



M O D I A
C O N S U L T I N G

**Chartered Quantity Surveyors
& Project Managers**

**VOLUME C
Pricing Document**

for

**Refurbishment of Existing Roof (R1) at St. Michael's
Theatre, New Ross, Co. Wexford.**

Project Ref. K1316

24th July 2026

A: 11 Patrick Street, Kilkenny, Co. Kilkenny, R95 VNP4.

T: 056-7817005 F: 056-7783531

A: Unit 4-4a Manor Street Business Park, Manor Street, Dublin D07 HCN1.

T: 01-8690331 F: 01-8690351

**Refurbishment of Existing Roof at St. Michael's Theatre,
New Ross, Co. Wexford.**

Volume C – Pricing Document

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1. Introduction / Notes to Tendering Contractors



Refurbishment of Existing Roof at St. Michael's Theatre, New Ross, Co. Wexford.

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1. Introduction / Notes to Tendering Contractors

Introduction

On behalf of our Client we are seeking tenders for the aforementioned project. The Proposed Contract is Short Public Works Contract - Reference PW-CF6 v.1.15 dated 25th November 2025.

This contract will be awarded on the basis of the Lowest Price from a suitable contractor based on the proposals submitted.

In seeking tenders for this development, the Client is in no way creating a financial obligation to the tendering contractors. Tendering contractors will not be remunerated for the expense which may be incurred in the making up of this tender.

The project is to be carried out in accordance with the Architects drawings and the expected timeline for completion is 10 months.

Covid 19

The Contract Sum is deemed to include for the implementation of all measures required to comply with Covid 19 published Protocols so as to ensure the works are constructed safely and with minimum risk to all parties working or visiting the site. The contractor shall ensure safety measures re Covid 19 Protocol extend beyond the site operations and ensure appropriate liaison with the Client and Design Team on such matters.



Refurbishment of Existing Roof at St. Michael's Theatre, New Ross, Co. Wexford.

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Notes to Tendering Contractors

1. Contractor to provide for everything necessary for the proper execution of the works according to the true intent and meaning of the document, whether same may or may not be particularly described, provided same is reasonably inferred therefrom, including specifically but not exclusively the following items:
 - a. Disconnection / Isolation of Services as necessary and liaising with the appropriate authorities including allowing authorities access to the site as necessary.
 - b. Wastage, delivery, off-loading, transporting materials into position and for removing debris and rubbish from same on completion.
 - c. Samples to be provided where necessary
2. Documents
 - a. Any alteration, deletion or addition made to the text of this document may invalidate the tender.
 - b. Tenderers must comply fully with the Works Requirements.
 - c. this document is issued for pricing purposes only. No materials are to be ordered or works carried out on site without the prior approval of the Employers Representative.
 - d. All documents to be treated as strictly confidential
 - e. Should the need arise any clarifications required by the tenderer shall be submitted via the eTenders website not later than the deadline stipulated in the Instructions to Tenderers – Responses to same will be circulated to all tendering contractors.



Refurbishment of Existing Roof at St. Michael's Theatre, New Ross, Co. Wexford.

Volume C – Pricing Document

- f. The Pricing Document section included within the Volume C document must be fully and completely priced out, in ink and submitted at tender stage.
3. The Tenderer is advised to visit the site, by appointment, before tendering and to acquaint themselves with the conditions affecting the execution of the works including local conditions, accessibility of Works and Site and any other matters that may affect this tender. The tender is deemed to include any costs arising from the foregoing as no claim for extra payment or extension of time to the contract period will be admissible due to want of knowledge or inadequate allowance. Tenderer to comply with all Client requirements for site visits including any Health restrictions imposed.



2. Pricing Document



Description	Qty	Unit	Rate	€	c
<u>ROOFING CONTRACT</u> Amount from summary level.					
St Michaels Theatre New Ross Roof Refurbishment (R1) BQ/1				To Collection €	

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/1 ROOFING CONTRACT					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/2		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(06) PRELIMINARIES AND INSURANCES</u>					
	GENERALLY					
	<u>The Contractor should note the following</u>					
	Notes					
A	1. Refer to Architect's / Civil & Structural / Building Service Engineer's Drawings & Specifications for full details		note			
	PROJECT					
	Name					
B	Refurbishment of existing roof at St. Michael's Theatre, South St, New Ross, Co. Wexford	1	item			
	Nature of Project					
C	Removal of existing Roof containing Asbestos; replacment of same; refurbishment of existing structure; replacement of exisitng auditorium ceiling and insulation uipgrades; Associated Mechanical and Electrical upgrades;	1	item			
	Location of Site					
D	The site is located at at St. Michael's Theatre, South St, New Ross, Co. Wexford as indicated on the Drawings provided	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/3						

