

Miltown Housing Association LTD,
Carton,
Miltown,
Co. Galway.

06- 07 – 2026.

INVITATION TO TENDER

**FOR CONSTRUCTION OF A ONE BEDROOM SINGLE STOREY DWELLING HOUSE,
CREATION OF AN APARTMENT IN PART OF THE EXISTING COMMUNITY CENTRE
INCL. ALL ANCILLARY SITE DEVELOPMENT WORKS.
AT CARTON, MILTOWN, CO. GALWAY.
PL. REF. 24/61484 GALWAY COUNTY COUNCIL.**

To Whom It May Concern:

We enclose the required drawings and specification and particulars for the project that we are proposing to build. We would be grateful if you would examine same, and revert with your most competitive price **by 4pm Wednesday 06-11-2026**. This is a private tender and will be assessed on fair price and value for money from reputable contractors.

Please note that electronic drawings are available. You should visit the site to familiarise yourself with the location and proposal. To arrange access, please contact me (**Tony Shedrian Community Chairman or Martin Gallagher @ 087 2792820**)

Please return your completed form of tender and breakdown to Engineer Sean Maloney & Associates at seanmaloneyassociates@gmail.com Marked **Tender for Construction of Dwelling House and Creation of Apartment to Existing Community Centre for Miltown Housing Association LTD.**

Yours Faithfully,

Miltown Housing Association LTD.

FORM OF TENDER

(This page should be returned to the client, signed as necessary)

**FOR CONSTRUCTION OF A ONE BEDROOM SINGLE STOREY DWELLING HOUSE,
CREATION OF AN APARTMENT IN PART OF THE EXISTING COMMUNITY CENTRE
INCL. ALL ANCILLARY SITE DEVELOPMENT WORKS.
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To Whom It May Concern:

We have examined and understand the full nature and extents of the project detailed in the drawings, specification and documents supplied.

We offer to complete the project, under the terms of, and in conformity with the drawings, specification and documents supplied for the following lump sum price:

Total Lump Sum Price
(Including PC items): € _____ **Excluding**
VAT
(Contractors VAT rate is currently 13.5%)

I/We undertake to commence the works within _____ from the
"Date of Possession" of the site.

I/We agree to complete the whole of the works within _____ consecutive
calendar weeks from the "Date of Possession" of the site.

In preparing this Tender we have taken account of the obligations relating to employment protection, health & safety and working conditions. We agree not to withdraw this tender offer until the later of **90 days** on submission of this tender. Your acceptance of this Tender within that time will result in the Contract being formed between us. We agree that you are not bound to accept the lowest or any tender you may receive.

Our construction company is registered with one of the following:
CIF/Homebond/Construction Industry Register Ireland. We will remain on the construction register for the duration of the project. We hold and will maintain full contractor's 'all-risks' insurance and employers and public liability insurance for the duration of the project. We hold an up-to-date C2/tax clearance certificate.

We would be grateful if you would consider this tender offer.

Signature: _____ **Date:** ____/____/20____
(to be signed by a Principal or Director of a building company only)

Address: _____

Tel: _____ **Fax:** _____ **Email:** _____

Construction Industry Ireland registration number (where applicable): _____

IMPORTANT NOTE FROM REGARDING THIS TENDER:

- This is a private tender and is being sought directly by the Client. **SEAN MALONEY & ASSOCIATES** have prepared the documents for the purposes of tendering only.
- Upon the commencement of the development, **SEAN MALONEY & ASSOCIATES** will provide further details for aspects of the project that are non-standard and fall outside the scope of normal detailing.
- The Client is making these documents available to Candidates for the contract identified for tendering purposes only. These documents must not be used for any other purpose.
- The Client makes no representation, warranty, or undertaking in or in connection with these documents. The Client has not authorised anyone to make any representation in connection with these documents on its behalf, and Candidates should not rely on any representation purportedly made on the Clients behalf in connection with them. The Clients will not have any liability in connection with these documents. Candidates must make their own assessment of the adequacy, accuracy, and completeness of these documents.
- The Client reserves the right not to proceed with the procurement process or any part of it and may terminate the process or any part of it at any time, with or without procuring the Works in another way. If this happens, the Client will not be liable to any Candidate or other person. The Client also reserves the right to change any part of these documents, including the procedures and time limits described in them. The Client does not bind itself to accept any outcome of the process described in these documents and is not obliged to enter into a contract for the works with anyone.
- The Client does not have any responsibility for Candidates' expenses or losses in connection with this tender. There will be no contract between any Candidate and the Client concerning the subject of these documents (except for the Candidate's irrevocable offer to be bound by its Tender for the period stated) unless and until the Contract has been entered.
- Candidates must treat these documents, their Tenders, and their participation in this competition as confidential. Candidates must not disclose any information about this competition to anyone other than as required for tendering purposes.

WORKS REQUIREMENTS

The following documents and drawings comprise the work requirements:

- Invitation to tender letter
- Instruction to tenderers.
- Form of Tender.
- Project Particulars.
- Specification of the Works.
- General Arrangement Drawings & Schedules.

PROJECT PARTICULARS

GENERAL DESCRIPTION OF THE WORK:

**FOR CONSTRUCTION OF A ONE BEDROOM SINGLE STOREY DWELLING HOUSE,
CREATION OF AN APARTMENT IN PART OF THE EXISTING COMMUNITY CENTRE
INCL. ALL ANCILLARY SITE DEVELOPMENT WORKS.
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The total project must be completed by.

THE SITE

The boundaries of the site for construction are the immediate boundaries around dwelling house & existing community care centre out lined in Red on site layout; the contractor must contain all of the works to within the site. The contractor shall confine his operations to within the designated site area only and not allow his operatives, machinery or sub-contractors to wander onto other parts of the site. Parking shall only be permitted within the site and cannot be permitted along the public road.

The contractor will be required to make good any damage to existing parking areas, grass, kerbing, services etc contained within the site. Damage to these surfaces from the weight of construction machinery must be considered at this juncture and accounted for within the submitted tender price.

The contractor shall consult the convenience of anybody who may be affected by the works with regard to suitable times for carrying out works, etc. The contractor shall consult and liaise with the relevant adjacent landowners when undertaking works to boundaries.

THE SITE – LIMITATIONS TO USE:

- The use of the site is limited to the construction and completion of the works only.
- The contractor will be responsible for the cleaning and tidying of the site and any affected areas around same in the event of spillages or damage, including damage by sub-contractors.

THE SITE – ROAD CLOSURES, RESTRICTIONS & LICENCES

- Appropriate safety measures, such as fencing and signage, for both pedestrian users and vehicular traffic shall be put in place where necessary.

