

COADY
ARCHITECTS

Ardscoil Mhuire, Corbally

Enabling Works - Works Requirements Report
for

TENDER

October 2026

Job ref: 2751

Volume A Works Requirements - Contents

1.0 THE PROJECT

- 1.1 General
- 1.2 General Description of the Works
- 1.3 Parties & Consultants
- 1.4 Project Particulars, Preambles and Preliminaries
- 1.5 Tendering
- 1.6 Permissions and Consents
- 1.7 Compliance with the Permissions and Consents
- 1.8 Site Boundaries & Surveys

2.0 MANAGEMENT OF THE SITE

- 2.1 Construction Management & Delivery Plan (CMDP)
- 2.2 Waste Management Plan (WMP)
- 2.3 Means of Access
- 2.4 Restrictions on Access
- 2.5 Limitations on Use of the Site
- 2.6 Limitations on Working Hours
- 2.7 Position of the Works
- 2.8 Information on / Interaction with Adjacent/ Abutting Structures
- 2.9 Archaeology
- 2.10 Ecology
- 2.11 Ecological Clerk of Works
- 2.12 Hoardings, Fences, Screens, Temporary Roofs, Advertising Rights
- 2.13 Maintenances and Protection of Existing Services, on, under or over the Site
- 2.14 Specific Site Rules and Regulations
- 2.15 Execution of Work in a Specific Area
- 2.16 Road Closures, Restrictions, Alternative Route Restrictions
- 2.17 Security, Safety & Protection of the Works
- 2.18 Other Work on the Site to be Carried out Concurrent with the Works by the Employer's Personnel or Others
- 2.19 Facilities of the Employer to be Operated and Maintained by the Contractor
- 2.20 Temporary Accommodation & Facilities
- 2.21 Any other Obligation or Restriction
- 2.22 Flood Risk Management
- 2.23 Existing Prefabs

3.0 THE CONTRACT

- 3.1 Contract Form

- 3.2 Novation of Design Team
- 3.3 Form of Performance Bond
- 3.4 Form of Parent Company Guarantee
- 3.5 Form of Appointment of PSCS & PSDP
- 3.6 Certificate in Respect of Professional Indemnity Insurance
- 3.7 Other Insurances
- 3.8 Owner Controlled Insurances
- 3.9 Certificate in Respect of Pay & Conditions of Employment
- 3.10 Form of Collateral Warranty
- 3.11 Form of Bond for Payment in Respect of Materials Off-Site
- 3.12 Project Board
- 3.13 Terms of Appointment of Conciliator
- 3.14 Conciliation & Arbitration Rules

- 4.0 **DRAWINGS, SPECIFICATIONS, SCHEDULES AND REPORTS**
- 4.1 General
- 4.2 Architectural Information
- 4.3 Civil / Structural Engineering Information
- 4.4 Services Engineering Information

- 5.0 **PROGRAMME, PROGRESS AND SECTIONS**
- 5.1 Sections / Sectional Completion
- 5.2 Outline Programme
- 5.3 Master Programme (Contract Programme)
- 5.4 Commencement of Work
- 5.5 Monitoring & Reporting
- 5.6 Notice of Completion

- 6.0 **SPECIALISTS**
- 6.1 General
- 6.2 Reserved Specialists
- 6.3 Novated Specialists
- 6.4 Specialists Selected by the Employer
- 6.5 Contractor Design

- 7.0 **BUILDING CONTROL (AMENDMENT) REGULATIONS**
- 7.1 Contract Requirements

- 7.2 Contractor Obligations
- 7.3 Statutory BC(A)R Assignment & Certificate Forms
- 7.4 Ancillary Certifiers & Ancillary Completion Certificates
- 7.5 Builder (Contractor) and Specialist Subcontractor / Design Subcontractor Supervision
- 7.6 The Inspection Plan
- 7.7 The Inspection Notification Framework
- 7.8 Inspection Protocols
- 7.9 Record Keeping
- 7.10 Post Tender Submittal Requirements
- 7.11 Completion

- 8.0 **MATERIALS AND QUALITY CONTROL**
- 8.1 General
- 8.2 Samples
- 8.3 Testing
- 8.4 Accuracy & Setting Out
- 8.5 Supervision / Inspection / Defective Works
- 8.6 Work At or After Completion
- 8.7 Quality Assurance System
- 8.8 Environmental Management System

- 9.0 **MANAGEMENT AND CO-ORDINATION OF THE WORKS**
- 9.1 Documents to be Provided
- 9.2 Format of Documents
- 9.3 Submission Procedures
- 9.4 Information on Site
- 9.5 Site Progress Meetings
- 9.6 Contractor's Progress Reports
- 9.7 Request for Information – RFI Process
- 9.8 Cost Control
- 9.9 Procedures which the Contractor use to Follow in Carrying out his Design
- 9.10 Maintenance of Specific Temperatures or Humidity Levels
- 9.11 Confidentiality and Secrecy
- 9.12 Insurance Claims

- 10.0 **SAFETY, HEALTH AND WELFARE**
- 10.1 Appointment of Project Supervisor for Construction Stage (PSCS)

- 10.2 Preliminary Health & Safety Plan
- 10.3 Cooperation with Project Supervisor for Design Process
- 10.4 Temporary Works
- 10.5 Anchors
- 10.6 Certificates / Method Statements
- 10.7 Safety File

- 11.0 **COMMISSIONING, COMPLETION AND HANDOVER**
- 11.1 Commissioning Plan
- 11.2 Handover Deliverables
- 11.3 Substantial Completion
- 11.4 Cleaning
- 11.5 Site Demobilisation

1.0 THE PROJECT

1.1 General

- 1.1.1 Project: Ardscoil Mhuire, Corbally
- Nature: The demolition of the existing single storey school buildings on site and site clearance works in advance of a new multi-storey school building on site.
- Location: College Park, Corbally, Limerick V94 X47D

1.2 General Description of the Works

- 1.2.1 The works will consist of the demolition of the existing, vacated, single storey Ardscoil Mhuire school buildings on site, including all permanent and ancillary structures, existing footings and hardstanding within the site; as well as the removal of all disused on-site drainage systems and utility services, including any existing underground attenuation tanks, all in advance of a new multi-storey school building on site. The total area of buildings to be demolished is 3,257m².

1.3 Parties & Consultants

- 1.3.1 Employer **Catholic Education | an Irish School's Trust (CEIST)**
- Address: Summit House, Embassy Office Park, Kill, Naas, Co Kildare, W91 VK0T
- Tel: 061 651 0350
- Contact: Maeve Mahon
- 1.3.2 Employer's Representative /Architects **Coady Architects**
- Address: Mount Pleasant Business Centre, Mount Pleasant Avenue, Dublin 6, D06 X 7P8
- Tel: 0 1 497 6766
- Contact: Mark McCann
- 1.3.3 Quantity Surveyors **Rogerson Reddan**
- Address: Park House, Arthurs Quay, Limerick
- Tel: 061 410441
- Contact: Kieran Clohessy
- 1.3.4 Civil / Structural Consultants **O'Connor Sutton Cronin Consulting Engineers**
- Address: North Point House, New Mallow Road, Cork, T23 AT2P
- Tel: 021 235 5816
- Contact: John McBeath
- 1.3.5 Services Consultants **Semple & McKillop Ltd**

Address: Unit 6, Drumillard Retail Park, Monaghan Road,
Castleblayney, Co. Monaghan,
A75 KH60

Tel: 042 974 9570

Contact: Stephen Finch

1.3.6 Project Supervisor Design Process **Turner Townsend**

Address: 1st Floor, 1GQ, George's Quay, Dublin 2,
D02 Y098, Ireland

Tel: 01 400 3300

Contact: Pat Healy

1.4 Project Particulars, Preambles and Preliminaries

1.4.1 The detailed Project Particulars, Preambles and Preliminaries are included as part of these Demolition works requirements and are included in Volume A1.

1.5 Tendering

1.5.1 Scope: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

1.5.2 General:

Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works. Where a Contractor encounters any discrepancies in the Tender documents including discrepancies between the pricing document and drawings and / or specifications, discrepancies to be notified immediately. The contractor to note all items in the Tender Pack and include in the Tender price. Notified elements will be listed in the Post Tender Meeting Minutes which will ultimately form part of the contract.

1.5.3 Exclusions: Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.

1.5.4 Period of Validity: As per Instructions to Tenderer

1.5.5 Pricing of Preliminaries: If the Contractor requires interim payments to include fixed and time related charges for specific items in the Preliminaries, those charges must be clearly shown against the items.

1.5.6 Priced Documents

- Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
- Where measurements are not stated, ascertain from the drawings.
- Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

1.6 Permissions and Consents

1.6.1 A Grant of Planning Permission has been received from Limerick City & County Council for the demolition of the existing Ardscoil Mhuire buildings; **PI/ Ref: 24/60855**.

A copy of the Planning Application and grant has been included in the **Instruction to Tenderers (ITT), Appendix 3: Information Pack**.

1.6.2 The tender drawings and specifications reflect the planning documents lodged. It is a requirement that the works be carried out in compliance with these documents.

1.6.3 The contractor will be required to address any Planning Conditions as part of the Demolition Works, to the approval and satisfaction of the Local Authority:

- **Condition 1**

The development shall be carried out in accordance with the plans and particulars lodged with the application on the 27th day of August, 2024, except as may otherwise be required in order to comply with the following conditions.

- **Condition 2**

During construction of the proposed development, the following shall apply:

- No work shall take place on site outside the hours of 8.00 a.m. to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday, or on Sundays or public holidays, unless otherwise agreed in writing by the Planning Authority.
- No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.
- Adequate car parking facilities shall be provided on site for all workers and visitors.
- Deliveries shall be off peak.

- **Condition 3**

The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

- **Condition 4**

Prior to commencement of development, a Construction Management and Delivery Plan for the construction of the development shall be submitted and agreed in writing with Planning Authority, which shall include noise, dust, vibration, and site specific traffic management plans (plans shall also be in drawing format).

- **Condition 5**

- a) The mitigation methods outlined in the Natura Impact Statement dated 17th July 2023, the Bat Report dated 16th March 2023 and the Ecological Impact Assessment Report dated 17th July 2023 must be adhered to in full
- b) An Ecological Clerk of Works shall be appointed to oversee the construction phase of the project
- c) To enhance bat roosting habitat, 2no. bat boxes must be installed. Locations and models used to be confirmed by a suitably qualified ecologist and agreed by the Planning Authority.
- d) Swift boxes and screamers should be installed under the guidance of a suitably qualified ecologist. Location to be agreed by the Planning Authority.

- **Condition 6**

- a) Prior to commencement of development, the developer shall submit a revised Mobility Management Plan and which shall include the following:
 - number of students and staff and their current mode of transport
 - The model split for the opening year of the school and 5 years after opening
 - shall include an update to travel survey incorporating staff numbers.
- b) Prior to commencement of development, the developer shall submit a revised site layout outlining the following:

- location of separate cycle storage for staff that is covered and secure and which shall be close to the building's entrance points. The method of securing the secure bike parking for both staff and students shall be outlined .e.g. by fob or key etc.
- An area within the new school for staff lockers /changing room.