	Description	Qty	Unit	Rate	€	c
	Description of Works					
A	The removal of the existing asbestos roof sheeting and any timbers not fit for purpose. The roof will be replaced with a corrugated metal roof with new rainwater goods, eaves and ridge details. A new insulated suspended acoustic ceiling will be provided for and repairs to the existing original plaster and lath features of the auditorium. The goal is to improve the energy efficiency of the roof while replacing any harmful asbestos materials as well as structural repairs	1	item			
	PARTIES AND CONSULTANTS					
	Employer					
B	Tomás Kavanagh, St Micheals Theatre South St. New Ross, Co. Wexford	1	item			
	Design Team Leader, Employers Representative, Architect, Assigned Certifier, PSDP					
C	Conroy Architect#s Ltd, 7 Glenna Terrace, Spawell Road, Wexford	1	item			
	Civil & Structural Engineer					
D	N/A	1	item			
	Mechanical & Electrical Engineer					
E	Geaney Engineering Consultants, Unit 22, Waterford Business Park, Cork Road, Waterford	1	item			
	Quantity Surveyor					
F	MODIA Consulting	1	item			
G	11 Patrick Street					
H	Kilkenny					
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/4						

	Description	Qty	Unit	Rate	€	c
	DESCRIPTION OF SITE					
	Boundaries					
A	the boundaries of the site are as indicated on the Site Layout Plan	1	item			
	Access					
B	The entire ground floor elevation of the building must be fully hoarded with 1.8 m high hoarding and secured at all times.	1	item			
C	Access beyond the site area is restricted; the contractor will be responsible for all building personnel on the site	1	item			
D	Tight town centre site. St Michaels Theatre is located on a tight town centre street busy with both pedestrian and vehicular traffic. There is no areas for site loading at site entrance	1	item			
E	The site is located within a town centre terraced block. No off-street parking is provided at the development.	1	item			
F	Public parking spaces are provided in the vicinity of the site and the contractor will need to take cognisance in his submission of the limited access available to the site.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/5						

	Description	Qty	Unit	Rate	€	c
A	Scaffolding the contractor should note that scaffold to the southern and western elevations will need to be erected on an adjoining landowners premises, the contractor to include for everything necessary in negotiating etc with the adjoining landowners, making good as require to ensure safe working procedures are adhered to for the duration of the works. Scaffolding: contractor to obtain all necessary licences, permits and statutory approvals prior to erection of scaffolding. Contractor shall also obtain written permission from adjoining property owners where access to, oversailing of, or erection of scaffolding on neighbouring lands or buildings is required	1	item			
B	Position of the Works					
C	The position of the works is as indicated on the Site Layout Plan	1	item			
	Services on, under or over the site					
D	There are no site survey drawings of existing services to the site or in the work zone. There is an underground water supply to the building. Its route is to be identified and protected before any excavations works commence. There are electrical services underground. The contractor is responsible for making safe existing services within the work zone before commencement of any works. All live services within the work zone should be identified /isolated/ and protected against accidental contact.	1	item			
E	allow for the implementation of a Protection and Contingency Plan for existing services are described in the "maintenance of existing services" clause	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/6						

	Description	Qty	Unit	Rate	€	c
	Site Visit & Site Survey					
A	it is imperative that all tenderers visit the site & carry out thorough surveys in order to determine a full understanding of the scope & nature of the work involved, the facilities of access thereto, the supply of labour and materials the district will afford and the general convenience of working. They shall be taken to have made themselves acquainted with the nature of the site, all existing building on or adjacent to the site and all other things insofar as they may have any connection with or affect the works	1	item			
B	they must take all the above matters into account when tendering and no claims for extras will be allowed in consequence of their failure to do this. Contractors should contact the Employers Representative to arrange for site visit.	1	item			
C	Arrangements for Visiting the Site					
D	the Contractor should make arrangements for visiting the site by appointment with the Employers Representative	1	item			
E	Existing & Adjacent Abutting Buildings					
F	the contractors attention is drawn to the protected nature of the existing building which will have to be maintained throughout the duration of the works.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/7						

	Description	Qty	Unit	Rate	€	c
A	Conservation area & Archaeology; The building is located in a Architectural Conservation Area and in an area of archaeological interest. As set out in the Conditions of the Planning Permission the Developer shall notify the Planning Authority and Department of Culture, Heritage and the Gaeltacht (National Monuments Section) at least four weeks prior to the commencement of work on the site and shall employ a qualified archaeological appraisal of the site and the monitoring of the digging of foundations and the laying of utility services on the site. Site Safety	1	item			
B	the Contractor shall comply in all aspects with the current Safety, Health and Welfare at Work (Construction) Regulations; the contractor shall provide for all costs as a subsequence of complying with the Safety, Health and Welfare at Work (Construction) Regulations and Acts current at the date of tender the Contractor shall provide, prior to commencement of the Works (and any costs associated therewith) as follows:	1	item			
C	a copy of Form of Notice (Form AF2) to be served on the Health & Safety Authority	1	item			
D	company Safety Statement	1	item			
E	names of Contractor's staff responsible for site safety, health and welfare and for first aid	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1) BQ/8					To Collection €	

	Description	Qty	Unit	Rate	€	c
A	site layout plan showing facilities (offices, canteen, drying room, toilets, washroom), material storage, temporary parking, crane positions if required, security fencing (including type), etc.	1	item			
B	the Contractor shall include for enforcing and ensuring that all sub-contractors (domestic and nominated) and suppliers comply with the Regulations and the requirements of the Project Supervisor (Construction Stage)	1	item			
C	the contractor is to include in his tender for complying with all restrictions and obligations imposed upon him in the Preliminary Health and Safety Plan prepared by the Project Supervisor (Design Stage) and issued as part of the Tender Documentation	1	item			
	DRAWINGS AND OTHER DOCUMENTS					
	Drawings from which Tender Documents are prepared					
D	the drawings used in the preparation of the tender documentation are as listed on the Drawing list included in the Tender documents - Ref: Volume A	1	item			
	Location Drawings					
E	Included in the above list	1	item			
	STANDARD CONDITIONS					
	<u>Form of Contract</u>					
F	"the Form of Contract will be the 'Short Public Works Contract' as published on the Construction Procurement Reform website 10 days prior to the latest date for receipt of tenders (current reference - PW-CF6 v 1.14, 19th July 2023)"	1	item			