- Where necessary, the contractor shall make an application to the Local Authority for all road opening licences, the cost of which will be borne by the contractor. All of the works are to be carried out in compliance with the requirements of the Local Authority
- It will be the contractor's responsibility to ensure that making good of roads and other impaired surfaces is carried out to the satisfaction of the Local Authority.
- Licences: The contractor is responsible for obtaining all necessary licences required for the execution of the works including but not limited to: road opening licence, tree felling licence, waste disposal permit etc.

FACILITIES:

The contractor is required to provide his own facilities such as toilets / canteen etc during the course of the build as per the requirements of all applicable legislation where necessary

MAINTENANCE OF SPECIFIC TEMPERATURES / HUMIDITY LEVELS:

The Contractor's attention is drawn to the requirements specified relating to the pouring of concrete, plastering works etc in that temperature restrictions are in place and no such work is permitted if the temperature falls below 4 degrees Celsius. Other considerations in this regard relate to the curing of concrete, plastering and painting of structural steelwork where control of the humidity is likely to be a feature. Prior to the installation of all finishes, finished joinery, ceilings and completions generally, the contractor is required to ensure the building temperature and humidity is in compliance with all applicable standards, in particular for finished joinery it is a requirement that the internal temperature in the building be maintained between 12° and 21° Deg C.

SAMPLES

The contractor shall, at his own expense, provide and deliver samples of products, finishes and materials as set out in the specification. It is a requirement of the contract that the manufacturer's information certificates be supplied for compliance with all applicable standards for approval.

FORM OF CONTRACT & INSURANCES:

The form of contract will be the RIAI standard form or the Law Society of Ireland building agreement. The contractor must indemnify the client at all times and hold employers and public liability insurance for all works that are undertaken.

STATUTORY OBLIGATIONS:

- The contractor will comply with all legal requirements including statutory regulations and the regulations of any local authority, public service or statutory undertaker relating to the provision and keeping of all statutory records required under the current legislation.
- The contractor must give and comply with all notices required by any local or public service authority or under any legal requirement relating to the performance of the contract unless the works requirements say otherwise.
- The contractor will comply with the Garda regulations affecting the execution of the works.
- The contractor will pay all fees, charges and taxes legally demandable by local authorities and public service authorities and others as required under legal requirements.
- The contractor must account and provide for all customs and excise duties and import licence fees, taxes, charges.

SEAN MALONEY & ASSOCIATES LTD,
BUILDING & PLANNING CONSULTANT
ENGINEERING SERVICES

Unit 46, N17 Business Park
Galway Rd, Tuam
Co. Galway

Tel: 093-26977/26592 Fax: 093-26979

Mobile: 087 279 2820

SPECIFICATION OF WORKS FOR DWELLING.
PL. REF. 24/61484 GALWAY COUNTY COUNCIL.

1. COMMENCEMENT STAGE

BEFORE STARTING THE PROJECT:

- In order to comply with the Building Control Act, you must sign the "Undertaking by Builder - Form of Certificate of Compliance" and ensure that the "Notice of Assignment" has been completed and returned to this office.
- Ensure that you are starting at the date of commencement lodged with the commencement notice.
- Ensure that all adequate insurance, safety notices and safety statements are in place.
- Ensure that you have received a final set of construction plans and details necessary to construct the project.
- Check all drawings and documents for any errors or anomalies.

PHASING:

The project is to be constructed in phases thus:

- a. Forming of entrances, securing the site and safety requirements.
- b. Demolition of structures (where required)
- c. Sub Structure & Foundations
- d. Super Structure
- e. Roofing
- f. Internal fit-out & completion
- g. Landscaping & making good.

2. DEMOLITION & WASTE MANAGEMENT

DEMOLITION (WHERE APPLICABLE):

- All structures that abut or adjoin the structure are to be photographed and surveyed.
- All structures that are to remain must be adequately supported. Structures subject to demolition are to be secured and all loose materials (i.e. glass) are to be removed. Waste is to be disposed to a licensed facility.
- Ensure that the ESB/Electric Ireland have disconnected all power sources and that all service pipes, ducts and cables have been accounted for.
- A waste management strategy must be adopted in accordance planning requirements. A summary of a waste management strategy and demolition methodology is contained below.

WASTE MANAGEMENT STRATEGY:

COMMENCEMENT STAGE: The waste generated at this stage will generally be:

- Timber	- Slate / Tile
- Concrete	- Stone & Gravel
- Metal / Metal Pipes / Wire	- Electrical Items
- Asbestos Items (if any)	

All of these materials are recyclable and will be segregated on site in stockpiles or a designated skip, and transported via skip removal lorry, or licensed hauler to a waste recycling plant provided by the waste collector indicated earlier. All skips / stockpiles will be covered to minimise dust. Metals can be salvaged and reclaimed and disposed of via specialist licensed metal companies who will recycle same. Electrical items can be disposed of via the allowances of WEEE regulations to licensed collection depots.

Buildings that were constructed prior to 1985 will be examined for asbestos related fabric content. Items that would commonly contain asbestos material would include (but not limited to): Roofing materials, floor coverings, fire retardant doors, insulations, fire and flame retardant items, electrical items. Asbestos materials (if present) will be removed by specialist contractor and disposed of to a licensed hazardous waste depot.

FOUNDATION STAGES: The waste generated at this stage will generally be:

- Topsoil & Vegetation	- Earth
- Rock	- Msc. Debris

The topsoil will be stored either on site for later re-use or off site in a licensed location for storage or sale of same. Vegetation and earth will be transported to landfill for decomposition. Rock (if present) will be either crushed on site for re-use or removed to a quarry for crushing. In the event that limestone rock is present and breaks easily with a rock breaker, then same will be retained on site for re-use as a walling or facing material. On small sites it is envisaged that there will not be much rock strata to remove. Msc. debris such as working waste will be disposed of as indicated in below.

WORKING STAGES: The working stages will have many waste types for each associated trade. The waste generated at this stage will generally be:

- Timber	- Concrete
- Slate / Tile	- Metal
- Plastic	- Paper
- Glass	- Organic

All recyclable wastes, such as timber, slate / tile, metal, plastic, paper, glass etc will be segregated and stored on site until such time as a skip is required to remove each recyclable quantity. There is no organic waste associated with construction works in general, therefore the minimal organic waste will be disposed of via the general domestic refuse collection every second week.

PRECAUTIONARY MEASURES: In order to minimise the impacts of dust, noise and flying debris the following precautions will be taken:

FLYING DEBRIS: Mitigation measures for same will include:

- The manual removal of all brittle materials that may fragment to small particles, prior to the commencement of demolition operations i.e. glass, slate etc.
- The placement of a screen security fence with dust filter thereon at the boundary with the adjoining neighbours and roadside to catch particles.

