

CONSULTANTS REPORT

1 (a) Approx. area of entire school in sq. m [c.1800 sq.m](#)

1 (b) Approx. area of where works are proposed in sq. m [c.272m2 \(roof works see plan\)](#)

1 (c) Describe the part(s) of the building for which the proposed project is required. Include, if applicable, details of number of rooms affected, size or area of the building affected etc.

The required work relates to serious water ingress due to failure in the existing membrane which needs to be attended to as a matter of urgency, located in the front east block of the school. (east wing the roof above R23: 6th Class, R22: Library and R21:5th Class as well as main staircase to a fire escape is contained on the top floor of this section) . These are important rooms and access routes that are in active use and the water ingress in these areas is a hazard.

2 Provide a full explanation of the nature and extent of the emergency with supporting photographs as per Appendix 1 Circular 0018/2011

The school requires immediate and urgent structural action because of the failure of the membrane on the roof above an occupied classroom block. The main waterproofing membrane has reached the end of its lifespan, showing significant blistering, drying out, and extensive thermal cracking. Rainwater is directly penetrating these fissures, saturating the structural concrete deck, and tracking into the internal building fabric. Ongoing localized patch repairs have been undertaken by the BofM but sections of the roof continue to fail, the roof condition is poor and uninsulated and beyond standard maintenance capability.



Figure 1: Overview of area of roof in need of work including chimney, note the patch repairs at the outlet



Figure 2: Existing roofing felt – evidence of blistering and surface pitting, thermal cracking, and advanced UV degradation across the roof deck. Torch-on felt patches have assisted in slowing down the failure but has not prevented additional water ingress. Repairs are no longer working. The surrounding asphalt/felt substrate is too degraded, brittle, and porous to hold a watertight seal.



Figure 3: Evidence of destructive impact of the flat roof failure inside the school building. Active water ingress entering a main corridor right outside a classroom door and stairwell landing.



Figure 4: rainwater from the leaking roof has saturated the ceiling fabric. The sagging and deep staining indicate that this section of the ceiling is being damaged by water ingress. The active leak tracks directly alongside the main galvanized electrical/services trunking, increasing health & safety, and fire hazard risks for occupants.



Figure 5: water ingress from failure of roofing felt is dripping down and saturating ceiling underneath. Photo taken from removed area of ceiling looking up toward underside of concrete roof. Note the staining and mould from condensation due to lack of insulation in the roof

3. When did the need for these emergency works first arise?

There have been ongoing leak issues at the school which are worsening over time. The initial underlying condition of the external flat roof membrane was first noted during routine facilities inspections in February 2024. At that time, the school actively managed the issue as standard localized maintenance by deploying independent contractor to undertake patch repairs (as evidenced in the submitted project photographs showing historical torch-on patches). However, it is very difficult to identify the source of the leaks due to the poor condition of the roof.

4. What action has the school taken to manage the emergency?

The school places buckets under the relevant leak spots and places paper towels inside to try to prevent water overflowing. Plastic has been put to the ceiling to catch water at the location of the electrical conduits. This is difficult to manage as the locations are under heavily trafficked routes within the school. The school has already been proactive having undertaken torch on patch repair to external roof over the last number of years. However, the water ingress situation continues. The current works requirement is beyond normal maintenance works.

5. When was the affected part(s) of the building last replaced and/or remedial works carried out? Where applicable, a description of previous remedial works should be included.

Extensive ongoing maintenance continues in the school. Remedial works were last carried out in February 2024. Works included the following: Cleaning and patch repairing of the flat roof, making good hopper head, patch repairs of flat roof with torch-on roofing system

6. What evidence is there of an effective maintenance programme for the affected area?

Extensive ongoing maintenance continues in the school. Internally the school is also being maintained to a high standard of decorative order. The current flat roof which requires attention forms part of the original constructed school. However, due to the deterioration of the roof membrane ongoing leaking is occurring. The deterioration in the roof and ongoing water ingress is causing damage to ceiling internally and could lead to timber rot. The required repairs / roof replacement works is beyond normal school maintenance and repair.

For the affected area

Is there an Inspection/Maintenance Programme in Place?
If Yes How many times a year is Maintenance carried out?

/Y	/	N	
Monthly			

Name the Person/Company & contact details responsible for Maintenance.

School Care Taker

Please provide any additional information in relation to your maintenance programme that may be relevant to this application

7. In your view, how would the school be affected if the proposed works were not carried out?

As active leaks continue notwithstanding the patch repair, this indicates that the surrounding roof membrane has reached end of service life. The old felt is brittle and failing. Any further minor patch repairs would represent a waste of funds. A complete strip-out and provision of a new waterproofing layer is the appropriate permanent solution. As the roof does not have insulation, we strongly recommend that c.150mm polyurethane insulation is also provided with the roof repair works. The insulation will also assist in providing a good surface for the new roof membrane and help to reduce the risk of condensation and mould growth internally. Due to the ongoing water ingress there is an increased risk that the leaks will require decanting of sections of the building which the Board of Mgmt wish to avoid by undertaking the emergency works.

8. Outline the **minimum works necessary** to address the emergency **only**.

- Erect scaffolding with handrail around the perimeter of the roof to ensure safe access.
- Remove and dispose of existing roofing membrane.
- Hire a boom lift to remove debris and transport new materials to roof level.
- Clean and prime the existing roof deck.
- Install new waterproofing system: 3mm torch-on underlay with 4mm torch-on cap sheet.
- Lay 2mm separation layer
- Install 150mm rigid insulation -tapered to outlets
- Apply two layers of torch-on membrane to all flashings and upstands.
- Supply and fit black PVC trim to roof perimeter
- Redress and seal all rainwater outlets.

Itemised Cost Breakdown of Proposed Works to Address the Emergency (Estimated)

Item	Description	Quantity	Unit	Rate	Total €
1	Erect scaffolding with handrail around the perimeter of the roof to ensure safe access.(possibly with some sections of guarding rather than full scaffolding)				
2	Demounting, removal and authorised disposal of existing roofing felt				
3	Hire a boom lift to remove debris and transport new materials to roof level.				
4	Clean and prime the existing roof deck.				
5	Install new waterproofing system: 3mm torch-on underlay with 4mm torch-on cap sheet.				
6	Lay 2mm Vapour barrier/separation layer				
7	Install average 150mm rigid polyurethane insulation				
8	Apply two layers of torch-on felt to all flashings and upstands including Complex Chimney Collar Hot-Work Detailing				
9	Supply and fit black PVC trim to roof perimeter for a neat finish.				
10	Redress and seal all rainwater outlets.				
11	Leave roof fully sealed, safe, and weatherproof upon completion. Remove all waste materials and leave site clean and tidy.				
12	Allow for adjustment to 3 no. outlets and supply and fit new hoppers and horizontal wastepipe to divert water to lower roof edge.				
13	Preliminaries, Insurance, H&S, Etc.				
Estimated Construction Sub Total					
VAT @ 13.5%					
Total Estimated Construction Cost					
*Estimated Professional Fees					
VAT @ 23%					
Total Estimated Professional Fees					
Overall Total (Construction & Fees)					
Timeframe for Works (programme/phases/duration)					
Design	Construction	Total (no weeks)			
4 week	12 weeks	16 weeks			
		Note: Tender period and letter of intent period needs to be added in addition as appropriate (2-4 weeks) short tender due to emergency Also assumes appropriate access for construction work completed in a single stage with good access			

