extend into the ground to a min of 700mm in a 450 x 450mm hole filled with concrete	m	35		

ROADS, PATHS & PAVINGS				
<u>FOOTPATHS</u>				
<u>Filling</u>				
To make up levels				
average thickness < or = 250mm	m3	7		
Surface treatments				
<u>Blinding filling</u>				
40mm Bed of Fines	m2	46		
In-situ Concrete				
<u>Reinforced in-situ concrete; 150mm thick brushed concrete; Grade C25/30; 5% air entrained as per Engineers Drawing</u>				
<u>Footpaths</u>				
falls and cross falls; depth < or = to 100mm (125mm thick)	m3	6		
Sundries				
<u>Designed joints</u>				
<u>Form isolation joint in 100 mm concrete by inserting 20 mm thick Serviced "Aerofill" or equivalent jointing material at position of joints, sealing off top 20 mm with Plastic 77 by Expandite Ltd or equivalent joint filler and including necessary formwork</u>				
depth < or = 150 mm	m	30		
<u>Form expansion joint in 100 mm concrete by inserting proprietary crack inducer at 4m c/c for full depth of the joint and including necessary formwork</u>				
depth < or = 150mm	m	8		
<u>Surface finishes</u>				
Steel trowel bullnose finish at edges 100mm wide				
Yard / Footpaths / Ramps	m	38		

<u>ROADS, PATHS & PAVINGS (Cont)</u>				
<u>(Cont) FOOTPATHS</u>				
<u>(Cont) Sundries</u>				
<u>(Cont) Surface finishes</u>				
<i>Both sides of expansion joints</i>	<i>m</i>	<i>18</i>		
<i>Brushed surface finish to unset concrete</i>				
<i>to yard, footpaths and ramps; falls and cross falls</i>	<i>m2</i>	<i>46</i>		
<i>Fair joint with other finishes</i>	<i>m</i>	<i>7</i>		
Reinforcement				
<u>Steel fabric reinforcement to BS 4483; fixing with tying wire and supporting on metal chairs in strict accordance with the manufacturers instructions but at the contractors discretion</u>				
<u>Fabric</u>				
<i>Reference A142 mesh (6.16kg/m2); 300mm minimum side and end laps</i>				
<i>horizontal; in yard, footpaths and ramp</i>	<i>m2</i>	<i>46</i>		
Formwork				
<u>Formwork surface finish to concrete; Type "Ordinary Finish" as per P.1.9 of NSCS 4th Edition</u>				
<i>Edge of yard, footpaths/ramps</i>				
<i>< or = 250 mm</i>	<i>m</i>	<i>38</i>		
<i>Allow for ramped access to front door complete as per T.G.D - M</i>	<i>Item</i>	<i>1</i>		
<u>PAVING WORKS</u>				
<u>Filling</u>				
<i>To make up levels</i>				
<i>average thickness < or = 250mm</i>	<i>m3</i>	<i>3</i>		

<u>ROADS, PATHS & PAVINGS (Cont)</u>				
<u>(Cont) PAVING WORKS</u>				
Surface treatments				
<u>Blinding filling</u>				
50mm depth sand blinding	m2	20		
<u>50mm Tobermore tegula slate colour paviours; laid to manufacturer's recommendations and to BS 7533; all in accordance with manufacturers instructions</u>				
<u>Pavings</u>				
800 x 400mm	m2	20		
<u>Extra Over</u>				
Haunching to perimeter				
generally	Item	1		
<u>DRIVEWAY</u>				
<u>Filling</u>				
To make up levels				
average thickness < or = 300mm	m3	42		
Surface treatments				
<u>Blinding filling</u>				
40mm Bed of Fines	m2	140		
Tarmacadam Surfacing				
10mm wearing course bitumen macadam on 30mm of 20mm dense bitumen macadam base course	m2	140		

ROADS, PATHS & PAVINGS (Cont)				
KERBING				
<u>Precast concrete kerb to BS 7263; half batter; grade C20 mass concrete bed and haunched mortar bed (300mm x 150mm) as detailed on Engineer's drawing; all in accordance with Architect's and Engineer's drawings and specification</u>				
254mm x 127mm	m	48		
<u>TACTILE PAVING</u>				
Allow for retro fitting Buff coloured tactile paving into existing public footpath, allow for all labour and materials deemed required to complete same as indicated on proposed site layout drawing				
	Nr	2		
Allow for liaising with Local Authority and obtain license for same, all works to comply with T.G.D -M & DMURS				
	Item	1		
<u>CONCRETE BASE</u>				
Composite item				
Construct 2m x 2m by 150mm deep concrete base slab with A393 reinforcement mesh , 150mm depth stone sub-base, formwork, surface finish, band edge etc.				
	Item	1		
<u>Extra over for 2 nr 125mm diameter duct from plant room to slab area for future services</u>				
	m	7		