- **Condition 7 N/A**

- **Condition 8**

- a) Prior to commencement of development the developer shall submit revised drawings and supporting information for the written agreement with the Planning Authority and which shall include the following:
 - Show footpath and road widths.
 - Show junction radii.
 - Show tactile paving on either side of accesses and internal crossing points on the pedestrian desire line
 - Road markings shown at crossing points are associated with controlled crossings and should be revised.
 - Show 'STOP' road markings and signage at exits. Show 'No Entry' signs and road markings at the set down area to prevent the wrong entrance being used.
 - Show a minimum of 10% of all public realm car parking spaces should be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date.
 - Show a cross section through the footpath car parking and road showing construction build up with clear specification.
 - Accessible parking spaces shall be relocated closer to the school building.
 - Show footpath at rear of parking spaces, ensure suitable width to allow for overhanging vehicles.
- b) A Stage 2 Road Safety Audit shall be submitted and agreed by the Planning Authority prior to the commencement of construction. The RSA must be in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'. The Audit Team must be independent in line with the standard.
- c) A Stage 3 Road Safety Audit shall be submitted and agreed by the Planning Authority. The RSA must be in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'. The Audit Team must be independent in line with the standard.
- d) The developer shall address all problems raised with the stage 2 and 3 Audits in full and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled for acceptance by the Planning Authority.
- e) Footpaths for the proposed development shall be in line with "TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas. The footpaths shall have a minimum width of 2.0m, with the exception of the footpaths at the perpendicular parking areas, which shall be extended in width so pedestrians will not be impeded by overhanging vehicles. Footpaths shall be continuous, suitably dished at tall junctions, crossing points and include for appropriate tactile paving. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".
- f) Kerbs on flat are not permitted for any development that maybe taken in charge by Limerick City and County Council.
- g) Kerbing Details (TII C C-SCD-01101 Traffic Management Guidelines from the Department of Transport)
 - A raised lip of 0-6mm should be used for pedestrian crossings.
 - Kerb upstand can vary – generally 125mm upstand (precast kerbing) and this provides a clear definition of a segregated street environment.
- h) The road construction should be in accordance with the shall be in accordance "TII Publications Specification for Road Works Series 700 – Road Pavements &

Specification for Road Works Series 900 Road Pavement-Bituminous. All bituminous road layers shall be machine laid. Photographic evidence & copies of docket (which shall have the date time /location) must be submitted to the Planning Authority upon completion of any phase of the development.

- i) The Developer shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing roads shall be appropriately repaired in agreement with Limerick City and County Council.
- j) The Developer shall ensure that any planting within the proposed development does not interfere with sightlines.
- k) Turning area shall be in line with the "Recommendations for Site Development Works for Housing Areas" & "DMURS".
- l) Road Markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". Road Signs are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". All road markings and signage shall be kept maintained by the developer.
- m) Road Opening Licence is required for entrances.

• **Condition 9**

- a) A bat friendly lighting plan must be developed by a suitably qualified ecologist to protect treelines and aquatic habitats from light pollution during the construction and operational phase of the development and agreed with the Planning Authority.
- b) Lighting Design Engineer shall submit certification to the Planning Authority to confirm that the lighting has been erected as per the approved design upon completion of any phase of the development and prior to the occupation of any phase of the development.

• **Condition 10**

- a) A Drawings and supporting information showing compliance with Limerick City and County Council's Surface Water & SuDs Specification 2022 shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of the development to include the following:
 - Submit revised Surface Water and SuDS Layout Plan to include FFL.
 - Submit revised surface water calculations by way of simulation modelling (Causeway or Micro Drainage) in line with Limerick City and County Councils Surface Water and SuDS Specification.
 - Submit revised risk indices with the removal of the porous asphalt parking to areas of the development dependent on their land use to represent the level of pollution that is typically generated and therefore must be 'treated' with SuDs components to meet water quality standards.
 - Submit revised mitigation with the removal of the porous asphalt parking indices to demonstrate that it is greater than risk indices.
 - Revise permeable paving cross section to include for the car parking spaces connected together with access chamber for maintenance and over flow pipe connected to the main internal system.
 - Show bioretention features such as rain gardens, tree pits and green roof all with overflows. Cross sections showing construction build up shall be submitted for approval.
 - Show how surface water will be prevented from discharging out the accesses to public road.

- Show road gullies and their connections.
 - b) The surface water discharges from the proposed development must be controlled to a maximum of Q_{bar} or 2 l/s/ha, whichever is the greater restriction.
 - c) Minimum freeboard of 500mm shall be achieved on the FFL.
 - d) The construction of the Surface Water & SuDs systems, notification to Limerick City and County Council for inspection, Consulting Engineer inspection/certification and recording of the system for GIS mapping must be in line with Limerick City and County Council's Surface Water/SuDs Specification.
 - e) A maintenance plan shall be submitted and agreed with the Planning Authority for the Surface Water/Suds System prior to the commencement of the development.
 - f) The developers Consulting Engineers shall submit certification for the Surface Water/SuDs Specification that it has been constructed as designed upon completion of any phase of the development and prior to any occupation.
 - g) Prior to commencement of development, the developer shall submit to the Planning Authority for written agreement a Stage 2 – Detailed Design Stage Storm Water Audit.
 - h) Upon completion of any phase of the development and prior to any occupation, a Stage 3 Completion Storm water Audit to demonstrate Sustainable Urban Drainage System measures and the proposed surface water system have been installed, and are working as designed and that there are no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted for written agreement.
 - i) All surface water run-off from the development shall be disposed of appropriately. No such surface water shall be allowed discharge onto adjoining properties or onto the public road.
 - j) All surface water run-off from the public road, which flows into the site, shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development.
- **Condition 11**
 - a) Prior to commencement of development the developer shall submit revised drawings showing that the covered area for construction studies, the LPG compound, the ESB substation and switchroom are raised to 5.1mOD.
 - b) The developer shall develop a detailed access and emergency plan
 - c) Flood resilient construction and materials shall be utilised for all development below the 0.5% AEP level.
 - **Condition 12**

Prior to commencement of development, a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, demolition, refurbishment and/or construction related activities of the development, shall be submitted and agreed in writing with the Planning Authority. The waste management plan shall include:

 - a) A list of proposed authorised waste collection permit holders to be employed.
 - b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

- **Condition 13**

Prior to the commencement of any construction works the developer shall locate and protect any Irish Water services within the red-line boundary of the site. There shall be no building over water mains, common pipes, or sewers, and if found the developer must contact Irish Water with a proposal for altering at the cost of the developer.

- 1.6.4 A Building Commencement Notice will not be required to be submitted to the Local Authority prior to works commencing.

1.7 Compliance with Permissions and Consents

- 1.7.1 It is a requirement that the works are carried out in compliance with the Planning Permission and all associated Conditions, including those to be set out in 1.6 above.
- 1.7.2 The Contractor shall take notice of the requirements of the grant of planning permission, and undertake to comply with the same in all material respects where relevant to the Demolitions Contract.
- 1.7.3 It is a requirement that the works are carried out in compliance with all relevant and current Regulations and Standards.
- 1.7.4 Notwithstanding the inspections carried out by the Assigned Certifier / Design Team and others, the Contractor is legally responsible for the supervision of the works and confirming that the works are carried out in accordance with the Building Regulations.

1.8 Site Boundaries & Surveys

- 1.8.1 The site is approximately 1.2 Ha., bounded to the north and east by a low level rendered wall with high level metal railing along College Park and Richmond Park. It is bounded to the west by a palisade railing along Pa Healy Road with dense Grisselinia hedging. Along the southern boundary there is a palisade railing, separating the school site from the wetland area. See Coady Architects Site Plan Drawing Nos. 1000, 1002 & 1004 in **Volume A3** for site details.

The Contractor is expected to visit the site when preparing their tender submission and satisfy themselves as to the existing adjacent buildings and boundary conditions. Details of site visit arrangements are included in the **ITT**.

- 1.8.2 The following surveys have been undertaken at design stage and can be found in **ITT, Appendix 3: Information Pack**. The Contractor is expected to have reviewed these documents when preparing their tender submission and satisfy themselves as to the existing site condition:

1. Preliminary Health & Safety Plan
2. Planning Application
3. Planning Grant
4. Topographical Survey
5. GPR Survey
6. Utility Survey including Ground Penetrating Radar Survey
7. Site Investigations Survey
8. Archaeological Desktop Study and Assessment
9. Ecological Surveys
10. Tree Conditions Survey
11. Traffic Surveys
12. Outline Construction & Demolition Waste Management Plan
13. Flood Risk Assessment
14. Asbestos Survey
15. Acoustic Survey
16. Templates

2.0 MANAGEMENT OF THE SITE

2.1 Construction Management and Delivery Plan (CMDP) - to be read in conjunction with OCSC documents.

2.1.1 Per planning Condition no. 4, a CMDP is required to be submitted prior to commencement of development for written agreement by the Local Authority. The Contractor shall develop a site-specific CMDP with regard to the Demolition Works for submission. The Contractor shall submit a draft of the Plan to the ER for comment prior to submitting to the Local Authority. The CMDP should comply with any and all relevant conditions as per the Planning Permission as included in the **ITT, Appendix 3: Information Pack** and as set out below. The Contractor is responsible for the management of all site environmental issues including those associated with the works of all other Contractors operating on the site.

- The plan should demonstrate how works on this site and surrounding environment can be delivered in a logical, sensible and safe sequence with the incorporation of specific measures to mitigate the potential impact(s) on people's property and the environment.
- The plan should clearly outline the demolition /construction traffic plan within the demolition /construction area and the approach to the construction site
- The plan shall detail access arrangements for labour, plant and materials and shall indicate the locations of plant and machine compounds. The contractor shall be obliged to comply with the best practice requirements set out in the relevant Codes of Practice.
- During the demolition, the proposed development shall comply with British Standard 5228. Noise Control on Construction and Open Sites Part 1. Code of Practice for basic information and procedures for noise control
- The Contractor shall submit the Contract Specific Construction Management and Delivery Plan to the LA prior to commencement of the works for agreement, and shall retain a copy on site at all times for review by the site inspectorate as necessary.
- The contractor shall issue regular reports as described in the CDMP to the employer's representative. These reports shall be maintained on site and be readily available for inspection by the appropriate authorities.
- The contractor must ensure that all contractor's personnel comply with the contractor's environmental management systems in performing the contract.

2.2 Waste Management Plan (WMP) – to be read in conjunction with OCSC documents.

2.2.1 Per planning Condition no. 12, a Site Specific Waste Management Plan is required to be submitted prior to commencement of development for written agreement by the Local Authority. The plan shall be prepared, submitted and agreed in writing with the Local Authority prior to the Starting Date. The following details shall be included in the Plan:

- Waste Manager responsible for implementing the objectives of the plan. Include name, training and qualifications.
- Types and quantities of waste to be generated.
- Resource management options for these wastes including proposals for minimization/ reuse/ recycling.
- The use of appropriate and licensed waste management contractors.
- Record keeping procedures.
- Waste auditing protocols.
- Demolition plan.

2.2.2 Waste:

- Includes: Rubbish, debris, spoil, surplus material, containers and packaging.
- General: Minimize production. Keep the site and Works clean and tidy.
- Handling: Collect and store in suitable containers. Remove frequently and dispose off-site in a manner approved by the Local Authority by holders of:
 - A waste collection permit issued by the Waste Management Authority.
 - A license issued by the Environment Protection Agency for specified waste recovery and disposal activities.

- A permit from a local authority or certificate of registration from the EPA/ local authority.
 - Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Management Authority.
 - Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
 - Waste transfer documentation: Retain on site.
- 2.2.3 The Plan shall establish the type and quantity of waste that will be produced as part of the project and the reuse and recycling mechanisms that will be engaged to satisfy the aspiration of “Minimise Waste to Landfill Goal”.
- The plan shall provide specific detail on the strategy and mechanisms required to achieve the required goal. Specific detail is required in relation to the management of hazardous wastes. Specific roles and responsibilities shall be defined and duties shall be prescriptive. Detail shall also be included within the plan in relation to the training and awareness that will be provided for site staff and management.
- Detailed records of waste produced, reused and recycled shall be maintained by the contractor. Records of the waste removed from site and the off-site sorting / recycling facilities used to achieve the “Minimise Waste to Landfill Goal” shall be maintained.
- All waste receptacles that leave the site must be covered or enclosed. Site security personnel must inspect each load as it leaves site.
- 2.2.4 The Contractor shall, during the course of carrying out the Demolition Works, maintain the site in a clean and safe condition to the satisfaction of the Employer’s Representative and as part of the Demolition Management Plan; a Project Demolition Waste Management Plan shall be submitted by the Contractor for agreement by the Employer’s Representative.
- The Contractor shall, throughout the contract, remove from the site all plant, goods and materials, temporary buildings or other structures or debris which are not necessary for the proper performance of the contractor’s obligations. This shall include all rubbish, debris spoil, containers and surplus material.
- The Contractor shall also ensure that all local rubbish, dirt and residues are removed from each element prior to the closing in of that part of the works. The Contractor shall ensure that all non-hazardous material is disposed off-site in a safe and competent manner as approved by the Local Authority. The Contractor shall retain on site all record documentation of such disposal. The Contractor shall not deposit deleterious material in the public drains. The Contractor shall comply with all statutory requirements in respect of disposal of waste.
- 2.2.5 The Contractor is responsible for the off-site disposal of materials from the site where required. It is the Contractor’s responsibility to have a valid waste disposal licence, in compliance with the requirements of the Local Authority, in place to meet his programme. A valid licence must be presented to the Employer’s Representative prior to commencing any disposal works. Any delays or consequent works required will be entirely at the risk of the contractor
- 2.2.6 The Contractor is to note the requirement to test demolition material for re-use as site fill material on the new building. Refer also to OCSC tender documentation for details. Allowance to be made for testing, crushing of material and safe stockpile storage on site for future re-use on the new building project.
- 2.2.7 The Contractor is to note the requirement to salvage existing brick from the main sports hall building for potential re-use on the new building. Allowance to be made for careful dismantling of brick on site – reviewing and testing on site and safe and secure storage for re-use subject to material being suitable.
- 2.3 Means of Access**
- 2.3.1 Site Access will be provided from Richmond Park Road to the east of the site as shown on the site plans provided with this tender. See section 2.3 below.
- 2.3.2 The exact location of the Demolition site entrance is a matter for the contractor, to be agreed with the Design Team / Limerick City & County Council prior to the Demolition Works commencing.