- The phased demolition of each structural component as opposed to a universal 'demolition'. Phases could be segregated thus:

1. The removal of fabric enclosure members;
2. The removal of hazardous wastes (if any, and unlikely);
3. The roof will be removed initially and timbers salvaged;
4. The removal of first floor blockwork / stud work (for two storey buildings);
5. The demolition of first floor external blockwork (for two storey buildings);
6. The removal of the first floor or attic floor;
7. The demolition of the lower floor blockwork / stud work.
8. The removal of the foundations.

NOISE: Noise will occur during the demolition stages that involve the use of machinery i.e. the knocking of the main walls and removal of the foundations. The mitigation for same will include the restriction of operating times from 8.30am – 6.00pm Monday to Saturday. All operatives will be required to wear ear protection, and the public will be informed via site notices placed at the entrance to the site.

DUST: This is prevalent in times of dry weather and when the demolition involves the removal of dry particulate matter such as concrete. The mitigation for same generally involves the reduction of dust through spraying the construction material with water prior to demolition. This process adds weight to light particulate matter and reduces the ability to 'fly'. The provision of a security fence around the site with a green dust mesh over same in order to prevent the spill of dust is also necessary. It is also recommended that the wheels of machinery exiting the site be washed. Any other matter stockpiled on site or in skips will be covered with a mesh to prevent displacement of dust.

SECURITY: The site will be secured by means of a 2.0m high metal security fence with a dust mesh affixed onto same. Mandatory safety signage will also be provided as per the requirements of the Safety, Health and Welfare at Work (construction) Regulations 2006. It is not envisaged that there will be deep excavation on the site, however if this occurs the necessary guard rails and signage will be put in place as required by regulation.

3. SUB-STRUCTURE

EXCAVATIONS:

- Deep excavations are to be timbered in the interests of safety.
- Excavations under the location of foundations are to be cleared from any vegetation, topsoil, loose clay, rubble and non-compacted material.
- Large rock outcrop is to be dealt with in accordance with the structural engineer's requirements. All rock is to be removed.
- Rubble from demolished structures is not suitable as fill material under the foundations and must be removed. This type of rubble may be used for under garden areas, where filling is required but there will be no structures over same.

GROUNDWORK'S:

All hardcore material is to be certified to comply with SR:21:2004 & A1:2007, to be free from Pyrite. All certs are to be emailed to seanmaloneyassociates@gmail.com

- Excavation levels are to suit the finished floor levels as indicated on the drawings.
- Hardcore backfill material is to be well consolidated 75mm crushed rock (nominal size) laid in 225mm deep strips unless otherwise specified, compaction is to be

- with a 15-ton vibrating roller. Clause 804 is to be used as blinding under membranes etc.
- Hardcore fill material must be free from impurities such as pyrite, organic material or other material that is not of a consistent hardness.
- The contractor is responsible for the accuracy of all levels, measurements and workmanship.
- Septic tanks, treatment units, percolation systems, pipework, civil works and all other site works are to be carried out in accordance with all applicable standards.
- Storm water must never enter a septic tank system; it should always discharge to a storm water sewer or a soak pit.

FOUNDATIONS:

3 No. concrete Cube Tests must be undertaken at 7/14/28 day strength until 35N strength has been achieved. Construction cannot commence until it has been demonstrated that 35N strength has been achieved. All test results are to be emailed to seanmaloneyassociates@gmail.com

- Foundation is to be a structural raft with reinforcing steel at 400-600 centres in accordance with the steel schedules provided.
- The foundations will be inspected in 2 stages as follows: (1) When the ground is open and before backfilling with hardcore (2) When all steel is in place, prior to the pouring of concrete and 2 days' notice is to be given of the intent to pour.
- At least 600mm depth of hardcore (75mm crushed rock) in layers of 225mm is to be provided and compacted with a 15-ton vibrating roller, under the raft foundation ('tracking' with a machine will not be tolerated)
- Concrete is to be vibrated with a mechanical vibrator.
- DPC & Radon courses and radon sumps are to be provided. Radon membranes are to be sealed with a radon tape and all service holes are also to be sealed. Radon sumps must ultimately be terminated at footpath level with a cap indicating that it is a Radon pipe.

All CE/NSAI/IAB certificates are to be emailed seanmaloneyassociates@gmail.com for all materials used, including radon barriers, sumps and DPC/DPM courses.

4. SUPER-STRUCTURE

All CE/NSAI/IAB certificates are to be emailed to seanmaloneyassociates@gmail.com for all materials used during the construction of the building.

STRUCTURE – CONCRETE BLOCK METHOD

- The starting course of blockwork over the foundation slab is to be a 225mm B7, 7N 'Quinn-lite' / 'Thermalite' or 'Hemiblocks' structural thermal block, in the interests of preventing cold-bridge. A continuous DPC is to be provided on both the internal and external leaf. The contractor must ensure that the DPC is at the correct level relative to the finished path level and that there is a minimum of 150mm clearance.
- The walls are to be constructed from a two-leaf cavity wall construction. The cavity is to be as specified on the drawings. Wall ties are to be certified for use to match the cavity width. Centres are to be a minimum of 750mm or **as per the manufacturer's instructions to match wider cavity construction.**

All CE/NSAI/IAB certificates are to be emailed to seanmaloneyassociates@gmail.com for the wall ties used during the construction of the building.

- DPCs are to be provided at all windows, doors and junctions and are to be configured to prevent the passage of moisture inwards. All cills, door thresholds etc are to be provided with a wrapped DPC.
- Insulation to be provided (refer to energy conservation section)
- A structural drawing for beam assembly and specification will be provided prior to construction.
- Structural openings less than 1.5m wide are to be spanned with 100 X 75mm concrete lintels. Openings greater than 1.5m – 2.0m are to be provided with a 150mm double reinforced concrete lintel or a 100mm Steel RSJ (with 150mm minimum bearing). Openings greater than this will be steel specified by this office. Walls taking loading from hollowcore will have to have steel RSJ lintels over every opening. All openings are to be temporarily supported until loading is complete and the structure is set.
- Poured concrete beams (if any) are to be a grade 40N concrete and cube tests will be required for 7/14/28 day strength until it is demonstrated that 40N has been achieved.
- Service openings for electricity etc are to be provided with a lintel.
- Internal walls are to be 100mm concrete block and a 225mm block may be necessary where double spans of joist or concrete flooring meet.
- If the first floors are concrete then the walls are to be 100mm concrete also, otherwise timber stud partitions are to be built.
- Large wall spans c. over 6m will require an expansion joint or buttressing.