	Description	Qty	Unit	Rate	€	c
A	a copy of this contract and its completed schedules are included with the tender documentation	1	item			
	Schedule of Clause Headings					
	<u>A schedule of clause headings of the Conditions is set out hereunder for pricing: the Contractor is referred to the full text of the undermentioned clauses of the Conditions of Contract and he is to allow here or in his prices for complying with them and for any costs arising thereunder.</u>					
B	1. The Contract	1	item			
C	2. The Site, Starting and Completing the Works	1	item			
D	3. The Works	1	item			
E	4. The Price and Payment	1	item			
F	5. Representation and Communications	1	item			
G	6. Contractor's Personnel	1	item			
H	7. Pay and Conditions of Employment of Workers	1	item			
J	8. Loss of and Damage to the works	1	item			
K	9. Indemnity for Claims and Damage	1	item			
L	10. Insurance	1	item			
M	11. Property	1	item			
N	12. Termination	1	item			
P	13. Ethics in Public Office	1	item			
Q	14. Project Supervisor for the Construction Stage	1	item			
R	15. Law, Jurisdiction and Disputes	1	item			
S	16. Covid -19 Mandatory Closure	1	item			
T	17. Limit on Liability	1	item			

	Description	Qty	Unit	Rate	€	c
A	18. Price Variation Schedule	1	item			
B	see Form of Tender and Schedule contained within Volume B of the Tender Documents Model Forms	1	item			
C	all model forms as published on the Public Procurement Website 10 days prior to the date for receipt of Tenders are deemed to be included in the Contract Substantial Completion Dates	1	item			
D	see Form of Tender and Schedule contained within Volume B of the Tender Documents	1	item			
E	this date is subject to the Contractor's Health and Safety Project Supervisor (Construction Stage) deeming that the programme is a safe period <u>CLARIFICATION OF CLAUSES</u> Materials and Workmanship	1	item			
F	where National or other Standards to which equipment or materials must comply are cited, goods meeting other authoritative standards which ensure an equal or higher quality than the standards mentioned may also be accepted	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/11						

	Description	Qty	Unit	Rate	€	c
A	where reference is made in the Tender Documents to specific brand names, catalogue numbers or type of equipment or a specific manufacturer, offer of alternative equipment, articles or materials which have similar characteristics and provide equal performance and quality to those specified may also be considered; any substitutions which the Contractor proposes to make in this respect must be approved by the Employers Representative in writing before incorporation into the work	1	item			
B	any approval given by the Employer's Representative in this respect shall not relieve the Contractor from his responsibility for the performance and quality of his proposed substitutions.	1	item			
C	materials, goods and workmanship are to be of the best quality of their respective kinds and those for which there is an Irish or British Standard or Code of Practice are to comply therewith unless otherwise stated. The Employer's Representative shall be the sole judge as to the fulfillment of these requirements.	1	item			
	Unfixed Materials					
D	all materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor; all sheds shall be placed in positions agreed with the Employers Representative	1	item			
E	the contractor shall disclose to the Employers Representative, at the time of each valuation, which of the unfixed materials and goods on site are vested in the employer	1	item			
F	Sub-Letting					
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/12						

	Description	Qty	Unit	Rate	€	c
A	the Main Contractor must not assign or sub-let any part of the work to others without the written consent of the Employers Representative; this rule is to be strictly observed on this Contract	1	item			
B	consent must be applied for, in writing, with full particulars, to allow adequate time for enquiries to be made, and to complete preparations, depending on the decisions of the Employers Representative, before construction works start	1	item			
C	Value Added Tax					
D	the amount of VAT to be included in the final adjustment of the Contract Sum shall be calculated at the rate(s) as may be properly decided by the Revenue Commissioners under the power vested in them by Value Added Tax Act 1972, but shall exclude any overpayment's made or penalties incurred under the Act by the Contractor	1	item			
E	pursuant to the new VAT Regulations that have come into effect from 1st September 2008, whereby the Employer as 'Principal Contractor pays the VAT liability directly to the Revenue Commissioners	1	item			
F	Variations and Change Orders					
G	all change orders and variations orders shall be issued by the Employers Representative only; no payment will be made to the Contractor in respect of work for which an instruction is issued by any person other than the Employers Representative	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/13						