2.3.3 The location of site welfare facilities is a matter for the Contractor to determine, to be agreed with the Employer's Representative prior to issuance of the Letter of Acceptance.

2.3.4 It is the responsibility of the Contractor to ensure that all subcontractors, suppliers, visitors and others are made aware of the demolition site access.

2.4 Restrictions on Access

2.4.1 The Contractor is required to contain the site within the boundaries/hoarding and restrict site access to one gate. See Coady Architects Site Plan Drawing Nos. 1001, 1002 & 1004, included in Volume A3.

2.4.2 The Contractor shall provide 1 no. full time Banksman to be positioned at the site entrance at all times.

2.4.3 The Contractor shall provide high quality and consistent way finding signage throughout the approach to the Demolition site. The Contractor shall include for all signage which may be required to ensure that the visitors and the contractors, and subcontractors can easily navigate the site and its surrounding area throughout the works. The signage should be changed and adapted throughout the project as required.

2.4.4 Limerick City & County Council have noted the acceptable working hours in the Notification of Decision to Grant of Permission. In all cases any vehicles accessing the site shall not obstruct the public road or hinder residents' movements to and from their properties.

All deliveries must be guided to the Demolition area by a banksman.

2.4.5 All parking for site operatives must be contained within the site boundary. No site operatives are permitted to park on adjoining roads, laneways or driveways at any time. It is the responsibility of the Contractor to inform all site personnel of this restriction.

2.4.6 The queuing or parking of any demolition vehicles on the public roads is strictly prohibited.

2.5 Limitations on Use of the Site

2.5.1 The use of the site is limited to the Demolition Works.

2.6 Limitations on Working Hours

2.6.1 The works required to implement the demolition shall only be carried out between the hours of:

- Mondays to Fridays– 08.00 to 20.00
- Saturdays, Sundays and Public Holidays – 08.00 to 16.00

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Local Authority. Such approval may be given subject to conditions pertaining to the particular circumstances being set by the Local Authority.

The Contractor shall liaise with the Local Authority and comply with their requirements, and the requirements of the Planning Permission Conditions as set out in **ITT, Appendix 3: Information Pack**.

2.6.2 It is noted that certain activities may be required, subject to prior agreement with the Local Authority, liaison with Garda, local community residents, and the Employer.

2.7 Position of the Works

2.7.1 The Works consist of the demolition of the existing buildings, hard standings, & site clearance as described in the Volume A documentation.

2.7.2 The Contractor must carefully review the documentation to outline the sequence for the Demolition Works. He must identify the logistics associated with the proposed Demolition Works and develop

his own proposals for the sequencing of the demolition, which must be submitted with the tender return.

A Method Statement is to be prepared by the Contractor with regards to services tie-offs, locations and the erection of hoardings and temporary security fencing, demolition of the existing building, proposed protective measures to adjacent buildings, and any other items as may be requested by the Employer's Representative.

The Contractor upon appointment shall liaise with the PSDP to ensure that the Method Statement is acceptable.

- 2.7.3 Emergency escape routes from the site and neighbouring properties must be maintained and managed for the duration of the demolition works. The Contractor must have traffic and pedestrian management systems to ensure that such access is not compromised and is kept clear at all times.

2.8 Information on / Interaction with Adjacent / Abutting Structures

- 2.8.1 The Contractor shall provide a fully detailed dilapidation survey of all adjacent public road, street and structures prior to the commencement of the Demolition works. The surveys shall be completed by a suitably qualified engineer, and presented to the Employer's Representative prior to works commencing, and then subsequently again prior to completion of the Demolition works to determine if any remedial works are required.

- 2.8.2 The Contractor shall undertake a full dilapidation survey on the adjacent residential properties bounding the southwest and southeast of the site before work commences and on completion to check for any movement of the structure of the buildings. The surveys shall be completed by a suitably qualified engineer, and presented to the Employer's Representative prior to works commencing, then subsequently again prior to completion of the Demolition works to determine if any remedial works are required.

- 2.8.3 The Contractor shall prevent damage to existing adjacent buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Demolition works.

- 2.8.4 The Contractors shall prevent damage to existing work, structures or other property during the course of the Demolition works.

- 2.8.5 The Contractor shall liaise with the adjacent landowners when undertaking any works adjacent to the buildings immediately adjacent to the site, to minimise disruption and nuisance.

- 2.8.6 The Contractor shall obtain all permissions, as necessary from owners, if required to erect scaffolding on or otherwise use adjoining property.

- 2.8.7 The Contractor shall provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining property that may be endangered or affected by the Works.

Any temporary supporting structures shall not be removed / dismantled until new work is strong enough to support existing structure.

The Contractor shall ensure to prevent overstressing of completed work when removing supports. The Contractor shall monitor and immediately report excessive movement.

- 2.8.8 The Contractor shall preserve and prevent damage to all existing vegetation, except those identified to be removed. Tree protection measures to be put in place in accordance with the tree protection outlined on 2751-ASM-COA-00-ZZ-DR-A-1004 included in **Volume A** and the Tree Condition Survey drawing prepared by CMK Hort + Arb Ltd. included in **ITT, Appendix 3: Information Pack**.

- 2.8.9 Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

2.9 Archaeology

- 2.9.1 An Archaeological Desk Study was prepared and completed by Tobar Archaeological Services in January 2023 which concluded that there is a low-negligible potential for the survival of buried

archaeological remains at the site, due to it being occupied by the existing school and associated car parking. Further investigations are not deemed necessary by the report.

- 2.9.2 In case archaeological materials are uncovered on the site the contractor is required to notify the planning authority in writing and the contractor shall also notify the Employer's Representative.
- 2.9.3 The Contractor shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site.
- 2.9.4 The Contractor shall provide arrangements, acceptable to the Planning Authority and the Employer's Representative, for the recording and for the removal of any archaeological material which the Authority considers appropriate to remove.
- 2.9.5 The Contractor shall obtain a licence from the National Monuments Service in the event of archaeological works being undertaken as part of the Works.

2.10 Ecology

- 2.10.1 A Natura Impact Statement, an Ecological Impact Assessment, an Ecological Screening for Appropriate Assessment, a Natura Impact Statement and a Bat Survey have been undertaken at design stage and can be found in **ITT - Appendix 3**. The contractor is expected to have reviewed these documents when preparing his tender submission.

- 2.10.2 Demolition Phase – Per 2.1 above, the Construction Management and Delivery Plan (CMDP) for the project should be prepared to further examine potential demolition related impacts and develop appropriate mitigation measures to ensure no related impacts on the conservation objectives of the Lower River Shannon SAC.

Specifically, the CMDP should:

- Detail the establishment of a site compound for the storage of plant, machinery, and materials during the demolition phase of the project.
- Ensure all plant and machinery are refuelled within the site compound at the start of each working day.
- Ensure all plant and machinery are being regularly checked for leaks.
- Ensure that all fuels and other chemical are stored in bunded containers.
- Ensure a spill kit is available at the project site for accidental leaks.
- Detail measures to ensure that construction or demolition debris does not enter the nearby SAC or other off-site areas.
- Detail measures to mitigate silt mobilisation and subsequent potential for runoff.
- Detail the roles and responsibilities of construction and associated staff regarding the protection of the receiving environment.

The removal and disposal of wastewater from temporary welfare facilities in the construction compounds and throughout the site must be carried out by a fully permitted waste collector holding valid Waste Collection Permits as issued under the Waste Management (Collection Permit) Regulations, 2007.

A 'leave no trace' policy should be adopted with education and awareness programmes to be implemented ensuring that littering does not develop into a significant issue.

- 2.10.3 Silt Management - To prevent silt from entering protected habitats, the generation of silt laden runoff should be minimised. Where silt laden runoff is generated, it should be prevented from entering sensitive habitats. Specifically, the following actions should be taken:
 - Prior to the outset of any excavation, the active works area should be assessed and clearly delineated. The minimum area necessary will be identified and fenced. No works should take place outside the fences to prevent damage to areas outside the necessary development footprint.
 - Excavation, when needed, should be undertaken during clement weather to minimise runoff.
 - Where possible, minimise areas stripped of vegetation using a phased approach during construction.

- Avoid stockpiles of excavated earth to control silt runoff.
 - Backfilling shall, wherever practicable, be undertaken immediately after the specified operations preceding it have been completed.
 - Silt fencing should be erected along the boundaries of the site, especially the south-eastern border during the demolition and construction works. This will prevent sediment runoff resulting from excavations and construction from entering the adjacent SAC.
- 2.10.4 Pre-Construction Surveys - At least one month in advance of demolition, and within the appropriate season, the following surveys must be carried out. Note that these will be carried out by client in advance of the works.
- Surveys of trees adjacent to the site with suitability for roosting bats;
 - Surveys for PRFs for bats in the main building and outbuildings of the site; and,
 - Surveys of the treeline at the southwestern border of the site for PRFs.
 - Ecological Supervision - Prior to commencement of works, a suitably qualified ecologist will be appointed to act as an Ecological Clerk of Works (Ec.CoW). The Ec.CoW should:
 - Review the final contractor CMDP and supply input in respect of environmental and ecological matters including a review of the agreed point of discharge from all dewatering activities.
 - Provide advice on all relevant mitigation measures set out in the CMDP. Carry out regular inspections and monitoring of the construction work, particularly in relation to ensuring the implementation of the proposed silt fencing to ensure no impacts on the conservation objectives of any Natura 2000 site.
 - Have the authority to halt works in the event of any non-compliance or failure of the mitigation measures detailed in the NIS and CDMP.
- Note that the Ec.CoW will be hired by client in advance of the works.
- 2.10.5 Invasive Species - The Appropriate Assessment Screening Report concluded that there was potential for adverse impacts relating to the spread of Invasive Species on the conservation objectives of the Lower River Shannon SAC as a result of the proposed project.
- 2.10.6 It considered that, in the absence of mitigation, imported material could lead to spread of Invasive Species in the aquatic habitats surrounding the aforementioned European Site.
- In line with good practice, methods for the prevention of spread of Invasive Alien Species should ensure that the following guidelines are implemented:
- Kelly, J., Maguire, C.M. and Cosgrove, P.J., Muir, R.A. (2015). Best Practice Management Guidelines Japanese knotweed *Fallopia japonica*. Prepared for NIEA and NPWS as part of Invasive Species Ireland.
 - NRA Guidelines on the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads (2010). In addition, good construction site hygiene should be employed to prevent the introduction and spread of problematic invasive alien plant species (e.g. Himalayan Balsam, Japanese Knotweed, etc.) by thoroughly washing vehicles prior to arriving or leaving any site.
- Due to the presence of invasive species within the area, it is necessary that standard best practice measures be employed in line with IFI guidance (2010). Any new infestations should be recorded and mapped. In the event of a discovery of an unrecorded infestation, the following steps should be employed:
- In the event that invasive species such as Japanese knotweed are identified in proximity to the works area, an area of seven metres surrounding the stands should be fenced off as an exclusion zone.
 - All machinery working within the exclusion zone for Japanese Knotweed should be thoroughly cleaned down by personnel trained in the identification of Japanese Knotweed and its rhizomes. Cleaning should be undertaken before leaving the exclusion zone. A stiff brush should be used to ensure that there is no potential for rhizomes to be present within any soil on the vehicle or its tracks or tyres, the boots or equipment of any site personnel, or on any other item.
 - All plant and equipment employed on the construction site (e.g. excavator, footwear, etc.) must be thoroughly cleaned down prior to arrival on site to prevent the spread of invasive plant species.