<u>ROADS, PATHS & PAVINGS (Cont)</u>				
<u>NEW PIER</u>				
Construct new 450mm x 450mm blockwork pier complete, include for 800mm x 800mm x 350mm thick reinforced concrete pad, A393 mesh, rendering to blockwork and beading. Include for new precast concrete pier cap and beeded in gauged mortar, include also for tying into adjacent existing masonry garden wall				
	Nr	2		

<u>SITE SERVICES (PIPED & DUCTED)</u>				
<u>DRAINAGE</u>				
FOUL & SURFACE DRAINAGE				
<u>Below Ground</u>				
Excavating trenches to receive pipes; starting from stripped or reduced levels; earthwork support; preperation of surfaces; disposal of excavated material; backfilling with Clause 804 hardcore; working space				
Excavating trenches				
Generally				
Pipes < or = 250mm nominal diameter				
average depth 500 - 1000mm; 100mm diameter pipe (including under ground floor slab)	m	97		
<u>Extra over excavating</u> trenches				
irrespective of depth for				
sleeving through 465mm thick cavity blockwork	no	4		
Around existing services / crossing excavations				
foul and surface drainage pipework	no	2		
Disposal				
Water				
ground	Item	1		
surface	Item	1		
Gravel/Granular Materials; 10mm single size granular bedding to Clause 503; all in accordance with the Engineer's Specification				
Beds and surrounds				
450mm wide x 600mm thick				
110mm diameter pipe;	m	97		

<u>SITE SERVICES (PIPED & DUCTED) (Cont)</u> (Cont) DRAINAGE (Cont) FOUL & SURFACE DRAINAGE <u>(Cont) Below Ground</u> "Wavinsewer" or equal and approved PVC-U pipes to IS 424:1990; S/S pipe - 6 metre; jointing and fixing in accordance with the manufacturer's written instructions Pipes In trenches 110mm diameter pipe; foul & surface drainage <u>Extra over pipes on which they occur for</u> D/S Branch - 45 degrees 100 x 100mm Short Radius Bend - 45 degrees 110mm diameter Long Radius Bend - 90 degrees 110mm diameter Moulded Mid Radius Rest Bend - 87.5 degrees 110mm diameter Cleaning Eye 110mm diameter Land Drains Pipes In trenches 100mm perforated land drain pipe, located within a 600 x 600mm open to ground level, comprising of 30mm clean drainage stone wrapped in a geotextile layer <u>Extra over for connecting into soakaways</u>	m no no no no no no no m Nr	97 5 5 5 5 5 53 2		
---	---	---	--	--

<u>SITE SERVICES (PIPED & DUCTED) (Cont)</u> (Cont) DRAINAGE (Cont) FOUL & SURFACE DRAINAGE (Cont) <u>Below Ground</u> Linear Drains Part M compliant Proprietary drainage channel ; ACO SLOT DRAIN; bedding and haunching in concrete as detailed; installed strictly in accordance with manufacturer's printed instructions; as specified; refer to Architects drawings for further details; generally <u>Heavy Duty ACO drain; 150mm x 150mm deep; D400; cast iron grating; include for excavation; disposal; bedding & haunching in concrete; all as per manufacturers instructions</u> generally <u>Road Gullies</u> Road gully complete with pot, concrete bedding & haunching, D400 cover, saddle connecton to main pipeline etc. Pipe accessories Back inlet gully trap, reference D4137 combined with P/E universal gully hopper, reference D4118; "Wavin" or equal and approved; 150 x 150mm galvanised metal lockable grid cover and frame; outlet bend; bedded and surrounded in concrete 100mm diameter pipework; uPVC Armstrong junction "Wavin" or equal and approved; 300 x 300mm galvanised steel heavy duty lockable cover and frame; frame; risers; bedded and surrounded in concrete in accordance with manufacturers instructions; 100mm diameter inlet and outlet with 1 nr. 100mm diameter branch depth 500 - 1000mm;	m m no no no	5 6 3 9 10		
---	---	---	--	--

<u>SITE SERVICES (PIPED & DUCTED) (Cont)</u> (Cont) DRAINAGE (Cont) FOUL & SURFACE DRAINAGE <u>(Cont) Road Gullies</u> Septic Tank supplied, fitted & commissioned in accordance with planning & manufacturers recommendations Filtration area - refer to WWTS design drawings Allow for upgrading works to existing percolation area as per engineers scope and specification provided Soakaway Excavation, stone, terram complete 3000 x 3000 x 2500mm 2000 x 2000 x 2500mm <u>WATERMAIN</u> <u>Below Ground</u> Excavating trenches to receive pipes; starting from stripped or reduced levels; earthwork support; preperation of surfaces; disposal of excavated material; backfilling with Clause 804 hardcore; working space Excavating trenches Generally Pipes < or = 250mm nominal diameter average depth 500 - 1000mm; 100mm diameter pipe (including under ground floor slab & public footpath)	nr Item Nr Nr m	1 1 4 1 12		
--	--	---	--	--