	Description	Qty	Unit	Rate	€	c
	COVID 19					
	Construction Sector COVID-19 Standard operating procedures					
A	The contractor shall include in the proposed costs for compliance with all HSE and CIF guidelines relating to the COVID-19 (Corona Virus) Pandemic. Adequate social distancing must be maintained at all times and should additional plant etc be required to assist in minimising interactions on site then this should be included in the contractors costs for the proposed works.	1	item			
B	Proposed Site Specific Construction Stage Health and Safety plan must include detailed procedures relating to the prevention of the spread of COVID-19. All Site Personnel must complete the CIF online C-19 Induction course and proof of same must be made available for inspection.	1	item			
C	All persons returning to site must complete a COVID-19 Questionnaire / self declaration. It is recommended that this be completed and submitted by each main contractor / contractor / developer at least 2 days in advance of persons returning to site - if conditions change at any time, resulting in a reappearance of symptoms workers should not attend work	1	item			
D	COVID-19 Compliance Officer - The contractor shall include for a Compliance officer in accordance with the proposed Operating procedures	1	item			
E	Communal and Welfare areas must have detailed cleaning records and adequate hand sanitizer must be available to all staff. Onsite procedures to be compliant with HSE and CIF recommendations	1	item			

	Description	Qty	Unit	Rate	€	c
A	Include for all other requirements as detailed and required by the HSE and CIF. A copy of the Operating procedures in included for reference in the Information Pack section of this tender pack. The contractor is deem to have included for full compliance with this and other published guideline and recommendation up to 5 days prior to the return of tenders	1	item			
B	(a) Include Protocols to cover the following: (i) Augmenting site infrastructure and welfare facilities such as toilets, canteen, isolation spaces, and access, egress and circulation routes to meet the standards set out in the Protocol. (ii) Cleaning to the standard required in the Protocol. (iii) Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol. (iv) Covid-19 Personal Protective Equipment (PPE) to meet the requirements of the Protocol. (v) Social distancing to meet the requirements of the Protocol."	1	item			
C	(b) while it is expected that realistic prices will be included against preliminary items based on (i) to (v) above, the Contract Sum will be deemed to include for the implementation of all measures - including hygiene, access management, materials procurement and delivery, work sequencing and work practices - required to construct the work safely and to minimise the risk of disease contagion for the Contractors Personnel, the Employers Representative, Employers Personnel and third parties visiting the site."	1	item			

	Description	Qty	Unit	Rate	€	c
A	(c) should there be a reason to impose greater restrictions on movement to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28 March 2020 and 18 May 2020, the contractor is entitled to an extension of time in accordance with the form of tender and schedule, part 1K (15) but no financial recompense. It is not intended that the ex gratia payments introduced to cover the period from 12 April 2020 to 18 May 2020 will be made available again."	1	item			
B	(d) Where the project involves an extension and/or alterations to an existing live building, additional precautions will be required in relation to Covid-19 to ensure the safety of occupants (e.g. if access is shared between the Clients personnel and Contractors personnel, if Contractors personnel are required to enter the building area, either internally or externally, for particular tasks, or if Contractors personnel have to undertake works in the building after hours). Such precautions would involve, at a minimum, maintaining social distancing between Contractors personnel and School personnel, wearing of appropriate PPE and sanitising any work areas in the building on a daily basis in preparation for Client activities on the following morning.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	

	Description	Qty	Unit	Rate	€	c
	BUILDING CONTROL (AMENDMENT) REGULATIONS 2014 (Where Applicable)					
	Contractors Obligations					
A	complying in all respects with the Contractors obligations under the Building Control (Amendment) Regulations 2014; compile & submit commencement forms and statutory documentation as required; keeping, maintaining & providing all records; coordination of the Inspection Plan & Framework with the Assigned Certifier; etc.	1	item			
B	the contractor shall include here for complying in all respects with the inspection plan as issued with the Tender Documents where required	1	item			
	CONTRACTOR'S LIABILITY					
	Risk of Injury to Persons and Property and Insurance					
C	the requirements for insurance for damage to persons and to property are set out in Condition 10 of the contract	1	item			
	Risk of Damage to the Works and Insurance					
D	the requirements for insurance for damage to the Works are set out in the Schedule Part 1 in Volume B	1	item			
	EMPLOYERS LIABILITY					
	Insurance for Existing Structure					
E	the Existing Structures are accordingly insured by the Employer	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/17						

Description		Qty	Unit	Rate	€	c
OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER						
Visit Site						
A	Site visits should be arranged through the Employer's Representative. Tenderers are advised to visit the site and ascertain the facilities and access thereto, the supply of labour and materials the district will afford and the general convenience of working. They shall be taken to have made themselves acquainted with the nature of the site, all existing building on or adjacent to the site and all other things insofar as they may have any connection with or affect the works	1	item			
B	they must take all the above matters into account when tendering and no claims for extras will be allowed in consequence of their failure to do this. Contractors should contact the Employers Representative to arrange for site visit.	1	item			
C	Restrictions on access to site					
D	access to the site is described above in the "Access" clause	1	item			
E	contractor's personnel shall carry appropriate identification at all times on site	1	item			
F	access to the site will be prohibited outside normal working hours	1	item			