- All washing must be undertaken in areas with no potential to result in the spread of invasive species. This process will be detailed in the contractor's method statement.
- Any soil and topsoil required on the site will be sourced from a stock that has been screened for the presence of any invasive species and where it is confirmed that none are present.
- All fill and material sourced or relocated within the site should be screened at source for the presence of invasive species by the ECoW to prevent the spread of these species into the SAC. This is in line with the guidance for the control of non-native invasive species set out in the NRA publication 'Guidelines on the Management of Noxious Weeds and Non-native Invasive Plant Species on National Roads' (NRA, 2010).

- 2.10.7 Fuel and Oil Control - On-site refuelling must be carried out using a mobile, double-skinned fuel bowser. Fuel bowsers and other chemical or fuel storage containers should not be placed in proximity to the waterway.

Only designated, trained, and competent operatives should be authorised to refuel plant on site. Mobile measures such as drip trays and fuel absorbent mats must be used during all refuelling operations.

All refuelling procedures and practices must be reviewed and monitored by the Environmental Clerk of Works during the construction stage.

- 2.10.8 Site Drainage - Drainage activities in the catchment can lead to flash floods which can damage many species present in the SAC; therefore, the following mitigation is proposed:

- No direct discharges to water are to be made to the SAC.
- Natural vegetation on verges of the proposed school must be preserved when possible, acting as a filter to any sediment laden runoff, especially near the south-eastern border of the site, near the SAC.
- Stockpiles of excavated materials should be small and must be sealed with a digger bucket to reduce the potential for sediment runoff. These areas must be surrounded with silt fencing to prevent a pathway to any sensitive receptors in the SAC. Polyethylene sheeting should also be placed over stockpiles if required.
- The appointed ECoW and the site manager should respond to changing weather, ground, or drainage conditions as the project proceeds to ensure that the effectiveness of the protection measures is maintained in so far as is possible.
- Silt fencing installed adjacent to the SAC (in the south-eastern border) must remain in place and maintained until the works in that area have been completed.
- Whilst no significant silt laden run off is anticipated during this project, the site should be regularly monitored by construction staff and the ECoW for signs of run-off such as silt in surrounding vegetation. Measures will be put in place to prevent this and may include the provision of an additional layer of silt fence. A silt fence may be constructed by attaching a sheet of geotextile membrane to a stock fence and burying the bottom of the membrane into the ground, thus allowing water to pass through but not the heavier fraction of the sediment.

2.11 Ecological Clerk of Works

- 2.11.1 An 'Ecological Clerk of Works (Ec.CoW) shall be appointed on behalf of the Client to oversee the works and shall be provided with the following should be made available should they be required by agreement with the Ec. CoW:

- Two station office of circa 12sqm with power, heating, lighting, broadband and telephone.
- Suitable lockable accommodation.
- Furniture to include two desks, "5-caster" swivel office chairs with armrests, two filing cabinets and drawing rack together with small meeting table.
- A laptop computer, telephone, A3 colour printer/scanner, digital camera with 16Gb memory card and thermometer (Camera and laptop be handed over to the Client on completion i.e. will become the property of the client). Laptop computer to be to latest specification by recognised manufacturer, minimum 14 inch screen. Provide for Windows 11 operating system with Microsoft Office.
- Connection for online email facility.
- 1no. 'pin and white board' approx. 1200 x 750mm
- 1no. waste bin

- 1 no. small fridge
- 1 no. kettle
- 1 no. on site parking space.

All of the above facilities are to be maintained for the duration of the works and removed upon the works completion.

2.12 Hoardings, Fences, Screens, Temporary Roofs, Advertising Rights

2.12.1 2751-ASM-COA-00-ZZ-DR-A-1004 drawing has been included in **Volume A3**. The drawing indicates among others:

- site hoarding lines and hoarding type
- site boundary lines
- site access

It is a requirement that the protective measures indicated on this drawing and all other necessary protection are provided by the Contractor to ensure the safe execution of the Demolition Works. Responsibility for the Works to be carried out in compliance with the Safety, Health and Welfare at Work (Construction) Regulations rests with the Contractor.

2.12.2 It will be the responsibility of the Contractor to adequately secure the site and work zones as required. The minimum level of hoarding is to be 2.4m painted solid hoarding as indicated on drawings. The Contractor is to take over and maintain, reposition, extend the hoarding as required to secure the site and facilitate the works. The final location of all hoarding and site security and protection measures is to be determined by the contractor, in agreement with the ER, to comply with all of the Local Authority, protection of pedestrians, and traffic management requirements.

2.12.3 Heras fencing is not permitted as a Demolition site boundary under any circumstances. The site hoarding shall be designed by the contractor per OCSC Works Requirement Report and Details and shall be left in place upon completion of the Demolition Works in order to secure the site in the intervening period prior to commencement of the construction of the new buildings on site. A maintenance/inspection regime to be determined by the contractor and issued to client on completion of works.

The hoarding shall be freshly painted prior to completion with colouring / graphics to be agreed with the client. The hoarding shall be painted on both sides, as well as the timber capping.

2.12.4 Site sign: N/A

2.12.5 Scaffolding/Hoarding License:

To be determined by the Contractor and included for in their tender.

2.13 Maintenance and Protection of Existing Services on, under or over the Site

2.13.1 Existing Services are identified on the Civil/Structural Drawings and on the M&E Services Drawings in **Volume A4** and **A5** respectively.

The record of existing civil works site services are included on the Topographical Survey Drawing in **ITT, Appendix 3: Information Pack**.

A Ground Penetrating Radar Survey of the site has been completed and the survey is included in **ITT, Appendix 3: Information Pack**.

Drawings from utility providers are included in **ITT, Appendix 3: Information Pack**.

2.13.2 The Contractor shall be deemed to have reviewed all of the information on the existing site services and have visited the site during the tender period to review any additional site services not included on these records.

2.13.3 Drawings showing the approximate location of existing services are provided in **ITT, Appendix 3: Information Pack**. The drawings do not, however, show all over and underground services on the site. Services may be present in areas where Demolition Works are being carried out particularly above ceilings in existing areas and in the ground. It is the responsibility of the Contractor to locate all existing services prior to commencing works in any area.

2.13.4 The Contractor shall liaise with all utility companies and protect all existing services on or adjacent to the site. The Contractor shall notify all service providers, statutory authorities and/ or adjacent owners of proposed works not less than one week before commencing site operations.

Before starting work the Contractor shall check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service providers, statutory authorities or other owners. Contractor is to refer to Civil/Structural Drawings and on the M&E Services Drawings in **Volume A4** and **A5** respectively.

- 2.13.5 When working adjacent to services, the Contractor shall comply with service provider's/ statutory authority's recommendations. The Contractor shall adequately protect, and prevent damage to services, and shall not interfere with their operation without consent of service providers/ statutory authorities or other owners.

The Contractor shall identify all existing services as follows:

- Below ground: Use signboards, giving type and depth.
- Overhead: Use headroom markers.

The Contractor shall replace Marker tapes or protective covers if disturbed during site operations to service provider's/ statutory authority's recommendations.

- 2.13.6 Any damage to retained services caused by the Contractor or his Sub-Contractors shall be made good at the expense of the Contractor.

- 2.13.7 The Contractor shall liaise with the relevant authorities and utility suppliers and co-ordinate any diversions or outages required to carry out the Demolition Works within his programme and the Period for Completion of the works.

Should there be any damage as a result of the execution of the Demolition Works, the Contractor shall immediately give notice and notify appropriate service provider/ statutory authority. The Contractor shall make arrangements for the work to be made good without delay to the satisfaction of service provider/ statutory authority or other owner as appropriate. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

- 2.13.8 There is an existing ESB connection on site. The Contractor shall be responsible for making all necessary arrangements and executing all works necessary for its removal and disposal. This includes all liaison, co-ordination and programming of the works with the ESB.

2.14 Specific Site Rules and Regulations

- 2.14.1 Refer to Preliminary Health & Safety Plan, located in the **ITT, Appendix 3: Information Pack**. The Contractor is required to comply with all obligations set out in these documents.

- 2.14.2 Refer to site specific rules as set out in the Conditions of Planning, located in the **ITT, Appendix 3: Information Pack**. The Contractor is required to comply with all obligations set out in these documents.

- 2.14.3 The Contractor shall employ noise monitoring to BS 5228 Code of Practice for Noise and Vibration control on Construction and Open Sites throughout the Demolition Works.

- 2.14.4 The Contractor shall ensure no noise pollution is caused to neighbours and residents due to demolition works. The works include crushing and testing, therefore a detailed proposal to avoid noise pollution should be included in the Demolition Management Plan.

- 2.14.5 The developer shall ensure that vibration limits for the duration of the construction works shall be in accordance with the vibration criteria as outlined in the German Standard DIN 4150 and the proposed Construction Management & Delivery Plan (CMDP)

- 2.14.6 The total dust emission arising from the on-site Demolition Works shall not exceed 350 milligrams per square meter per day, averaged over a continuous period of 30 days, when measured as deposition of soluble and insoluble particulate matter at any position along the boundary of the site. No stripping of topsoil or overburden shall be carried out in periods of dry weather.

- 2.14.7 Surface Water

(a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or adjoining properties

(B) Only clean uncontaminated storm water shall be discharged to soakway system or surface waters

(c) The development shall not impair existing land or road drainage

- 2.14.8 Vermin Control:

In the interest of public health, the Contractor shall take precautions to ensure that any infestation of rats and mice is eradicated and to take all reasonable steps necessary to prevent infestation.

The Contractor shall implement, prepare, issue and agree with the PSCS and the PSDS a site specific Vermin Control Management Plan from the commencement of the Demolition works which shall be maintained until the completion of the Contract in accordance with the Preliminary Health and Safety Plan.

- 2.14.9 The Contractor will be responsible for maintaining routes used and ensuring un-interrupted and safe use by traffic, emergency vehicles as well as site traffic at all times during the construction period.

The Contractor will be responsible for regular cleaning of these routes throughout the Demolition

period.

The Demolition Works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the Contractors expense.

The Contractor is required to put in place and maintain plans for the safe management of site traffic, public traffic and pedestrian routes - with particular attention paid to crossing points between vehicular and pedestrian traffic.

Appropriate safety measures, such as fencing and signage, for both pedestrian and cycle users and vehicular traffic shall be put in place. A watchman / banksman is to be kept in place at all times during working hours and appropriate safety management and warning signage to be kept in place at all time during the Demolition period.

A temporary entrance arrangement will interface and connect to the public road. It will be the contractor's responsibility to ensure that all making good of this area is carried out to the satisfaction of the Local Authority.

Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required. Any overhead lines and poles shall be set back in line with the new fence at the developer's expense before work commences on the development. No pole(s) shall be left in the lay-by or in the sight lines of the proposed development or any existing development where these poles might obstruct the view of the road of any existing road users and/or persons accessing the site

- 2.14.10 Water for the works: Mains supply: Clean and uncontaminated. Other: If proposed, provide evidence of suitability.
- 2.14.11 Pollution: The Contractors shall protect the site, the Works and the general environment including streams and waterways against pollution. If pollution occurs inform the ER immediately, including to the appropriate Authorities and provide relevant information.
- 2.14.12 Pesticides: Not permitted.
- 2.14.13 Asbestos Containing Materials: A record of known Asbestos Containing Materials is included in **ITT, Appendix 3: Information Pack**. The Contractor shall be responsible for the safe removal or encapsulation of all materials identified in these reports.