<u>SITE SERVICES (PIPED & DUCTED) (Cont)</u> <u>(Cont) WATERMAIN</u> <u>(Cont) Below Ground</u> Disposal Water ground surface Gravel/Granular Materials; 10mm single size granular bedding to Clause 503; all in accordance with the Engineer's Specification Beds and surrounds 450mm wide x 600mm thick 100mm diameter pipe; 'Black Data ducting, uPVC ducts to I.S.424:1990, laying and jointing with socket joints with rubber rings in running lengths; laying draw wires; all in accordance with the manufacturer's instructions Cable ducts 100mm nominal diameter Heavy gauge plastic piping; laying and jointing with socket joints with rubber rings in running lengths; laying draw wires; all in accordance with the manufacturer's instructions Pipes In trenches 25mm watermain Stopcock Supply & install cast iron surface box with cover, clear ope 125 x130 suitable for heavy duty (all as per detail on drawing T.11)	Item Item m m m Nr	1 1 12 12 12 1		
---	--	--	--	--

SITE SERVICES (PIPED & DUCTED) (Cont) (Cont) WATERMAIN (Cont) Stopcock Extra over to connect into exisitng water meter	Nr	1		
--	----	---	--	--

SITE SERVICES (MAINLY ELECTRICAL)				
<u>SITE SERVICES</u>				
SUNDRIES AND BUILDERS WORK				
Excavating trenches; earthworks supports; disposal; backfilling with hardcore filling Clause 804, laying and compacting in accordance with the "Specification for Road Works" produced by the Department of the Environment; laying PVC cable marker tape				
Service trenches				
average depth 500 - 1000mm; pipes < or = 250mm nominal diameter;	m	50		
Disposal				
surface water	Item	1		
Granular bedding, compacted sand; 75mm minimum cover above and below pipe; all in accordance with drawings and specifications; refer to drawingr further details				
Beds and surrounds				
300 x 275mm thick; ducts, 125mm nominal diameter	m	50		
'Red' ESB ducting, "Wavin" or equivalent, uPVC ducts to ESB Networks specifications, laying and jointing with socket joints with rubber rings in running lengths; laying draw wires; all in accordance with the manufacturer's instructions; all in accordance with drawings and specifications				
Cable ducts				
125mm nominal diameter	m	50		

<u>SITE SERVICES (MAINLY ELECTRICAL) (Cont)</u> <u>(Cont) SITE SERVICES</u> <u>Extra over ducts on which they occur for</u> Adjustable bends; "Wavinduct" or equivalent duct bends; laying, jointing and fixing in accordance with the manufacturers instructions Fittings 125mm nominal diameter; vertical Chambers/ vaults; ESB approved; c/w with walls, covers etc; 600 x 600 x 150mm concrete base; excavation; disposal; formwork; as specified; all in accordance with current ESB Networks specifications and guidelines; all in accordance with drawings and specifications Duct Chambers 600 x 600mm <u>Extra over ducts on which they occur for</u> Long radius 90 degree ESB bend Fittings 125mm nominal diameter	nr nr nr	5 1 1		
---	-------------------------------	----------------------------	--	--

<u>LANDSCAPING</u>				
<u>FIELD AREA</u>				
<i>Field area to have all scrub/vegetation removed, allow for cutting grass in field and making good grass areas where buildings are demolished and where soakaways or trenches excavated.</i>	<i>m2</i>	<i>1185</i>		
<u>GREEN AREAS ADJACENT TO DWELLING</u>				
<u>Cultivating; break up any compacted topsoil to full depth; include for all grading as necessary; all in accordance with Architects drawings and specifications</u>				
Cultivating				
<i>generally; 150mm thick topsoil</i>	<i>m2</i>	<i>450</i>		
<u>Fertilizer; three to five days before seeding / turfing and before final cultivation; all installation in accordance with Manufacturers instructions; all in accordance with Architects drawings and specifications</u>				
Surface Applications				
<i>generally;</i>	<i>m2</i>	<i>450</i>		
<u>Grass Seed; general purpose hardwearing grass seed to Architects approval suitable for use on lawns and green areas; all application in accordance with the manufacturer's instructions; all in accordance with Architect's drawings and specifications</u>				
Seeding				
<i>generally;</i>	<i>m2</i>	<i>450</i>		