	Description	Qty	Unit	Rate	€	c
A	the Contractor shall take particular care to avoid damage to roads and footpaths and other surfaces outside of the authorised site and shall be liable for the cost of repairing, to the satisfaction of the Employers Representative, the Local Authority and/or the owner, all such damage caused by his operations. He shall take precautions to prevent spillage of diesel fuel or solvents. The Contractor shall also prohibit the use of tracked plant on road surfaces outside of the site unless suitably approved protective measures are taken to safeguard the integrity of the road surfaces. Pumping of water onto a public road or private property shall not be permitted. Where heavy discharges to gullies and storm drains may occur silt traps shall be incorporated in the temporary discharge arrangement. Any damage so caused shall be made good by the Contractor at his own expense.	1	item			
B	the existing site access roads & public road must be kept clean at all times during the course of the works; it is the Contractors responsibility to ensure that site debris is not tracked out onto such roads	1	item			
C	Note:					
D	(a) means of access shall be agreed between the Client, the Design Team & the Contractor on site	1	item			
E	(b) the Contractor must ensure the safety of all staff, visitors, etc. during the works	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/19						

	Description	Qty	Unit	Rate	€	c
	Safety of Site Operation					
A	the Contractor will be wholly responsible for the adequacy, stability and safety of all site operations and methods of construction arising out of or by reason of the Contract. The Contractor shall allow for complying in full with all legislative enactments in particular all Safety, Health and Welfare at Work Acts and Regulations	1	item			
B	the Contractor shall include here for all costs in complying with Clause 2.4 "Project Supervisor" of the Contract. The Contractor will be wholly responsible for the adequacy, stability and safety of all site operations and methods of construction arising out of or by reason of the Contract. The Contractor shall allow for complying in full with all legislative enactments in particular all Safety, Health and Welfare at Work Acts and Regulations	1	item			
C	the contractor should include for all aspects of the items identified in the Preliminary Health & Safety Plan as provided.	1	item			
	Risk Assessment and Method Statements					
D	The Contractor will be expected to submit Risk Assessments and Method Statements to the Design Team in adequate time for review prior to the carrying out of works with particular risks/hazardous/potential to affect work conditions. The Design Team will return for comments and revised documents will then be issued by the Contractor to the Project Co-ordinator to submit to the Client.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/20						

	Description	Qty	Unit	Rate	€	c
	Site Supervision					
A	the Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all work carried out by the Contractor and to advise and assist the employer in taking possession of the works	1	item			
	SAFEPASS' Accreditation					
B	the Contractor shall provide for the operation of the requirements of the construction industry's safety accreditation scheme, known as the 'Safepass' scheme. Employees engaged on the site must be provided with the opportunity, to undertake an appropriate FAS approved training course and to achieve accreditation	1	item			
	Construction Skills Certificate Schemes'					
C	the Contractor shall provide for the operation of the requirements of the 'Construction Skills Certificate Schemes'	1	item			
	Site Records					
D	provide for the provision and keeping of all statutory records.	1	item			
E	provide for maintaining a full set of site records of all labour, materials and plant used on the works to the approval of the Employers Representative. Provide also for maintaining a record of visitors to site and a daily weather record, recording minimum and maximum temperature and rainfall; Records to be submitted to the Employers Representative on a weekly basis.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/21						

	Description	Qty	Unit	Rate	€	c
	Schedule of Dilapidations					
A	on taking possession of the existing building the Contractor will be required to produce immediately and submit to the Employers Representatives a photographic record and a detailed schedule of dilapidations internally and externally on the existing building(s). This record and Schedule shall also extend to the extent of site identified for the contractors possession and the access road to the site from the Public road. The agreed schedule will be held as a record on the condition of the existing building/s when possession was granted	1	item			
	Freedom of Information					
B	(i) the Client proposes that the following information relating to this tender competition will be made available on request under the Freedom of Information Act 1997:	1	item			
C	(a) the name of the Contractor who is awarded the contract and the total amount of the tender	1	item			
D	(b) to the unsuccessful tenderers, the reason why their tender was rejected	1	item			
E	(ii) the Client undertakes to hold confidential, any information provided by the tenderer in his tender subject to:	1	item			
F	(a) disclosure of the information specified at (i) above as liable for release to the public	1	item			
G	(b) the Client's obligations under law including the Freedom of Information Act, which came into force on 21st April 1997	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/22						

	Description	Qty	Unit	Rate	€	c
A	you are asked to consider if any of the information supplied by you in this tender should not be disclosed because of its sensitivity, (other than that referred to at (i) above). If this is the case, you should, when providing the information, identify same and specify the reasons for its sensitivity. The Client will consult with you about sensitive information before making a decision on any Freedom of Information request received. Please make a statement to the effect that information not identified as sensitive (in accordance with the foregoing) may be released in response to a request under the Freedom of Information Act	1	item			
B	(see Freedom of information statement form annexed hereto)	1	item			
	Restrictions on use of the site					
C	the contractor shall ensure the works are confined to the designated area and do not pose a risk to the public	1	item			
D	the Contractor shall include for all works necessary to ensure that the building is full accessible at all times including the provision of safe access / egress to / from fire escapes	1	item			
E	access to the site will be prohibited outside normal working hours	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/23						