The Contractor shall report immediately any additional suspected materials discovered during execution of the works. The Contractor shall not disturb any suspected materials. The Contractor shall propose and agree methods for safe removal or encapsulation, and issue notification to the Health & Safety Authority 28 days before any asbestos is removed.

The Contractor shall notify the Employer's Representative of the discovery of all ACM's over and above those anticipated based on existing survey information. If additional ACM's are to be removed, and there is a resultant cost claim, the contractor shall provide photographic records on the day of discovery of all asbestos found, sufficient to verify quantity found on the site, and its removal, no of bags etc.
- 2.14.14 Dangerous or Hazardous Substances: The Contractor shall report immediately any suspected materials discovered during execution of the works. The Contractor shall not disturb any suspected materials.
- 2.14.15 Fire Prevention: The Contractor shall prevent personal injury, death, and damage to the Works or other property from fire. The Contractor shall comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The "Joint Fire Code") or equivalent.
- 2.14.16 Smoking on Site: Not permitted.
- 2.14.17 Burning on Site: Not permitted.
- 2.14.18 The Contractor shall prevent wetness or dampness where this may cause damage to the works to the adjoining properties or structures.
- 2.14.19 Electromagnetic Interference: The Contractor shall prevent excessive electromagnetic disturbance to apparatus outside the site.
- 2.14.20 Invasive Species: The Contractor shall prevent the spread of species (e.g. plants or animals) that may adversely affect the site or Works economically, environmentally or ecologically. The Contractor shall report immediately any suspected invasive species discovered during execution

of the Works. The Contractor shall not disturb any suspected materials. The Contractor shall agree methods for safe eradication or removal.

- 2.14.21 Wildlife Species And Habitats: Should the Contractor discover any protected habitats and species, he shall advise the Employer's Representative immediately. Do not proceed until instruction is received. The Contractor shall ensure employees and visitors to the site receive suitable instruction and awareness training.

- 2.14.22 Materials For Client Recycling/ Reuse:

Refer to OCSC Demolition report and Documentation. The location and quantity of existing materials that are to be retained and reused are shown on the drawing 2751-ASM-COA-00-ZZ-DR-A-1002. The contractor shall ensure the following items are safely removed and stored for reuse: brick outer leaf of existing sports hall, existing walkway steels, existing gates and existing statue.

Refer to OCSC Demolition report and Documentation for area designated for temporary storage. The contractor shall ensure safe and secure storage of salvaged material on site including: crushed material, brick outer leaf of existing sports hall, existing walkway steels, existing gates and existing statue. Details of storage, locations and stockpiles should be set out in the Construction Management and Delivery Plan.

2.15 Execution of Work in a Specific Area

- 2.15.1 All services shall be disconnected in the early part of the programme.

- 2.15.2 The Contractor shall be responsible for the removal of all existing loose and fixed fittings, debris, waste, fill, organic and inorganic matter, asbestos, and all other materials on the site as described in **Volume A**.

- 2.15.3 The Contractor shall liaise with the relevant authorities and utility suppliers and co-ordinate any diversions or outages required to carry out the Demolition Works and any road closures or restrictions required outside the site boundary during any such works.

2.16 Road Closures, Restrictions, Alternative Route Restrictions

- 2.16.1 Site setup/works constraints Health & Safety Construction drawings are included in **Volume A3**, and identify particular restrictions. All restriction areas also identified within the Preliminary H&S Plan in the **ITT, Appendix 3: Information Pack**.

- 2.16.2 The Contractor shall provide a Method Statement and programme for any works outside the site boundary. Method statement should detail all necessary health and safety protection. The programme should illustrate the duration of any traffic restrictions that may be required. Method statement and programme to be agreed with the employer and relevant authorities prior to commencement of the Demolition Works.

2.17 Security, Safety and Protection of the Works

- 2.17.1 The Contractor shall comply with all the legal acts and regulations which apply to this construction site, and all requirements set out in the Preliminary Health & Safety Plan, located in the **ITT, Appendix 3: Information Pack**.

- 2.17.2 The Contractor shall take account of all execution hazards throughout the site and works by good management and good practice. The Demolition Works include, but are not limited to the following hazards: working at heights, Asbestos Containing Materials, falling debris, dismantling of heavy prefabricated components.

Refer to Preliminary Health & Safety Plan, located in the **ITT, Appendix 3: Information Pack** for further details.

- 2.17.3 The Contractor shall take account of all product hazards throughout the site and works by good management and good practice.

Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in Code of Practice for the Safety, Health and Welfare at Work (Chemical Agents) Regulations 2001.

Refer to Preliminary Health & Safety Plan, located in the **ITT, Appendix 3: Information Pack** for further details.

2.17.4 Health & Safety Plan and Construction Management Plan:

The Contractor shall submit the Health & Safety Plan and Demolition Management Plan before the Starting Date.

The Contractor shall not commence operations until the Project Supervisor Design Process / Employer's Representative has confirmed in writing that the Safety and Health Plan for the construction stage includes the procedures and arrangements required by the Safety, Health and Welfare at Work (Construction) Regulations.

The Contractor shall develop the plan from and draw on the Preliminary Health & Safety Plan, located in the **ITT, Appendix 3: Information Pack** and the information communicated by the Project Supervisor Design process.

2.17.5 Security: The Contractor is fully responsible for safeguarding the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.

The Contractor shall take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

2.17.6 It is the Contractor's responsibility to determine the level of security that will be required to restrict access for unauthorised personnel during daytime and night-time hours.

The Contractor shall ensure, in particular, that all toxic and flammable materials are secure and that all access to scaffolds or unprotected areas is restricted.

The Contractor shall ensure no light pollution is caused to neighbours and residents due to site lighting, therefore a detailed proposal to avoid light pollution should be included in the Demolition Management Plan.

2.17.7 Stability: The Contractor shall monitor and maintain the stability and structural integrity of the existing adjacent structures during the Contract.

2.18 Other Work on the Site to be Carried out Concurrent with the Works by the Employer's Personnel or Others

2.18.1 Not required.

2.19 Facilities of the Employer to be Operated and Maintained by the Contractor

2.19.1 None

2.20 Temporary Accommodation and Facilities

2.20.1 Room for Meetings

The Contractor shall provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices. The Contractor shall provide a table and chairs for 8 people.

2.20.2 Sanitary Accommodation:

The Contractor shall provide sanitary accommodation for the Employer/ Purchaser, and other members of the consultant team, either separate or shared with the Contractor's supervisory staff. Maintain in clean condition and provide all consumables. Both male and female facilities are required.

2.20.3 Parking:

The Contractor shall provide and maintain 1 no. on site car parking space exclusively for use by Employer's Site Representative.

2.20.4 Lighting:

Finishing work and inspection: Provide temporary lighting as required to allow safe working and inspection.

2.20.5 Power:

The Contractor is responsible for sourcing and providing all power to the site and works, for the full duration of the works up to Substantial Completion.

If permanent power is not available, it is the contractor's responsibility for providing temporary power to serve the works. The Employer will not be responsible for the consequences of failure or restriction in supply.

2.20.6 Water:

The Contractor is responsible for sourcing and providing all mains water to the site and works, for the full duration of the works up to Substantial Completion.

The Employer will not be responsible for the consequences of failure or restriction in supply.

2.20.7 Broadband, Wi-Fi and Internet:

Required for the site office and meeting room

2.20.8 Temperature and Humidity of Site Accommodation:

The Contractor shall maintain the site accommodation at 19-25 degrees Celsius.

2.20.9 Thermometers:

The Contractor shall provide thermometers onsite and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

2.20.10 Personal Protective Equipment:

The Contractor shall provide for the sole use of those visiting the site on behalf of the Employer in sizes to be specified:

- Safety helmets to IS EN 397, neither damaged nor time expired. Number required: 5.
- High visibility waistcoats to IS EN 471 Class 2. Number required: 5.
- Safety boots with steel insole and toecap to IS EN ISO 20345. Pairs required: 5.
- Disposable respirators to IS EN 149.FFP1S.
- Eye protection to IS EN 166.
- Ear protection - muffs to IS EN 352-1, plugs to IS EN 352-2
- Hand protection - to IS EN 388, 407, 420 or 511 as appropriate.

2.21 Any other Obligation or Restriction

2.21.1 Licences:

The Contractor is responsible for obtaining all necessary licences required for the execution of the works including but not limited to: hoarding license, waste disposal permit etc.

2.21.2 The Contractor is responsible for the off-site disposal of materials from the site. It is the Contractor's responsibility to have a valid waste disposal licence, in compliance with the requirements of the Local Authority, in place to meet his programme. A valid licence must be presented to the Employer's Representative prior to commencing any disposal works. Any delays or consequent works required will be entirely at the risk of the contractor

2.21.3 Specific Planning Conditions have been set down by the Local Authority as described in Section 1.6 above and included in the **ITT Appendix 3: Information Pack**. The Planning Conditions must be strictly adhered to at all times.

2.21.4 No consultants/Design Teams members including PSDP will be issuing hard copies of drawings and documentation to the main contractor during the course of the demolition contract.

All information will be issued electronically. It is the main contractor's responsibility to print out hard copies and provide any necessary printing facility on site.

2.21.5 The Contractor is responsible for ensuring that no damage is caused by the Demolition Works to existing in-situ stonewall boundaries, boundary hedgerows, trees and grass areas outside of the construction area and outside of the site boundary.

2.22 Flood Risk Management

2.22.1 The indicative flood map for the site location in Limerick shows the area to be a flood risk. The

Flood Risk Assessment is provided in the ITT Appendix 3: Information Pack. The Contractor shall be responsible for implementing all appropriate measures for the safe construction and protection of the Works from flood risk.

2.23 Existing Prefabs

- 2.23.1 Contractor to allow for demolition of existing prefabs, associated railings and plinth. Refer to drawings included in **Volume A3** for details.

3.0 THE CONTRACT

3.1 Contract Form

3.1.1 The contract form will be the Short Public Works Contract PW-CF6 v1.15 (the applicable version of the form of contract is the one published on the Construction Procurement Reform website 10 days before the latest date for the receipt of tenders) hereinafter referred to as the Contract. The form of Tender and Schedule includes elements completed by the Employer as part of these Works Requirements, and elements to be completed by the contractor as part of their tender.

3.1.2 The model forms for use with the contract are included in **Volume A – Appendix A2**.

3.2 Novation of Design Team

3.2.1 N/A.

3.3 Form of Performance Bond

3.3.1 Required as detailed in the Form of Tender & Schedule

3.4 Form of Parent Company Guarantee

3.4.1 Not required

3.5 Form of Appointment of Contractor as PSCS & PSDP

3.5.1 PSCS: See item 7.1.1 and 7.1.2 above. A copy of the form of appointment, Model Form MF 1.22 is included in **Volume A2**.

3.6 Certificate in Respect of Professional Indemnity Insurance

3.6.1 It is a requirement that the Contractor takes out Professional Indemnity insurance as set out in **Volume B**. The Contractor must complete relevant Model Form as per the Construction Procurement website.

3.7 Other Insurances

3.7.1 Public Liability Insurance is required for the project as set out in the Tender Schedule

3.7.2 Employer's Liability Insurance is required for the project as set out in the Tender Schedule

3.7.3 Contractor's All Risk Insurance is required for the project

3.8 Owner Controlled Insurances

3.8.1 Not required.

3.9 Certificate in Respect of Pay and Conditions of Employment

3.9.1 Model Form MF 1.23 is to be used by the contractor for submission along with each interim statement under Clause 11.1 of the contract. Copy enclosed in **Volume A2**.

3.10 Form of Collateral Warranty

3.10.1 None required.

3.11 Form of Bond for Payment in Respect of Materials Off-Site

3.11.1 N/A

3.12 Project Board

3.12.1 N/A

3.13 Terms of Appointment of Conciliator

3.13.1 Model Form MF 1.16: Appointment of Conciliator, is to be used, if required.

4.0 DRAWINGS, SPECIFICATIONS, SCHEDULES AND REPORTS

4.1 General

4.1.1 The provision, content and use of the documents is described below:

4.1.2 Definitions:

- Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification is as defined below or in the appropriate referenced document.