EXTERNAL FINISHES (AS APPROPRIATE TO PLANS):

- The external rendering, where indicated, is to be: 3 Coat System
- The material is to be: Cement based
- The finish is to be: Nap / Painted
- Stonework: Where stonework is to be provided, it must be treated as a porous decoration; hence the receiving wall must be sealed with a scud coat and a waterproof scratch coat behind same. The receiving wall should also have stainless wall ties integrated into same in order to receive the stonework coursing every 750mm.
- Hardwood Cladding: Where hardwood is to be provided, this should be mounted to a treated batten system onto the receiving wall. All laths in direct contact with the wall should be placed over a DPC. Laths should be treated with a suitable preservative and all hardwood should be treated with suitable preservative oil or other treatment to be agreed on site.
- Metal Standing Seam/Zinc Cladding: Where Metal/Zinc is to be provided, this should be mounted to a treated batten system onto the receiving wall. All laths in direct contact with the wall should be placed over a DPC. Laths should be treated with a suitable preservative and all hardwood should be treated with suitable preservative oil or other treatment to be agreed on site. Block walls

FIRST FLOOR CONSTRUCTION. (TIMBER). N / A.

- First floor structure to consist of 225x44mm C16 joists at 400mm c/c. 25mm thick flooring to be fixed to top of joists.
- Solid full depth bridging at 1350mm c/c.
- 15mm Type A plasterboard to be fixed to ceiling. Foil back plasterboard to be used to all wet areas.

- Joists to be supported on proprietary joist hangers or they can be built into the wall as it is built. If joists built into the wall, then the ends must be wrapped in DPC or treated, the mortar joint is to be raked back at bearing point & sealed.
- Proprietary strapping required where joists run parallel to the gable wall – see detail on drawings.

FLOOR SCREEDS

- Ground floor screeds are to be a 75mm thick floating screed laid over ridged insulation over a 1200-gauge DPM. Screeds should have expansion joints at all doors and mid-way on long hallways or long rooms.
- Insulation under floor screeds is to be provided with 25mm continuous up-stand insulation around the perimeter of the property. Refer to insulation section regarding type of floor insulation required.
- Screeds are to be 1:3 cement: dry sand.
- Proprietary poured screed systems or self-levelling screed systems are to be laid by specialist. All of these systems should be unbonded and laid over a DPM or as per the manufacturer specification and minimum thickness of 50mm is required.
- Screeds laid over hollow core should be unbonded, hollowcore joints should be filled separately.
- Screeds are not permitted over timber joists.
- Screeds should dry out slowly and where under-floor heating is provided, a gradual application of even heat at a very low temperature (12-14degrees) should be employed at the outset.
- Floors taking a marmoleum surface should be dried out to within the acceptable tolerance permitted by the manufacturer.
- Floors taking a timber floating floor should be dried out to within an acceptable tolerance and all timber floor surfaces should be left within the building to acclimatise to the working environment. All such floors should have suitable expansion to the perimeter of same.
- **All CE/NSAI/IAB certificates are to be emailed to seanmaloneyassociates@gmail.com for all materials used during the construction of the building.**

ROOF – CUT TYPE

- Prior to commencement on site, it is required that the contractor will consult with the structural engineer regarding the specific details of the roof. Structural drawings will be provided in this regard also.
- Unless specified on the structural drawings, the following is the minimum specification required for general members:

Cut roof structure is to be made on site.

Rafters are to be C16 graded 44X175mm timbers at 400 centres.

The purlin is to be C16 graded 75X225mm.

The ceiling joists are to be C16 graded 44x225mm.

Ridge board 50 X225mm.

Wall plate is to be 100X75mm and is to be positioned over the inner leaf and strapped at 2.0m centres to the wall below or bolted to the cavity closing block.

All timbers are to be treated and braced where necessary.

Restraining provision to be included, dragon ties and other specialist members must be provided for the specific roof assembly.

- The height of the roof cannot under any circumstance exceed the permitted heights on the drawings.
- Insulation to be provided (refer to energy conservation section).

ROOF – FLAT (If Applicable)

- Prior to commencement on site, it is required that the contractor will consult with the structural engineer regarding the specific details of the roof. Structural drawings will be provided in this regard also.
- Unless specified on the structural drawings, the following is the minimum specification required for general members:
 - Flat roof structure is to be made on site.
 - The ceiling joists are to be C16 graded 44x225mm.
 - Wall plate is to be 100X75mm and is to be positioned over the inner leaf and strapped at 2.0m centres to the wall below or bolted to the cavity closing block.
 - WBP to be fixed to firing pieces over joists to create falls.
 - All timbers are to be treated and braced where necessary.
 - Restraining provision to be included, dragon ties and other specialist members must be provided for the specific roof assembly.
- The height of the roof cannot under any circumstance exceed the permitted heights on the drawings.
- Insulation to be provided (refer to energy conservation section).

ROOF – FINISHES (Pitched Roofs)

The roof surface is to be: New Slate finish to roof to be agreed with client. All roof materials need to be provided with a manufacturer's certificate which is to be furnished to this office via email to seanmaloneyassociates@gmail.com

The following will apply:

Slates: Tegral/Blue Diamond or equivalent, plain slate with a simple ridge detail, no imitation slate or distressed finished to be used, all slates and fixings are to be modern and plain. Pitches below 30degrees are to be interlocking type or equivalent for low pitch roofs.

Concrete Tiles: Suitable to 17.5-degree pitch, nail fixed for every row. N/A

The roof colour is to be: blue / black, in accordance with planning permission.
The surface will be laid on: 44X35mm treated battens on breathable based roofing felt. felt to be provided in accordance with the building regulations minimum type 1F to IS 36 or BS 747

The fascia and soffit will be: Aluminium / uPVC Non-White.

The colour of the fascia will be: match the roof
The colour of the soffit will be: match the roof
The gutters and downpipes will be: Aluminium / uPVC
The colour of the gutters and downpipes will: match the roof

ROOF – FINISHES (Flat Roofs)

The roof surface is to be: Alkorplan/Trocal or similar approved, to be agreed with client. All roof materials need to be provided with a manufacturer's certificate which is to be furnished to this office via email to seanmaloneyassociates@gmail.com
The following will apply:

The roof colour is to be: Light Grey, in accordance with planning permission.

The surface will be laid on:	Tyvek or similar approved breather membrane laid on 22mm WBP plywood fixed to 44x225mm treated timber ceiling joists at 400mm centres.
The fascia and soffit will be:	Fascia to be selected pressed metal.
The colour of the fascia will be:	Black Metal.
The colour of the soffit will be:	To match Fascia.
The gutters and downpipes will be:	Aluminium / uPVC
The colour of the gutters and downpipes will:	Be Dark in Colour.