	Description	Qty	Unit	Rate	€	c
	Damage to Adjoining Property					
A	the Contractor will be held responsible for any damage to adjoining property and any other properties adjacent to the site, which may be caused by the execution of the works and he is to provide any necessary protection for this purpose and remove same when no longer required and make good any damage at his own expense. He is to indemnify the employer in respect of any claim for disturbance or damage arising out of the foregoing	1	item			
B	Provide temporary fall arrest and debris protection netting to the full extent of the attic space prior to commencement of roof works. Netting shall be designed, supplied and installed to prevent personnel or debris falling into the occupied space below during the removal of existing roof coverings and construction of the new roof. Safety netting shall comply with i.s. en 1263-1 and i.s. en 1263-2, and shall be installed, inspected and maintained by a competent contractor in accordance with the manufacturer's instructions, the safety, health and welfare at work (general application) regulations 2007-2020, and hsa guidance on work at height. Contractor to provide all necessary supports, fixings, inspections and certification for the duration of the works	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	

	Description	Qty	Unit	Rate	€	c
	Limitations on Working Space					
A	storage space for materials shall be confined to site areas only to where they will ultimately be used. No materials, site huts, etc. shall be placed in a position which is likely to interfere with the progress of the works or public operations.	1	item			
	Limitations on Working Hours					
B	In accordance with Statutory Requirements.	1	item			
	Weather					
C	any claim for delay, disruption or extension of time by the Contractor, whether a compensation event or not, will not be entertained from a failure to comply with the foregoing requirement	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	

Description	Qty	Unit	Rate	€	c
Public Relations A the Contractor shall give 14 days written notice to An Garda Siochana, Local Authorities, members of the public and local residents of impending events likely to cause disturbance such as planned temporary disconnection of services, demolition by explosion, prolonged working at nights or at weekends, movements of heavy loads liable to cause traffic congestion or any other planned abnormal occurrence likely to cause disturbance to people in the vicinity of the Works. The Contractor shall not allow any visitors to the Works or any photography of the Works or issue to the press or any other media for the dissemination of information, any statement relating to the Works or any other matter arising out of the contract, without first obtaining the approval of the Employers Representative in writing. The Contractor shall not be permitted to erect any advertisements of any kind whatsoever, on the site without the prior written approval of the Employers Representative. The Contractors Liaison Officers shall make themselves available to address and respond to all public relations issues in cooperation with the Employers Representative's Representative.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/26		To Collection €		

	Description	Qty	Unit	Rate	€	c
	Fire Precautions					
A	All work performed by the Contractor that is likely to give rise to fire hazards, such as the use of naked flames in enclosed or restricted areas shall be carried out in such a way as to ensure the safety and protection of the Works and of all personnel and property. Where it is necessary to use any naked flames or welding equipment and while combustible materials are being used adequate protection shall be provided to all other adjacent materials and personnel. Suitable fire fighting equipment and extinguishers shall be readily available at the positions where such work is proceeding.	1	item			
	Specialist Tests and Fees					
B	when directed by the Employers Representative, samples of materials (the samples being taken by approved sampling methods) are to be supplied by the Contractor for laboratory tests and shall be delivered by the Contractor to the testing authority. The Contractor should allow here for fees, charges and carriage of materials in connection with tests.	1	item			
C	the Contractor shall ensure that they have allowed either in the preliminaries section or in the various rates in his pricing document for all costs associated with achieving the airtightness requirements. It should be noted that, unless noted otherwise, taping, sealants and seals are generally not specifically itemised in the pricing document but should be included for in the rates for the various elements or in the preliminaries section	1	item			

	Description	Qty	Unit	Rate	€	c
	Use of Materials Found on the Site					
A	materials found by the Contractor on or adjacent to the site are not to be incorporated in the works without the prior written approval of the Employers Representative	1	item			
	Disposal of Materials Found on the Site					
B	materials found on site shall be disposed of in accordance with the instruction of the Employers Representative	1	item			
	Disposal of Excavated Material					
C	the Contractor shall ensure all excavated spoil, rubbish, surplus materials, etc. arising from the works are not disposed on an area other than a recognised and compliant facility area.	1	item			
	The Contractor shall ensure that:					
D	(a) carting away is undertaken by licensed, bona fide carriers	1	item			
E	(b) obtain in advance the location of the disposal site	1	item			
F	(c) If and when required by the Employers Representative obtain and submit to the Employers Representative, written evidence that all loads of excavated spoil, rubbish, surplus materials, etc. has been deposited at a recognised tipping area or areas. Should it not be shown to the satisfaction of the Employers Representative, that any excavated spoil, rubbish, surplus materials, etc. have been deposited elsewhere than at a recognised tipping area, the Contractor will be held responsible for clearing away such deposits at his own cost and ensuring that they are placed in a recognised tipping area.	1	item			

	Description	Qty	Unit	Rate	€	c
A	the Contractor shall comply with all Waste Management Statutory requirements	1	item			
B	the Contractor shall allow for all Land Fill Levies etc., as required under the Waste Management (Landfill Levy) Regulations 2002	1	item			
C	a waste plan in relation to the disposal of generated construction and demolition (C&D) waste shall be proposed and submitted to the Planning Authority for written agreement, prior to any development taking place on site.	1	item			
	Environmental Report					
D	an Environmental Report shall be drawn up wherein nuisances, emissions and other environmental impacts shall be identified in relation to the proposed operational stage of construction, for example pollution of watercourses, noise, fumes, dust, grit, litter/waste on adjoining lands/public roads, wheel wash, designated safe/exit entry, etc. The report shall also propose mitigation measures so as to offset any adverse impacts so identified.	1	item			
	Waste Management					
E	the Contractor is required to comply with all waste management statutory requirements	1	item			
	Hoardings					
F	the Contractor is required to provide such hoardings or other methods of protection as are necessary as indicated on the H&S Plan	1	item			