4.1.3 Communication:

- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
- Format: In writing to the person named as Employers Representative unless specified otherwise.
- Response: Do not proceed until response has been received.

4.1.4 Products:

- Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
- Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

4.1.5 Submit Proposals:

- Meaning: Submit information in response to specified requirements.

4.1.6 Terms Used In Specification:

- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Remove unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
- Fix: Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.
- Supply and fix: As above but including supply of products to be fixed. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Refix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

4.1.7 Manufacturer And Product Reference:

- Definition: When used in this combination
- Manufacturer: The firm under whose name the particular product is marketed.
- Product reference: The proprietary brand name and/ or reference by which the particular product is identified.

- Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.
- 4.1.8 Products:
 - Products: If an alternative product to that specified is proposed, obtain approval before ordering the product by way of a Technical Submission
 - Reasons: Submit reasons for the proposed substitution.
 - If a product/system is not named in the Works Requirements then the contractor shall demonstrate by way of a Technical Submission that the proposed product/systems complies with the performance requirements.
 - The protocol for Technical Submissions is described in Section 9.3
- 4.1.9 Cross References:
 - Accuracy: Check remainder of the annotation or item description against the terminology used in the cited section or clause.
 - Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
 - Relevant clauses: Clauses in the cited specification section dealing with general matters, ancillary products and workmanship also apply.
 - Discrepancy or ambiguity: Before proceeding obtain clarification or instructions.
- 4.1.10 Referenced Documents:
 - Conflicts: Specification prevails over referenced documents.
- 4.1.11 Equivalent Products:
 - Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.
- 4.1.12 Substitution Of Standards:
 - Specification to Irish or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in Ireland.
 - Before ordering: Submit notification of all such substitutions.
 - When requested: Submit for verification documentary evidence as detailed in 4.1.8.
 - Any submitted foreign language documents must be accompanied by certified translations into English.
- 4.1.13 Currency Of Documents:
 - Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.
- 4.1.14 Sizes:
 - General dimensions: Products are specified by their coordinating sizes.
 - Timber: Cross section dimensions shown on drawings are:
 - Target sizes as defined in IS EN 336 for structural softwood and hardwood sections.
 - Finished sizes for non-structural softwood and hardwood sawn and further processed sections.
- 4.1.15 Drawings/ Documents:
 - The Contract Documents will be in hard copy.
 - All post contract information will be issued digitally.
 - Contractor to provide necessary electronic hard and software to disseminate.-
 - On site drawings/documents:
 - Contractor to maintain one complete hard copy set of all documents at full scale on hangers / in folders, all fully referenced for ease of use on site.
 - Additional copies: Issued on request and charged to the Contractor.
- 4.1.16 Dimensions:
 - Scaled dimensions: Do not rely on.
- 4.1.17 Measured Quantities:

- Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
 - Precedence: The specification and drawings shall override the measured quantities.
- 4.1.18 The Specification:
 - Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions
- 4.1.19 Divergence From The Statutory Requirements:
 - Divergence: Between the drawings or specification and the requirements of the Building Regulations, other Statutes, statutory undertakers and other regulatory authorities.
 - Action: Inform immediately.
- 4.1.20 Technical Documents:
 - Reference documents: contractor to keep on site
 - Document titles:
 - Full set of current Building Regulations Technical Guidance Documents.

4.2 Architectural Information

- 4.2.1 General arrangement, demolition drawings:
 - All included in **Volume A3**.

Drawing Number	Drawing Name
ASM-COA-00-ZZ-DR-A-1000	Site Location Plan
ASM-COA-00-ZZ-DR-A-1001	Existing Site Plan
ASM-COA-00-ZZ-DR-A-1002	Existing Site Plan - Demolitions
ASM-COA-00-ZZ-DR-A-1004	Site Plan – Health & Safety Set up
ASM-COA-00-ZZ-DR-A-2050	Existing Elevations – Demolition

Refer to COADY Document Register provided in **Volume A3**

- 4.2.2 Materials and workmanship specifications:
 - N/A. Demolition specification document provided by Civil / Structural Engineer

4.3 Civil / Structural Engineering Information

- 4.3.1 General arrangement, demolition drawings:
 - All included in **Volume A4**.

Refer to Civil / Structural Engineers Document Register provided in **Volume A4**

- 4.3.2 Specifications:
 - As included in Engineering specification above included in **Volume A4**.

4.4 Services Engineering Information

- 4.4.1 Site Demolition drawing:
 - Included in **Volume A5**.

Refer to Service Engineers Document Register provided in **Volume A5**

5.0 PROGRAMME, PROGRESS AND SECTIONS

5.1 Sections / Sectional Completion

- 5.1.1 Sectional Completion will not be permitted; the contract programme is to be adhered to.
- 5.1.2 The Dates for Substantial Completion, Sections, Liquidated Damages and Retention are set out in Tender & Schedule.

5.2 Outline Programme

- 5.2.1 An outline programme in line with section 5.2.2 below is required with the tender return/prior to issue of Letter of Acceptance.
- 5.2.2 Prepare a summary showing the sequence and timing of the principal parts of the Demolition works. Itemize any work which is excluded.

5.3 Master Programme (Contract Programme)

- 5.3.1 A master programme must be submitted in accordance with section 5.2.4 below, prior to issuance of the Letter of Acceptance.
- 5.3.2 Submit prior to Letter of Acceptance, based on Outline Programme submitted with tender, in critical path format, to include but not limited to the completion of the works within the Contract period in a format and quality to permit effective monitoring of the Works and complies with the outline and all additional required information.

The programme submitted must be a detailed programme including, among other things:

- when Contractor requires instructions and any things the contract obliges the Employer to give the Contractor;
- the order and times at which the Contractor proposes to execute the Works, including details of:
 - procurement;
 - delivery;
 - testing;
 - de-commissioning;
 - trial operation of Works items;
 - sequencing and timing of inspections and of tests, commissioning;
 - when contractor's documents will be submitted;
 - estimate each category labour force requirements, including that for specialist sub-contractors;
 - material removal schedules;
 - work to be carried out by the Employer's Personnel at the Site as provided in the Works Requirements;
 - critical path;
 - critical resources;
 - floats and other flexibility;
 - information flow requirements;
- Allow reasonable times for the Employer and Employer's Representative and the Project Supervisor Design Process Stage to comply with their obligations
- Programme also to allow for:
 - planning and mobilization
 - earliest and latest start and finish dates for each activity and indication of all critical activities
 - exclusions / provisional programme dates: where and to the extent that detailed information is not available prior to the start of site, the contractor should identify such items and include provisional programme dates when submitting the programme. No extension of time will be allowable to the overall Contract period for such items.

- 5.3.3 The accepted Master Programme will be the Contract Programme and will form part of the Contract Documents to be signed by both parties.

In accepting the Contract Programme, the employer and their agents are not responsible for any errors in sequencing, dates, time periods or any other matters in relation to the programme.

The Contractor is entirely responsible for the management and sequencing of the works, except in so far as there are specific obligations or sequencing matters identified within the Contract Document and Works Requirements.

5.4 Commencement of Work

- 5.4.1 Starting Date: The Starting Date will be agreed with the client prior to the issue of the Letter of Acceptance, in accordance with the Contract Requirements.

5.5 Monitoring & Reporting

- 5.5.1 The Contractor shall provide an assessment of progress of the works, marked up against the Contract Programme, and submit to the Employer's Representative and Design Team within the Contractor's Progress Reports issued min. 2 days prior to every site meeting.

- 5.5.2 The Contractor shall ensure that delays are avoided and the works are effectively managed to avoid delays to progress of the works.

If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.

- 5.5.3 The Contractor shall notify the Employer's Representative of any delays in accordance with the Contract, as soon as possible.

5.6 Notice of Completion

- 5.6.1 The Contractor shall notify the Employer's Representative of the anticipated dates of substantial completion of the works in accordance with the Contract.

6.0 SPECIALISTS

6.1 General

6.1.1 There are no named specialists.

6.2 Reserved Specialists

6.2.1 There are no reserved specialists.

6.3 Novated Specialists

6.3.1 There are no novated specialists.

6.4 Specialists Selected by the Employer

6.4.1 There are no named specialists.

6.5 Contractor Design

6.5.1 Any temporary propping, Hoarding, shoring or other temporary works required during the works shall be designed by a Chartered Engineer employed by the Contractor and any temporary works design shall be subject to the co-ordination of the PSDP.

7.0 BUILDING CONTROL (AMENDMENT) REGULATIONS 2014

7.1 Contract Requirements

7.1.1 Definitions:

The term “Builder” defined under S.I. 9 of 2014 and the “Contractor” defined in the Public Works Contract shall carry the same meaning. For clarity, the term Contractor is used throughout the document below.

7.1.2 Role of Employer’s Representative:

The Contractor shall comply with all instructions issued by the Employer’s Representative (ER), in accordance with PWC Clause 4.

The Contractor shall fully comply with their statutory obligations as set out in both SI 09 of 2014 and with the Public Works Contract, including any additional obligations described below.

7.1.3 Interim, Penultimate & Final Certificates for Payments:

The Interim, Penultimate & Final Certificate for Payments shall be issued in accordance with the conditions of the PWC.

Payment for particular items or works may be withheld, at the discretion of the ER where such confirmations and/ or documentation, relative to those works and / or items included in the claim for payment, ought reasonably to have been provided but was not submitted.

7.1.4 Delays and/or Adjustments to the Contract Sum:

No claims for delay and/or adjustments to the contract sum (Price) will be entertained except as permitted in the contract.

7.1.5 Should the Contractor refuse or neglect to provide records or any related documentation set out in this document, the Employer (& “Owner” for purpose of SI.9 2014) may employ and pay other persons to provide such records, certificates or confirmations and all costs incurred in connection therewith shall be recoverable from the Contractor or may be deducted from any money due or to become due to them, irrespective of the Contractor tender price for same.

7.2 Contractor Obligations

7.2.1 The Contractor shall carry out the works in accordance with the contract documents and comply with all statutory requirements including inter alia The Building Control Act, The Building Control Regulations, The Building Regulations, The Safety, Health and Welfare at work (Construction) Regulations, and The Construction Products Regulations.

All the obligations of the Contractor as set out in this document are deemed to form part of the Works Requirements and Contract and are to be included in the Contractor’s tender costs.

7.3 Statutory BC(A)R Assignment & Certificate Forms

7.3.1 N/A

7.4 Ancillary Certifiers & Ancillary Completion Certificates

N/A

7.5 Builder (Contractor) and Specialist Sub-Contractor/Design Sub-Contractor Supervision

N/A

- 7.6 The Inspection Plan**
- 7.6.1 N/A
- 7.7 The Inspection Notification Framework**
- N/A
- 7.8 Inspection Protocols**
- N/A
- 7.9 Record Keeping**
- 7.9.1 The Tenderers shall include in their tender costs for the provision of progress records as the works proceed. The frequency and timing of progress records shall be as agreed with the Employer's Representative prior to contract signing.
- 7.9.2 At completion, upon instruction from then Employer's Representative, the Contractor shall issue a digital/hardcopy copy of all records, prepared by the Contractor.
- 7.9.3 The Contractor shall also retain in his own central office all records prepared by the Contractor.
- 7.9.4 The records should include evidence of the successful execution of the Contractor's method statement on supervision, photographs and memos. All evidence shall be indexed by location and date. Acceptance of such records shall not constitute approval or imply that their content has been examined by others.
- 7.10 Completion**
- 7.10.1 **Tenderers shall note that Substantial Completion for this contract is as defined in the Contract Conditions.**

8.0 MATERIALS AND QUALITY CONTROL

8.1 Suitability Assessment Questionnaire

The tendering contractors shall submit the declarations and evidence requested in Volume D – Suitability Assessment Questionnaire as part of their tender return.

8.2 General

8.2.1 The Contractor shall undertake all work with skill and care in order to carry out the Works.

The Contractor shall complete the works in accordance with the best recognised practices and to the satisfaction of the Employer's Representative, and Design Team. Unless otherwise specified, the standard of workmanship set out in the relevant sections of this Specification, or otherwise in B.S. 8000, 'Workmanship on construction sites: Introduction and general principles', shall be the standard of workmanship to be achieved by the Contractor in works.