5. ENCLOSING ELEMENTS

WINDOWS:

The windows are to be:	Manufacturer Certified Windows
The window colour will be:	Colour as selected by client.
The window glass is to be:	Triple glazed 'K' glass with an elemental u-value of 0.7 W/m ² K, overall rating including frame and glass (Note 'centre pane' U-Values are not acceptable)
The ironmongery is to be:	To be agreed with client

- Window openings are to be in accordance with fire regulations. Ventilation openings are to be provided in windows.
- Locking devices are not permitted on bedroom windows. Handles are to be a simple type.
- Low level glazing is to be in accordance with T.G.D.-K i.e. all glass lower than 800mm is to be toughened type.
- For window cill type refer to finishes section.
- As the property is to be provided with back ground ventilation system, trickle vents should not be provided in any windows or openings.
- All windows are to be mounted and restrained on all sides, top and bottom with suitable restraining straps, galvanised and fixed in accordance with the manufacturer's requirements.
- The windows are to be sealed with specialist expanding foam around the perimeter. All windows are to be sealed with a specialist 'Air stop' sealing tape or other approved equivalent.

The tape is to be fixed to the window and blockwork reveal.

The manufacturer is required to provide mandatory U-Value calculations for all windows and certify that the values are correct. Please email all certificates seanmaloneyassociates@gmail.com .

ROOF- LIGHTS (WHERE SPECIFIED):

- Roof lights are to be provided as indicated on the drawings. The roof lights are to have a u-value of 0.7- 0.9 W/m²K or equivalent.
- Boxed out roof lights are to be insulated to the same standard as the roof. Insulation is to surround the box and to be restrained as appropriate. Structural timbers are to be 150mm X 44mm timbers and restrained as appropriate.

DOORS – EXTERNAL.

The doors are to be:	Energy certified doors, with no letterbox
The door colour will be:	Colour to be chosen by client
The door glass is to be:	Same specification as the windows.
The ironmongery is to be:	Chosen by client
The energy specification to be:	An elemental u-value of 0.7 W/m ² K, overall rating including frame and glass. (Note 'centre pane' U-Values are not acceptable)

- External Door openings to satisfy TGD-M, access for the disabled.
- 'Thumb twist' locking devices are to be provided on all external doors.
- Low level glazing is to be in accordance with T.G.D.-K i.e. all glass lower than 800mm is to be toughened type.
- A letter box opening is not permissible in any external door owing to air tightness regulations. Provide a separate post box externally mounted to the building.

The manufacturer is required to provide mandatory U-Value calculations for all doors and certify that the values are correct. Please email all certificates to seanmaloneyassociates@gmail.com

DOORS – INTERNAL:

The internal doors are to be:	Selected Pre-finished Doors Allowance to purchase door @ €175,00 excl VAT.
The door colour will be:	Pre-finished.
The ironmongery is to be:	Chosen by client, either chrome or brass <u>P.C. Sum Allowance of €1,000.00</u>

- Fire doors to be provided if specified on the plans.
- For architrave and frame materials refer to finishes section.
- Doors are to have 3 hinges, finishes to match the ironmongery specification. All items are to be agreed on site.
- Bathroom doors, toilet and en-suite doors are to have a coat hook. All doors are to be provided with skirting mounted door stops.

6. ELECTRICAL P.C. SUM €15,000.00 EX VAT.

All electrical installations are to be certified and a copy of the RECI certificate or other such certificate is to be emailed to seanmaloneyassociates@gmail.com

All manufacturers' instruction for supplied electrical devices are to be scanned and a PDF copy emailed to seanmaloneyassociates@gmail.com

STANDARD ITEMS:

As the dwelling is to be constructed to an airtight standard, it is to be noted that service holes, opes or other locations, where wires penetrate the external envelope, that the construction is to be air sealed.

- All wires are to be chased into the external blockwork with a mechanical chasing device. All wires are to be encased in plastic or metal conduit in accordance with relevant ETCI standards.
- Supplies are to be Single Phase.
- Fuse board is to be ELCB type. Timers etc are to be automatically adjusting in the event of power failure.
- All outlets and apparatus are to be simple white MK type or other approved equivalent.

TV:

- All TV locations are to be provided with 2 HDMI cables and 1 Co-Axial cable which are to be wired back to a central Comms/AV location in the utility.
- The Comms/AV location is to be provided with a Phone supply connection.
- A supply duct from the external TV duct box to the Comms/AV location is to be provided to facilitate the connection of antenna etc.
- Outlet plates are to match the rest used in the dwelling.

PHONE / BROADBAND:

- A supply duct from the external Phone duct box is to be provided to the Comms/AV location.
- Ethernet cables are to be provided to a central location, within the footprint to facilitate the provision of Wi-Fi signal boosters.
- Offices / kitchen areas are to be provided with a phone outlet and an Ethernet outlet.
- Outlet plates are to match the rest used in the dwelling.

EXTERNAL LIGHTING:

- IP rated Lighting is to be provided over the front and rear access door and any other external door. These lights are to be motion sensing. Switches should be directly inside the corresponding door.
- All lighting is to be fitted with changeable LED type lighting. All lighting is to accept mains voltage and not be operated via transformers.
- All external switches and sockets are to be IP rated and by 'MK' or other approved alternative.
- All installations are to comply with the Disabled Regulations.

LIGHTING:**All Room Specification:**

Main Light:

All CFL/LED fittings

Switching:

To be a mixture of 1 way and 2-way light switches.

SOCKETS:

- Double Sockets are to be generous i.e. 3 per room. Location of same to be agreed on site. Sockets are to accord with all disabled requirements and at least 1 socket is not permitted to be within 300mm of a corner.
- A double socket is to be provided on each side of the bed for every bedroom.
- An IP rated, enclosed socket, is to be provided externally to the side of the dwelling for the purposes of power-washing / cleaning etc.
- Kitchen and utility appliances are to be provided with a switched socket at counter height in order to isolate same.
- The kitchen is to have a generous supply of sockets, minimum 8.
- All sockets are to be double type, switched unless stated otherwise.

OTHER SUPPLIES (AS APPROPRIATE):

- Provide a supply with a soft-start device for the air-to-water / ground source heat pump (if proposed)
- Provide for plumbing appliances such as pumps, heating controls, thermostats, immersion and wiring for all associated devices.
- Provide lighting, sockets for all other ancillary areas that will require same, which may not be specifically mentioned in this specification.
- Provide 1 pump shower in the main bathroom of the dwelling.
- Earth all pipes, sinks etc.
- Provide a supply for all cooking apparatus, hobs, microwaves, HRV system and wire for any controls associated with same.

- HRV to have a call system for additional ventilation for all bathrooms / en-suites / toilets.
- The dwelling is to be connected to a day/night meter supply from the ESB

SAFETY EQUIPMENT:

Smoke Detectors: On each level in the dwelling and additional ones on long hallways, separate heat detector required for the kitchen and utility.