	Description	Qty	Unit	Rate	€	c
	FALL ARREST PROTECTION:					
A	Provide temporary fall arrest and debris protection netting to the full extent of the attic space prior to commencement of roof works. Netting shall be designed, supplied and installed to prevent personnel or debris falling into the occupied space below during the removal of existing roof coverings and construction of the new roof. Safety netting shall comply with I.S. EN 1263-1 and I.S. EN 1263-2, and shall be installed, inspected and maintained by a competent contractor in accordance with the manufacturer's instructions, the safety, health and welfare at work (general application) regulations 2007-2020, and hsa guidance on work at height. Contractor to provide all necessary supports, fixings, inspections and certification for the duration of the works	1	item			
	Screens					
B	provide and maintain all necessary dustproof and weatherproof screens where the site adjoins the existing building as required throughout the duration of the Contract. All temporary screens are to be constructed to the Employers Representative's satisfaction	1	item			
	Advertising Rights					
C	no signage other than that approved by the Employers Representative shall be erected on the site	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/30						

	Description	Qty	Unit	Rate	€	c
	Maintenance & Protection of Existing Services					
A	the Contractor shall do everything necessary to avoid damage to any services and structures on, under or above the ground which are manifestly put at risk by the execution of the works;	1	item			
B	protect, uphold and maintain all overground and underground services of the statutory authorities, utility providers or private owners and all pipes, ducts, walls, underground or overhead cables, etc. encountered during the execution of the works. The Contractor is to make good any damage due to any cause within his control at his own expense or pay any costs and charges in connection therewith to the satisfaction of the Employer, Employers Representative, Statutory Authorities, Service Providers or Private Owners	1	item			
C	the Contractor shall fully satisfy himself as to the exact location of all existing services. The Contractor should contact the Local Authority, ESB Networks, Bord Gais, Eircom, UPC, etc. in relation to drains/watermains, power cables, gas pipes, telephone, broadband cables, cable T.V. routes in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged	1	item			

	Description	Qty	Unit	Rate	€	c
A	the contingency plan must be approved in advance by the Employers Representative and will include the names and contact numbers to effect an immediate responses to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such services may be at risk. Where deemed necessary a representative of the relevant authority will be in attendance where any particular service is at risk	1	item			
	Contractor's Compound Area					
B	the location of the Contractor's compound area will be within the site boundary exact location to be agreed prior to commencement	1	item			
C	Employment of Labour					
D	none but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the Works and the whole of the same shall be carried out and completed in the best and most substantial manner	1	item			
E	Trade Union Labour only is to be employed on the works and the Contractor must pay the standard rate of wages current in the district and observe the customary hours and conditions of employment	1	item			
	Local Labour					
F	persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work, be recruited from the local offices of FAS or other such agency to the extent that the total labour requirement of the contract exceeds the Contractor's core workforce	1	item			

	Description	Qty	Unit	Rate	€	c
	Industrial Relations					
A	the Contractor shall be responsible for ensuring a good industrial relations climate on site. He shall not hire any labour directly at the site	1	item			
	Right to Refuse Admission					
B	the employer reserves the right to refuse admittance to the site or evict therefore any person found to be under the influence of intoxicating liquor or drugs	1	item			
C	no intoxicating liquor or drugs shall be brought onto the site or accepted from any person on site	1	item			
	Setting Out the Works					
D	all instrument work in setting out to be done by personnel experienced and practised in this work. If these are not members of the Main Contractor's own staff, they must be members of a properly established surveying firm, with the necessary qualifications to carry out the whole of the work in an expert manner. The Contractor will be wholly responsible to the Employer for any errors in the work, and meet all costs arising therefrom	1	item			
E	the Main Contractor will be held fully responsible for checking all Sub-Contractor's setting out and satisfying himself as to its correctness. The Tender is deemed to include any costs arising from the Main Contractor's failure to comply with the foregoing as no claim for extra payment or extension of time to the Contract period will be admissible	1	item			

	Description	Qty	Unit	Rate	€	c
	Protection of the Work					
A	the Contractor is to case up and protect the work done by other tradesmen and be responsible for and make good or pay for the making good of any work which may suffer from want of such casing and protection	1	item			
	Curiosities, etc.					
B	the Contractor shall not disturb any ancient works without the Employers Representative's permission and shall at once hand over to him any object of antiquarian, geological or other interest or value discovered during the progress of the work	1	item			
	Bar Chart / Network Analysis					
C	the Contractor is required to provide a detailed bar chart or network analysis programme, prior to the starting date	1	item			
D	provide 3 hard copies (and one electronic copy) of the programme for the Employers Representative within 1 weeks of the date of acceptance of the tender, keep one further copy available for inspection in the site office	1	item			
E	all programme's must include the Programme Contingency	1	item			