The Contractor shall ensure that the works are executed by persons skilled in the processes to be adopted. Where requested, the Contractor shall provide documentation necessary to demonstrate any individual's capability to carry out the work to which they have been assigned.

8.2.2 Workmanship Skills:

All operatives shall be appropriately skilled and experienced for the type and quality of work they are undertaken or involved in. Operatives shall be registered with SOLAS Construction Skills Certification Scheme or equivalent programme recognised by SOLAS. When requested, operatives must produce a card containing the following details:

- Name of the registering body.
- Registration number.
- Expiry date.
- Contact details of issuing body.
- Holder's name and photograph.

8.2.3 Standards and Codes:

All relevant I.S. B.S. and CE Marks & Standards shall be deemed to apply to all works, materials, procedures and assemblies whether specifically mentioned in the Specification or not, and shall comply with the relevant standards, and where standards are silent shall reflect the best practice. Where requirements more onerous than standards are not specified these shall take precedence.

8.2.4 Evidence of Compliance with Standards:

In the case of an Irish Standard the presence of an Irish Standard Mark under NSAI licence shall be evident of compliance. Similar marks issued under licence from E.U. National Authorities shall be deemed likewise. An approved IAB mark in the case of Irish Products or equivalent E.U. National Agreement Board Certificates of EOTA in certification in the case of any product shall be evident of compliance with the standard so certified.

In addition to the NSAI and equivalent European Harmonised marks, the contractor shall confirm that the marks have been issued for the particular use, location and circumstance of the product.

All products and equipment which have an electrical supply shall have the appropriate CE Certification and Marking.

8.2.5 Quality of Products:

- N/A

8.2.6 Quality of Execution:

- N/A

8.2.7 Compliance:

The Contractor shall ensure that any and all materials and components which are left at the option of the Contractor are of good quality, fit for their purpose and conform to good building practice as per the Conditions of Contract.

The Contractor shall retain on site evidence that the proprietary product specified has been supplied and submit evidence of compliance on request, including test reports indicating:

- Properties tested.
 - Pass/ fail criteria.
 - Test methods and procedures.
 - Test results.
 - Identity of testing agency.
 - Test dates and times.
 - Identities of witnesses.
 - Analysis of results.
- 8.2.8 Inspections – Public Bodies:
- Contractor to give notices and provide such facilities required by statutory bodies entitled to carry out inspections of the works.
- 8.2.9 Related Work:
- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - Appropriately complete.
 - In accordance with the project documents.
 - To a suitable standard.
 - In a suitable condition to receive the new work.
 - Preparatory work: Ensure all necessary preparatory work has been carried out.
- 8.2.10 Manufacturer's Recommendations / Instructions:
- N/A
- 8.2.11 Selection of Finishes:
- N/A
- 8.2.12 Unsuitability
- If, in the opinion of the Contractor, anything described in the Specification or shown on the drawings is unsuitable or inconsistent with his guarantees or responsibilities under the contract or relevant legislation, the contractor must draw such matters to the attention of the employer's representative before commencement of any part of works which might be affected.
- 8.2.13 Liaison with Trades:
- Before commencing work the contractor shall liaise with all trades and interests concerned and shall not start or continue any part of the work until:
- Environmental conditions are suitable for the type of work involved.
 - Supervisors are satisfied that operatives understand what is required.
 - All necessary preparatory work has been carried out.
 - Related preceding work is fully completed, and if necessary tested and approved and in a suitable condition
 - All inductions and relevant training required has been completed.
- 8.2.14 Site Removals:
- The Contractor shall programme removals within their master programme.
- 8.2.15 Acceptance of Goods and Materials:
- N/A
- 8.2.16 Handling and Storage:
- N/A
- 8.2.17 Sources Restrictions:
- N/A
- 8.2.18 Overloading:
- The Contractor shall not overload or stress the works in excess of design loading and stresses, please see Design Team engineer's specification and drawings for permissible loads.

- 8.2.19 Fixings: Generally:
N/A
- 8.2.20 Protection of the Works and Finishes:
N/A
- 8.3 Samples**
- 8.3.1 N/A
- 8.4 Testing**
- 8.4.1 The Contractor shall procure and carry out all testing as per the requirements in the Consultants Specifications
- 8.4.2 Regardless of any specific tests, the Contractor shall undertake regular checks and tests to ensure that the work is functional and as specified as works proceed.
- 8.4.3 The contractor shall provide for re-use of demolition material for site infill at construction stage. Contractor shall allow for testing of demolition material on site. See OCSC Demolition report.
- 8.4.4 The contractor shall provide for the careful dismantling of the outer leaf of the existing sports hall for intended reuse of the brick. See COADY drawing 2751-ASM-COA-00-ZZ-DR-A-1004 for note. Contractor shall allow for on-site review and testing of brick, to structural engineer's requirements. See OCSC Demolition report.
- 8.4.5 The contractor shall provide for the careful dismantling of the existing walkway steels for intended reuse. See COADY drawing 2751-ASM-COA-00-ZZ-DR-A-1002 & 2025 for notes. Contractor shall allow for on-site review and testing of steels, to structural engineer's requirements. See OCSC Demolition report.
- 8.5 Accuracy & Setting Out**
- 8.5.1 N/A
- 8.6 Supervision / Inspection / Defective Works**
- 8.6.1 N/A
- 8.6.2 Defects in Existing Work:
N/A
- 8.6.3 Tests & Inspection:
N/A
- 8.7 Work At or After Completion**
- 8.7.1 Work before Completion:
N/A
- 8.7.2 Security at Completion:
- General: Leave the Works site secure with, where appropriate, all accesses closed and locked including provision of adequate hoarding and access door(s) & gate(s).
 - Keys: Account for and adequately label all keys for said doors / gates and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.
- 8.7.3 Making Good Defects:
N/A
- 8.8 Quality Assurance System**

- 8.8.1 The Contractor should seek quality in all facets of the project, from initial site setup through to the completion of the Demolition works.

To realise the vision objective and maintain quality throughout the project, the contractor shall develop, implement and ensure that all subcontractors, suppliers and specialists work to a clear and definite project specific Quality Management System (QMS) in accordance with BS EN ISO 9001:2008. The QMS shall cover all aspects of Quality Management and control for all aspects of the contractor's and its supply chain's scope of services and works throughout the project.

The Contractor shall submit a Contract Specific Quality Management Plan, prepared according to the most recent version of ISO 10005, to the Employer's Representative prior to commencement of the works for agreement, and shall retain a copy on site at all times for review by the site inspectorate as necessary.

The Contractor shall maintain independent certification and registration with an accredited certification body of its compliance with the most recent version of ISO 9001 from date of the contract to the expiry of the Defects Period.

The Contractor must ensure that all Contractor's personnel comply with the contractor's quality and quality plan in performing the contract.

9.0 MANAGEMENT AND CO-ORDINATION OF THE WORKS

9.1 Documents to be Provided

9.1.1 The full list of documents to be submitted with the tender which will form part of the contract are detailed in the **Instruction to Tenderers**

9.1.2 The list of certificates, guarantees and reports required with each claim for payment and prior to substantial completion is included in the Appendices below:

Architects:	See Architectural Specifications and Schedules in Volume A3 .
Civil and Structural Engineering:	See Civil/Structural Specifications and Schedules in Volume A4 .
Services Engineering:	See Services Specifications and Schedules in Volume A5 .

9.2 Format of Documents

9.2.1 All reports, drawings and submissions are to be digital PDF/ DWF format, and in English.

9.3 Submission Procedures

9.3.1 All Contractors Submissions to be as per an agreed format, to be outlined prior to issuance of Letter of Acceptance

9.3.2 Contractor Technical Submissions:

As per item 9.3.1 above

9.3.3 Submission of Information

N/A

9.3.4 Working Drawings

N/A

9.3.5 Method Statements:

The Contractor shall prepare, issue and agree in advance with the Employer's Representative, Method Statements in respect of all works which impact on the working and operation of any adjoining premises.

Method Statements shall include details of management structure, time allocations, anticipated labour requirements from all trades, programming of works, Health + Safety, 24hr. security control, quality control, asbestos removal, working on or near existing live services, demolitions at or near existing building, protection of the works.

Method Statements must be agreed prior to commencement on site.

Additional Method Statements will be required for fire safety, site cutting of major components, commissioning, and disconnection/ reconnection of M&E services. See preliminary Health + Safety Plan for the particular requirements.

The contractor shall ensure that Method Statements are adequately prepared, managed and issued in good time to allow agreement with the parties and full coordination throughout the project.

The Employers Representative and Employer will require **10 working days** to review / accept or reject final Method Statements and the date of work shall commence not less than **5 working days** from final approval. Any delay due to inadequate planning shall be the sole responsibility of the contractor.

Acceptance of the final Method Statement by the Employers representative will be the final permit to work on the agreed date and timescale.

The Contractor shall note however that there may be an occasion when the date of an accepted Method Statement needs to change due to client needs and a new date will be agreed with the contractor as necessary.

The PSDP may require Method Statements to be issued prior to any works within the site, and shall issue relevant Permits to Work when the Method Statement has been accepted. The contractor shall not be permitted to work within the existing hospital site without the relevant SJH permits.

Method statement information requirements are more particularly set out in the Preliminary Health and Safety Plan, however to facilitate successful Method Statement process the following practice and procedures shall be set up by the contractor:

- All Method Statements are to be in a standard agreed with the PSDP, including those from any specialists.
- During the works, the contractor shall prepare and issue a Method Statement Matrix, which schedules the Method Statements, including future anticipated method statements, their status, actions required to comply with the comments, dates for the required action and the owners for those actions and the dates proposed for works and the date the works took place.
- All Method Statements are to be planned well in advance in accordance with the review and acceptance procedure set out above. Relevant red, amber and green dates are to be recorded on the Matrix/ Tracker.

9.3.6 As-Built Drawings and Information / Record Drawings

Provide: Drawings/ information: Topo survey of site after completion of Demolition Works to OCSC specifications. Final format as safety file.

Submit: Prior to substantial completion in digital format, minimum two weeks before substantial completion for review. Final documents to be issued before substantial completion include but are not limited to:

- Site boundaries and site works (As-Built Topographical Survey to be provided)
- All underground services identified, and noted as to their termination etc

AutoCAD disk format shall be submitted to the Employers Representative for approval.

The Contractor shall carry out any amendments requested by the Employers Representative.

9.4 Information on Site

9.4.1 Technical Literature:

Contractor to keep a hard copy of the following documents on site for reference by all supervisory personnel, and employer's personnel;

- Irish Building Regulations, Technical Guidance Documents
- Relevant IS Standards and Codes of Practice.

9.4.2 Contractor to ensure that a hard copy of all drawings, specifications, sketches and any other information issued by the design team for the purpose of the works are kept on site and kept up to date throughout the works.

9.4.3 The Contractor shall provide a project Common Data Environment (CDE) for the storage and distribution of project information shall be agreed prior to commencement including but not limited to:

- Contractors Progress Reports
- Demolition Programme
- Utilities Tracker
- Register of utilities
- Register of tests
- Test results and reports
- Register of temporary works
- Temporary works design certificates.
- Consents Tracker
- Site Observation Response Reports
- Progress Photos

- 9.4.4 The CDE shall be a single source of information for the project in which the Contractor collects, manages and disseminates relevant, approved project documents and facilitates the sharing of data/information among the project participants. The CDE shall have versioning control, access and use restrictions.

9.5 Site Progress Meetings

- 9.5.1 Site Progress Meetings will be held to review progress and other matters arising from administration of the Contract.

Site Meeting will be held every two weeks at a day to be agreed pre-Contract

The Contractor shall provide and maintain temporary office accommodation for site meetings, adequately heated and lit with table and chairs for 8 no. people. This accommodation may be used for the Contractor's own use provided that it is reasonably maintained for use as accommodation for site meetings. The Contractor shall ensure availability at the time of such meetings.

The Contractor shall attend all site meetings and inform subcontractors and suppliers when their presence is required.

The Contractor shall provide tea, coffee and drinking water at all site meetings

Chairperson (who will also take and distribute minutes): Employer's Representative.

- 9.5.2 Meetings with Subcontractors:

Contractor to arrange meetings with appropriate subcontractors shortly before or after the main site meetings, to facilitate accurate reporting of progress.