Carbon Monoxide Detectors: For each room where there is a fuel burning appliance.

Security Alarm: Not required

7. MECHANICAL & PLUMBING. P.C. SUM €20,000.00 EX VAT.

*All mechanical and plumbing installations are to be certified and a copy of the certificate is to be emailed to seanmaloneyassociates@gmail.com
All installations need to be pressure tested*

All manufacturers' instruction for supplied plumbing devices are to be scanned and a PDF copy emailed to seanmaloneyassociates@gmail.com

SPACE HEATING - UNDERFLOOR:

- Underfloor to be installed in accordance with manufacturer's instructions, all pipes are to be pressure tested prior to the pouring of floor screeds.
- Each floor is to be zoned with a minimum of 2 zones. All pipes should return to a manifold, located in enclosed areas such as cupboards, hot-press etc. All work is to be neat.

SPACE HEATING – RADIATORS: (If Applicable)

- Radiators to be sized in accordance with manufacturer's requirements. All pipes are to be pressure tested prior to the pouring of floor screeds.
- **Towel radiators to bathroom & ensuite (4 No)**
- All radiators are to be thermostatically controlled.
- Valves are to be 'Peglar' type or other approved equivalent.
- Distribution piping is to be insulated copper pipe with all joints to be welded. Insulated aluminium piping is also acceptable. Plastic (Qualpex) piping is not acceptable.

HEAT SOURCE – AIR TO WATER HEAT PUMP:

- An Electric Heat Pump (external type) is to be provided. The Heat Pump is to be certified at 96% efficiency or Greater. Pipes leading to and from the dwelling are to be insulated. **(See BER Specification)**

WATER HEATING:

- The cylinder is to be a factory insulated type with 3 coils. An immersion is to be provided and linked to a time clock.
- The water should also be heated by the air heat source, the 'system link' should be sized to accommodate this as a controllable zone.
- Each zone is to be thermostatically controlled.
- The showers are to be off the cylinder.
- All pipes are to be pressure tested prior to covering with insulation and concrete.
- All pipes are to be insulated and restrained with appropriate fixings. The cylinder is to be fully restrained and supported.

SANITARY WARE & INSTALLATION:

- Disabled toilets are to have clear spaces as indicated on the drawings.
- White sanitary ware of durable quality. WC is to be coupled type, WHB is to be provided with a pedestal, bath is to be manufactured, shower tray is to be manufactured unless a level entry is detail on the drawings.
- Cold water storage tank to be provided in attic, tank is to be provided with a lid and insulated. The structure to accommodate the storage tank is to accord with T.G.D.-A of the building regulations.
- All pipes are to be insulated.
- Pipes are to be either copper or aluminium with a permanent joint system and pressure tested.
- Cold water feeds are to be provided to washing machine and dishwasher.

OTHER INSTALLATIONS

- Carbon monoxide detectors should be provided in rooms where there are fuel burning appliances.
- Gas- All gas fires, installations, appliances are all required to be certified upon installation.
- Allow for Heat Recovery System. **P.C. Sum Allowance €8,500.00**

8. ENERGY CONSERVATION_____

Insulation is being specified thus (these are minimum standards):

Concrete Block Walls:	200mm pumped 'Eurobead' or equiv. to cavity (Thermal Conductivity 0.033W/mK)
Ground Floors:	150mm ('Kingspan TF' or equiv. –Thermal Conductivity 0.022 W/mK). 25mm Uprand insulation around the perimeter of the floor must be provided.
Flat Roof:	150mm 'Kingspan K7 (Thermal Conductivity 0.022W/mK) between rafters. (25mm continuous air gap over maintained). 62.5mm 'Kingspan K18 Dry-lining Board to underside (Thermal Conductivity 0.021 W/mK) or other approved equivalent products.
Flat Ceilings:	400mm 'Kanuf Loft Roll 40' (Thermal Conductivity 0.040W/mK) between and over ceiling joists.

9. INTERNAL FINISHES_____

PLASTERING:

The internal plastering is to be:	Sand cement & skim coat finish over all block walls.
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The internal plaster material is:	Gypsum plaster
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CEILINGS:

The ceiling finish is to be:	Single coat skim over 12.50mm plain plasterboard, all joints are to be scrim taped.
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The plaster material is:	Gypsum plaster
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All ceilings are to be prepared with scrim tapes and all plaster slabs are to be securely fixed at appropriate centres. All nail 'pops' are to be made good.

PAINTING & DECORATING:

- The entire house, internal and external is to be painted. All ceilings are to be painted as required.
- 1 Coat of sealer & 2 coats of matt emulsion paint to be used. Colours to be chosen at time of construction. Paint to be 'ColorTrend' brand.
- External walls are to be painted with 3 Coats of external emulsion; colour is to be selected at time of construction. Paint to be either 'Fleetwood' or 'ColorTrend'.

KITCHEN & UTILITY:

- PC sum to be indicated for kitchen and utility units, supply and fit.

TILES & FLOORING.

- PC sum to be indicated for floor and wall tiles in bathroom / utility room / kitchen and front hall way, supply and fit.
- PC sum to be indicated for timber floors in dining area and bedroom, supply and fit.
- **Allowance for forming recessed shelves to tiled walls in shower areas.**

STAIRS (WHERE REQUIRED) & JOINERY: N/A.

- Stairs is to be: Selected by Client.
- Skirting and architraves are to be: 150mm primed MDF, Painted.
- Internal window cills are to be: Red Deal, Painted or Varnished
- Hardwood types, if specified, will be verified by the client prior to purchase.
- All nail holes are to be punched and filled. All timber is to be clean and well sanded.
- Skirting height to be 150mm.
- Architraves to be 100 – 125mm.

9. LANDSCAPING & OTHER

WALLS: N/A.

- Boundaries to be treated as indicated on drawings.
- No works required to front wall or boundaries.

PATHS:

- Property to be provided with concrete paths around new house
- Garden edge kerb as shown on site layout drawing.
- Disabled access to be in accordance with the building regulations. A 1.2m X 1.2m clear space to be provided adjacent to entry door. A drainage channel is to be provided immediately outside the door. Threshold height is to be no greater than 15mm. The ramp is to be wrapped in DPC when it is adjacent to the building. Steps are to be no greater than 150mm on the sides of the ramp. There is to be no unprotected level platform on any side of the ramp, hence the provision of steps is warranted to connect the ramp.

FOUL SEWER CONNECTION.

New connection to be made into existing communal Treatment System located to the front of the site next to proposed house., only foul water to enter the sewage treatment plant. **All new pipework required around house to pick up all toilets and sink gullies. Supply and fit JFC grease trap. All new pipework laid to required fall, with AJ's, Gullies, Soil vent pipes as required.**

SOAKAWAYS

Soakaways to be provided for disposal of rainwater. Minimum volume 1.5m³ each.

Soakaways to be positioned as indicated on site layout drawings. Each soakaway to be a minimum of 7 metres from the dwelling.

PIPES & FITTINGS

uPVC pipes and fittings to comply with IS424:1990. Pipes to be laid to falls of between 1 in 60 and 1 in 100 as appropriate and to have a suitable granular surround. Shallow pipes or those crossing driveways, hard standings, etc. to have a concrete surround.

ESB & TELEPHONE SERVICE DUCTS (If required)

Provide a 50mm red duct with marker tape and draw wire to the public road for the ESB service connection.

Provide a 50mm black duct with marker tape and draw wire to the public road for the Telephone service connection.

WATER CONNECTION

Provide a 12.5mm nominal bore Heavy Gauge hydrodare pipe from existing connection on site to the house for the provision of water services. Provide a stop cock, beside the new front boundary wall, with a cover and frame marked "Uisce".

PLANTING:

- Existing Lawns to be levelled and left ready for seeding if disturbed during construction.

TARMACADAM.

Allowance of €10,000.00 excl. vat to be included in tender for tarmacadam repairs/tying in new area's with existing/making good to disturbed area's during construction.

Boundary Walls:

**Allowance of €10,000.00 for repairs/rebuilding sections of boundary walls.
€10,000.00.**

CREATION OF AN APARTMENT IN PART OF EXISTING COMMUNITY CARE CENTRE.

This section details the items of work specific to the community care centre and should be priced accordingly. Reference needs to be made to the main specification items listed above when considering this part of the tender.

DEMOLITION:

- Internal demolition of walls as detailed on the plans is to be undertaken in a safe manner. Please refer to "Demolition & Waste Management" section of the main specification.

SUPER-STRUCTURE: INTERNAL STRUCTURES

- Internal replacement walls are to be 100mm concrete, or 100mm loadbearing timber stud partition as appropriate. All roof / overhead floor loads are to be considered in the provision of such partitions. Revised locations are to be as indicated on the drawings. Please refer to "Super-Structure" section of the main specification.

EXTERNAL FINISHES:

- External renders are to be made good where indicated or disturbed.
- All precast cills will need to be repositioned to eliminate cold bridging to reveals.

FLOOR SCREEDS:

Existing floor screeds / concrete subfloor are to remain in place.

ROOF:

Complete roof over apartment section is to be stripped back to existing timbers, new breathable felt to specification, new treated battens to match existing. A P.C. Sum allowance of €10,000.00 excl. vat is to be included in tender to deal with/replace any decayed timbers. Supply & fix new slate finish, fascia/ soffit, gutters and downpipes to specification.

- The existing roof surface to be inspected and any loose slates or ridge caps to be replaced. Lead flashing to valleys to be inspected and replaced if deemed cracked or compromised. Structural roof timbers are to be made-good in so far as reasonably practicable.
- Intentional damage, i.e. intervention to facilitate demolition of chimneys or other such structures are to be made good as necessary with like-for-like replacement products.
- **Please refer to "Roof" section of the main specification.**

ENCLOSING ELEMENTS: WINDOWS:

- The existing windows are to be replaced throughout the dwelling to match the specification and energy targets set out in the "Windows" section of the main specification.

ENCLOSING ELEMENTS: DOORS – EXTERNAL:

- New external door side elevation to elevation drawings. The specification and energy targets set out in the “Doors-External” section of the main specification.

ENCLOSING ELEMENTS: DOORS – INTERNAL:

- The existing internal doors, frames and architraves are to be replaced throughout the dwelling to match the specification set out in the “Doors-Internal” section of the main specification.
 - Fire doors to be provided if specified on the plans.
 - For architrave and frame materials refer to finishes section.
 - Doors are to have 3 hinges, finishes to match the ironmongery specification. All items are to be agreed on site.
 - Bathroom doors, toilet and en-suite doors are to have a coat hook. All doors are to be provided with skirting mounted door stops.

ELECTRICAL P.C. SUM €15,000.00 EX VAT. (Refer to fire Cert Drawings and report for upgrade electrical work to apartment.)

All electrical installations are to be certified and a copy of the RECI certificate or other such certificate is to be emailed to seanmaloneyassociates@gmail.com
All manufacturers' instruction for supplied electrical devices are to be scanned and a PDF copy emailed to seanmaloneyassociates@gmail.com

STANDARD ITEMS:

As the apartment is to be constructed to an airtight standard, it is to be noted that service holes, opes or other locations, where wires penetrate the external envelope, that the construction is to be air sealed.

- All wires are to be chased into the external blockwork with a mechanical chasing device. All wires are to be encased in plastic or metal conduit in accordance with relevant ETCI standards.
- Supplies are to be Single Phase.
- Fuse board is to be ELCB type. Timers etc are to be automatically adjusting in the event of power failure.
- All outlets and apparatus are to be simple white MK type or other approved equivalent.
-

TV:

- All TV locations are to be provided with 2 HDMI cables and 1 Co-Axial cable which are to be wired back to a central Comms/AV location in the utility.
- The Comms/AV location is to be provided with a Phone supply connection.
- A supply duct from the external TV duct box to the Comms/AV location is to be provided to facilitate the connection of antenna etc.
- Outlet plates are to match the rest used in the dwelling.

PHONE / BROADBAND:

- A supply duct from the external Phone duct box is to be provided to the Comms/AV location.
- Ethernet cables are to be provided to a central location, within the footprint to facilitate the provision of WiFi signal boosters.

- Offices / kitchen areas are to be provided with a phone outlet and an Ethernet outlet.
- Outlet plates are to match the rest used in the dwelling.

EXTERNAL LIGHTING:

- IP rated Lighting is to be provided over the front and rear access door and any other external door. These lights are to be motion sensing. Switches should be directly inside the corresponding door.
- All lighting is to be fitted with changeable LED type lighting. All lighting is to accept mains voltage and not be operated via transformers.
- All external switches and sockets are to be IP rated and by 'MK' or other approved alternative.
- All installations are to comply with the Disabled Regulations.

LIGHTING:

All Room Specification:

Main Light:	All CFL/LED fittings
Switching:	To be a mixture of 1 way and 2-way light switches.

SOCKETS:

- Double Sockets are to be generous i.e. 3 per room. Location of same to be agreed on site. Sockets are to accord with all disabled requirements and at least 1 socket is not permitted to be within 300mm of a corner.
- A double socket is to be provided on each side of the bed for every bedroom.
- An IP rated, enclosed socket, is to be provided externally to the side of the dwelling for the purposes of power-washing / cleaning etc.
- Kitchen and utility appliances are to be provided with a switched socket at counter height in order to isolate same.
- The kitchen is to have a generous supply of sockets, minimum 8.
- All sockets are to be double type, switched unless stated otherwise.