The design team are not available for meetings with subcontractors outside of site meeting days.

9.6 Contractor's Progress Reports

- 9.6.1 The Contractor shall submit a **fortnightly** progress report at least 2 working days before the start of each site meeting.

- 9.6.2 The Contractor Progress Report shall include the details set out below:

- 9.6.3 Progress:

- a progress statement by reference to the Master Programme for the works
- details of any matter materially affecting the progress of the works
- sub-contractors progress reports
- schedule of work planned over next 2 weeks

Information:

- any requirement for clarification information/ drawings/ details to fulfil any obligations under the contract
- Register of RFI's with dates of submittal and response received

Utilities:

- Register of utilities: status of applications, personnel contact details in ESB, Bord Gáis, EIR, Irish Water, Local Authority, Virgin Media etc., action required and party responsible

Cost Control

- Register of Cost / Delay Claims outstanding and information awaited.

BCAR

- N/A

Consents:

- N/A

Samples, Submittals and Testing:

Temporary Works

- updated register of temporary works

Health & Safety

- details of accidents or incidents where appropriate
- details of any inspections by the HSA, including reports
- noise monitoring report
- dust monitoring report
- method statement tracker

Anchors

- N/A

Labour statistic report:

- daily record listing all management, skilled and unskilled labour on site, by trade

Plant report:

- weekly record listing significant elements of plant and machinery

Weather Report:

- daily record listing part days/ days lost and identifying elements of work affected

Security

- details of any security issues

Progress Photographs:

- fortnightly digital record photographs showing overview of progress on site and photographs of works completed since the previous site meeting (format: on disc)
- Issue to Employers Representative. Minimum 40 photographs, unless by agreement with ER

9.7 Requests for Information – RFI Process

9.7.1 The Contractor shall be responsible for the coordination, preparation and management of RFIs throughout the project.

9.7.2 The Contractor shall ensure that all specialists and subcontractors have been issued with the relevant Works Requirements in good time to allow full examination prior to commencement on site.

9.7.3 The Contractor shall allow sufficient time in advance to review, coordinate and manage RFI requests from specialists and subcontractors; only coordinated RFIs are to be issued to the employer's representative for response.

The Contractor shall allow sufficient time to review all the contract documentation; the Design Team will not spend time responding to RFI queries if the reply is available in the contract documents.

No claims for extension of time or additional expense shall be considered due to delays arising out of the absence of response to unnecessary RFIs.

9.7.4 The Employer's Representative, Design Team and employer will require a minimum of **10 working days** to review and respond to RFI requests.

The Contractor shall allow for sufficient preplanning and preparation time to ensure that the responses do not delay the works.

No claims for extension of time or additional expense shall be considered due to delays arising out of inadequate time allowed for RFI responses and protocols set out in this document.

9.7.5 The facilitate successful RFI process the following practice and procedures shall be set up by the Contractor:

- All RFI requests are to be in a standard agreed format including those from any specialists.
- The contractor shall set up a RFI Process Matrix/ Tracker that will be updated weekly and managed throughout the contract and reviewed at the Site Progress Meetings. The Matrix/ Tracker will show all RFIs, the date issued, the required response date, date the response

received, if open or closed, and any consequences that may arise from the delay in response to the RFI.

- All RFIs are to be planned well in advance of the required response date and the contractor is to allow sufficient time for this period on the programme and show the Matrix/Tracker.

9.8 Cost Control

9.8.1 Measurement of covered work: Give notice before covering work required to be measured.

9.8.2 Interim Valuations

The Contractor shall include details of amounts requested under the Contract together with all necessary supporting information including but not limited to the items listed in section 7.1.3 above. Submission and Payment will be as per Contract Requirements.

9.8.3 Materials on Site

Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the conditions of contract, together with their respective values.

Evidence: When requested, provide evidence of freedom of reservation of title.

9.8.4 Labour and Equipment

Records: Provide for verification at the beginning of each fortnight in respect of each of the previous 14 calendar days.

Records must show the number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.

The number, type and capacity of all mechanical, electrical and power-operated equipment employed in connection with the Works or Services

9.8.5 Tax Clearance Certificate

It will be a condition for the award of this contract that the successful tenderer be able to produce promptly an approved Tax Clearance Certificate or Statement.

It will be the responsibility of the Contractor to ensure that any Sub-Contractor employed by him complies with these requirements. The Employer may insist on seeing the relevant certificates.

9.9 Procedures which the Contractor is to Follow in Carrying out his Design

9.9.1 The Contractor is required to design and/ or complete the design of all installations as set out in the Civil/Structural Specifications in **Volume A4**.

9.9.2 The Contractor is required to design and/ or complete the design of all installations as set out in the Services Specifications in **Volume A5**.

9.9.3 Where the PSCS or other contractors perform a design function in relation to temporary or permanent works similar to those listed above, this design must be carried out in accordance with the requirements of the Safety, Health and Welfare at Work (Construction) Regulations 2013.

The Contractor shall satisfy the Civil / Structural Engineer's requirements as specified in relation to design proposals and method statements, including drawings where relevant, for such matters as pre-cast concrete components, structural steelwork and ground improvement works.

9.9.4 The PSCS must ensure that the PSDP is fully consulted, in relation to all temporary and permanent works design carried out during the construction phase by the contractor, subcontractors or specialists, so that the input of the relevant permanent works designer can be confirmed and that the PSDP can fulfil their duties under the Safety, Health and Welfare at Work (Construction) Regulations 2013.

9.10 Maintenance of Specific Temperatures or Humidity Levels

9.10.1 N/A

9.11 Confidentiality and Secrecy

9.11.1 All information pertaining to this contract is deemed to be confidential as defined in the Official Secrets Act 1963

9.11.2 The Contractor's tender price and breakdown thereof, is confidential.

9.12 Insurance Claims

9.12.1 If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, the contractor shall immediately give notice to the Employer, the person administering the contract on behalf of the Employer, Project Supervisor Design stage and the Insurers.

9.12.2 The Contractor shall indemnify the Employer against any loss, which may be caused by failure to give such notice.

9.12.3 The Contractor shall advise the HSA of any notifiable occurrence.

10.0 SAFETY, HEALTH AND WELFARE

10.1 Appointment of Project Supervisor for the Construction Stage (PSCS)

- 10.1.1 By the contract to be made between the Employer and the Contractor, the Employer intends to appoint the contractor as PSCS for the works under the Safety, Health and Welfare Act 2005 and the Safety, Health and Welfare at Work (Construction) Regulations 2013.
- 10.1.2 It is a requirement that a collateral deed, as per Model Form MF 1.22 (form of appointment of contractor as PSCS) be signed by contractor and that the contractor accepts the appointment as PSCS under the terms and conditions of the collateral deed. A copy of the contract and Model Form MF 1.22 is included in **Volume A2**.

10.2 Preliminary Health and Safety Plan

- 10.2.1 A Preliminary Health and Safety Plan has been prepared by the Project Supervisor for the Design Process (PSDP). It is a requirement that the PSCS takes into consideration the information provided in the Preliminary Health and Safety Plan in carrying out his duties as PSCS. A copy of the Preliminary Health and Safety Plan is included in the **ITT, Appendix 3: Information Pack**.

10.3 Cooperation with Project Supervisor Design Process

- 10.3.1 It is a requirement that the PSCS cooperate with the PSDP throughout the course of the construction of the works in every way necessary to facilitate the PSDP carry out his role, under the Safety, Health and Welfare at Work (Construction) Regulations 2006, to arrange the co-ordination of all matters relating to design and the co-operation of all designers of permanent and temporary works.

10.4 Temporary Works

- 10.4.1 Then PSCS shall ensure that all temporary works, i.e. those work which do not form part of the permanent works, are of good design and construction and of adequate strength and stability, and are of sound material, free from patent defect and properly maintained.
- 10.4.2 The Main Contractor shall employ the following personnel, who should be the person proposed in the QW1 or meet at least the same standard at that to the person proposed. Any proposed change to personnel should be notified to the ER and PSDP and copies of the relevant CVs issued:
- A competent Temporary Works Designer, who must take overall responsibility for the stability of the structure, including permanent and temporary works during the entire construction phase. The Temporary Works designer shall also take overall responsibility for the design of the demolition of any existing works, including all supports to partially demolished structures. This designer must be competent in temporary works design, and will be required to demonstrate that he/she has safely provided for the complex forces involved in temporary works/ permanent works interaction at the various stages of construction.
 - A suitably qualified site engineer who must assist the Temporary Works Designer in relation to site implementation issues highlighted above and who must liaise with the designer, the PSDP and the PSCS.
 - A competent temporary electrical services designer and temporary mechanical services designer who must take overall design responsibility for the safety of the electrical services installation and mechanical services installation during the entire construction phase. These will be required to liaise with the electrical services designer and the mechanical services designer, contractor, PSDP and PSCS. M+E Co-ordinator is required to be on site 100% of the time.
- 10.4.3 The PSCS shall cooperate with the PSDP in following the procedures in relation to Temporary Works as described below.

The PSCS and Main Contractor shall ensure that Temporary Works do not proceed on site until the PSDP has confirmed that coordination has been undertaken and the certificate is signed by the relevant parties.

Each TWD shall be assigned a unique TWD reference, and all correspondence in relation to the TWD shall include this reference.

The Main Contractor / PSCS shall provide a Schedule / Register of Temporary Works Designs within 1 month of commencement on site. A copy of the Schedule / Register shall be updated fortnightly and included in the Contractor's Progress Report issued prior to the Site Meetings.

The Register shall include the following headings:

- TWD Reference
- TWD Description / Heading
- Date of Submission of TWD to PSDP / Permanent Works Designer
- Date of receipt of comments from Permanent Works Designer
- Date of Submission of Final TWD to PSDP / Permanent Works Designer
- Date of Certification of TWD by PSDP
- Date of Construction of Temporary Works
- Comments (if Any)

A non-exhaustive list of anticipated Temporary Works is set out in the Preliminary Health and Safety Plan included in the **ITT, Appendix 3: Information Pack**.

- 10.4.4 The Main Contractor shall arrange for all specialist and temporary works designers to attend meetings with the PSDP, PSCS and permanent works designers in order to co-ordinate the designs to ensure that all of the designs are compatible with respect to safety of personnel and comprehensive, for all of the contract works. These specialist designers shall be identified by the contractor within 7 days of being requested to do so by the ER.

10.5 Anchors

- 10.5.1 N/A

10.6 Certificates / Method Statements

- 10.6.1 The Contractor will provide, when requested, certificates in the form approved by the HSA and as set out in the HSA guidance document "Guidelines on the Procurement, Design and Management Requirements of the Safety Health and Welfare at Work (Construction) Regulations 2006 including the temporary works design certificate.
- 10.6.2 The Main Contractor must promptly provide method statements setting out detailed methods of construction for any elements where particular risks, residual risks or construction methods have been identified in the Preliminary Health and Safety Plan.

10.7 Safety File

- 10.7.1 Information for the Safety File must be issued to the PSDP in a timely manner prior to Substantial Completion, in digital format as per the specification in the Preliminary Health and Safety Plan included in the **ITT, Appendix 3: Information Pack**.
- 10.7.2 Emergency call out services:
Provide subcontractors' telephone numbers for use after completion.

11.0 COMMISSIONING, COMPLETION AND HANDOVER

11.1 Commissioning Plan

11.1.1 N/A

11.2 Handover Deliverables

11.2.1 The Contractor shall provide:

- Digital format Safety File
- Digital Format Topographical survey of demolished site
- Inspection and maintenance plan for site hoarding

11.2.2 Meter Readings:

N/A

11.3 Substantial Completion

11.3.1 The Contractor shall achieve Substantial Completion in accordance with the Conditions of Contract and in particular, Clause 1.1 Definitions and any clauses referred to therein.

11.4 Cleaning

11.4.1 N/A

11.5 Site Demobilisation

11.5.1 The Contractor shall remove all plant, materials, debris, buildings and other structures and debris from the site within two weeks of the date of Substantial Completion save for such minimal plant, materials, buildings and other structures required by the contractor for the purpose of making good defects and addressing snags.