OTHER SUPPLIES (AS APPROPRIATE):

- Provide a supply with a soft-start device for the air-to-water / ground source heat pump (if proposed)
- Provide for plumbing appliances such as pumps, heating controls, thermostats, immersion and wiring for all associated devices.
- Provide lighting, sockets for all other ancillary areas that will require same, which may not be specifically mentioned in this specification.
- Provide 1 pump shower in the main bathroom of the dwelling.
- Earth all pipes, sinks etc.
- Provide a supply for all cooking apparatus, hobs, microwaves, HRV system and wire for any controls associated with same.
- HRV to have a call system for additional ventilation for all bathrooms / en-suites / toilets.
- The dwelling is to be connected to a day/night meter supply from the ESB

SAFETY EQUIPMENT:

Smoke Detectors:	On each level in the dwelling and additional ones on long hallways, separate heat detector required for the kitchen and utility.
Carbon Monoxide Detectors:	For each room where there is a fuel burning appliance.
Fire/Security Alarm:	Check Fire Cert Report.

MECHANICAL & PLUMBING. P.C. SUM €20,000.00 EX VAT.

*All mechanical and plumbing installations are to be certified and a copy of the certificate is to be emailed to seanmaloneyassociates@gmail.com
All installations need to be pressure tested*

All manufacturers' instruction for supplied plumbing devices are to be scanned and a PDF copy emailed to seanmaloneyassociates@gmail.com

SPACE HEATING - UNDERFLOOR: N/A.

- Underfloor to be installed in accordance with manufacturer's instructions, all pipes are to be pressure tested prior to the pouring of floor screeds.
- Each floor is to be zoned with a minimum of 2 zones. All pipes should return to a manifold, located in enclosed areas such as cupboards, hot-press etc. All work is to be neat.

SPACE HEATING – RADIATORS: (If Applicable)

- Radiators to be sized in accordance with manufacturer's requirements. All pipes are to be pressure tested prior to the pouring of floor screeds.
- All radiators are to be thermostatically controlled.
- Valves are to be 'Peglar' type or other approved equivalent.
- Distribution piping is to be insulated copper pipe with all joints to be welded. Insulated aluminium piping is also acceptable. Plastic (Qualpex) piping is not acceptable.

HEAT SOURCE – AIR TO WATER HEAT PUMP:

- An Electric Heat Pump (external type) is to be provided. The Heat Pump is to be certified at 96% efficiency or Greater. Pipes leading to and from the dwelling are to be insulated. **(See BER Specification)**

WATER HEATING:

- The cylinder is to be a factory insulated type with 3 coils. An immersion is to be provided and linked to a time clock.
- The water should also be heated by the air heat source, the 'system link' should be sized to accommodate this as a controllable zone.
- Each zone is to be thermostatically controlled.
- The showers are to be off the cylinder.
- All pipes are to be pressure tested prior to covering with insulation and concrete.
- All pipes are to be insulated and restrained with appropriate fixings. The cylinder is to be fully restrained and supported.

SANITARY WARE & INSTALLATION:

- White sanitary ware of durable quality. WC is to be coupled type, WHB is to be provided with a pedestal, shower tray is to be manufactured unless a level entry is detail on the drawings.
- Cold water storage tank to be provided in attic, tank is to be provided with a lid and insulated. The structure to accommodate the storage tank is to accord with T.G.D.-A of the building regulations.
- All pipes are to be insulated.
- Pipes are to be either copper or aluminium with a permanent joint system and pressure tested.
- Cold water feeds are to be provided to washing machine and dishwasher.

OTHER INSTALLATIONS

- Carbon monoxide detectors should be provided in rooms where there are fuel burning appliances.
- Gas- All gas fires, installations, appliances are all required to be certified upon installation.

ENERGY CONSERVATION:

EXISTING FLOORS: To be removed to provide for underfloor heating as per the main specification. N/A

EXISTING ROOF / ATTICS: To be provided with additional insulation as per the main specification.

PARTY WALL: 62.5mm Insulated board to party wall. N / A.

AIR TIGHTNESS: This is required for the apartment.

INTERNAL FINISHES:

CEILINGS: Upgraded as per fire cert drawings and report.

PAINTING & DECORATING: Existing apartment to be fully re-painted as necessary as per the main specification.

NOTES TO TENDERS.

**FOR CONSTRUCTION OF A ONE BEDROOM SINGLE STOREY DWELLING HOUSE,
CREATION OF AN APARTMENT IN PART OF THE EXISTING COMMUNITY CENTRE
INCL. ALL ANCILLARY SITE DEVELOPMENT WORKS.
AT CARTON, MILTOWN, CO. GALWAY.
PL. REF. 24/61484 GALWAY COUNTY COUNCIL.**

CLIENTS: MILTOWN HOUSING ASSOCIATION LTD.

The successful tenderer will be required to furnish: -

- (a) A detailed breakdown of the makeup of their price.
- (b) A schedule of rates charged for the different trades and work areas.
- (c) Evidence of satisfactory insurance cover before his tender can be accepted.
- (d) Safety Statement.
- (e) Confirmation that the Contractor is competent to perform the role of Project Supervisor (Construction). (Include charges for same in tender)

The tenderer shall include for the following items: -

- (a) A contingency sum of €10,000 to be expended only on client's instructions.

The tenderer shall include the following P.C. sums (all exclude VAT) in their tenders:

- Dwelling House.

Internal Doors: €175.00 each to purchase.

Sanitary Ware: €1,500.00

Mechanical: €20,000

MVHR: €8,500

Electrical: €15,000

Tiling. Floor & Walls: €3,000.00

Timber Floor finishes: €1,500.00

Kitchen/Utility: €5,000.00

Ironmongery: € 1,000

-Apartment.

Internal Doors: €175.00 each to purchase.

Sanitary Ware: €1,500.00

Mechanical: €20,000

MVHR: €8,500

Electrical: €15,000

Tiling. Floor & Walls: €3,000.00

Timber Floor finishes: €1,500.00

Kitchen/Utility: €5,000.00

Ironmongery: € 1,000

Repairs to Defective roof timber over apartment roof. €10,000.00

-Site Works.

Tarmacadam Repairs/ Resurfacing. €10,000.00

Repair/Rebuilding Boundary Walls. €10,000.00

The tenderer shall include in their tender for attendance on and fitting of above P.C. items.

The tenderer shall include for builders work in connection with the Electrical/Mechanical installation including chasing of walls for electrical, ducting for ESB and Eircom supply points.