	Description	Qty	Unit	Rate	€	c
	Programme Updating					
A	the updated programme will show actual progress and be produced at least on a weekly basis; the updates shall include any additional activities carried out; actual progress shall be recorded by means of actual start and actual finish dates for activities, together with percentage completion and remaining duration of currently incomplete activities; any periods of suspension of an activity should be noted in the updated schedule; it is possible that the updated schedules will show completion later than the contract completion dates; in this event the acceptance of the updated schedules will not constitute acceptance of any delay	1	item			
	In the narrative report accompanying the updated programme, the contractor shall:					
B	(a) compare actual progress against anticipated progress in relation to the sequence, quantities, duration, cost and resource details defined on the programme and identify any additional activities or changes since the previous update of the Four Weekly Programme	1	item			
C	(b) include provision for decisions made in respect of programming or sequencing of the works at the four weekly design and site progress meetings	1	item			
D	(c) identify and describe any current and anticipated problems that may affect the performance of the works, the factors causing the problem and their impacts on the project	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	

	Description	Qty	Unit	Rate	€	c
A	(d) make particular reference to critical path activities and shall include delay mitigation proposals, where appropriate	1	item			
B	(e) include new or revised programme assumptions to be employed in achieving timely completion of the works	1	item			
C	all claims for Extensions of Time shall be accompanied by a network diagram total float report, narrative report and cost estimates supporting the contractors claim; the contractor shall include the sequence of operations, resource implications and other impacts of any and all work related to each claim	1	item			
D	the contractor shall highlight on the programme the direct logic links between the cause and effect of the event or events in respect of which he is making his claim	1	item			
E	the Contractor shall show the Programme Contingency on all updated revisions of the Programme	1	item			
	Shop Drawings/Schedules etc.					
F	all shop and Builder's work drawings which require the Employers Representatives approval shall be submitted by the Contractor in due time for approval and checking to be carried out to suit the progress of the works.	1	item			

Description	Qty	Unit	Rate	€	c
A the Contractor shall be responsible for checking all schedules and drawings supplied to him and all shop and builder's work drawings approved by the Employers Representative. In the event of any discrepancy being found between such schedules and drawings or if the Contractor considers that additional details drawings are required then in either case the Contractor shall report such discrepancy to the Employers Representative for instruction or apply in writing for such detail drawings at least 21 days before the materials are to be ordered or the works concerned are to be executed (whichever is the greater). The Contractor shall ascertain from the drawings or otherwise any holes, recesses, plugs, etc. which may be required, in time to form these as the works proceed. No extra payment will be allowed for cutting or forming such holes, recesses, or plugs subsequently.	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/37		To Collection €		

	Description	Qty	Unit	Rate	€	c
A	the Contractor shall prepare Schedules of Information Required for the main stages of the works based on the Programme for the Works, to be agreed with the Employers Representative. The Schedules of Information Required shall provide for the process of information issue from the Design Team to the Contractor, namely, initial issue of supplementary construction information with specifications and details, the Contractors own procurement process, any Contractor proposals of equivalency, review of the construction documentation by the Contractor in good time, discussions with relevant subcontractors, and if required completion of any outstanding construction details by the Design Team / subcontractor to allow the work to proceed. The agreed Schedules of Information Required shall reflect a reasonable period of time for this process.	1	item			
B	the Contractor's attention is drawn to the requirements for the submission of samples, shop and Builder's work drawings, certificates and guarantees contained in the Works Requirements.	1	item			
	Progress Photographs					
C	the Contractor shall arrange to have record photographs, taken on a weekly basis to cover an overview of the overall site and in particular current activities in progress. The photographs shall be emailed or uploaded to an agreed fileshare facility by close of business of the first working day of the following week	1	item			

	Description	Qty	Unit	Rate	€	c
	Temporary Works					
A	the Contractor shall be solely responsible for designing and carrying out all necessary temporary works, including falsework, earthwork support, temporary sheet steel piling and for taking all necessary steps to ensure the continuous stability for the duration of the contract of the existing building, footpaths, roads and lands and of all new work under construction including both in-situ and precast concrete, steelwork and masonry	1	item			
B	the term "temporary works" shall mean all temporary works of every kind required in or about the construction, completion and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands, as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings	1	item			
C	work near and within existing buildings, roadways or pavements and excavations for foundations adjacent to existing buildings, roadways or pavements shall be carried out in such a manner as will not endanger the existing building, roadways or pavements	1	item			
D	the Contractor's attention is drawn to the fact that he must comply with all Safety, Health and Welfare at Work Acts and Regulations in relation to temporary works, scaffolding, etc.	1	item			

	Description	Qty	Unit	Rate	€	c
A	the Contractor, who is responsible for providing the specified materials and the required standard of workmanship and who has responsibility to decide his own detailed method of construction and to maintain stability of the building while it is under his control, must recognise the need to employ properly qualified and experienced supervisors on site. (The Contractor's attention is drawn to the publication "Stability of Buildings" by the Institution of Structural Engineers - in particular to the section "Construction Stage" and to the Appendix). On complex structures or in circumstances where a full understanding of engineering principles is required to execute the work safely, the Contractor shall employ a chartered engineer to direct and supervise the construction	1	item			
B	the Main Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibility for the stability of the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further, the main Contractor shall employ a suitably qualified site engineer; both shall liaise with each other and with the Project Supervisors, all in accordance with the HSA Guidelines to Safety, Health and Welfare at Work (Construction) Regulations 2006. Subject to the Employers Representative's consent, (a) on small routine projects the site engineer need not be permanently on site; and/or (b) it may be permissible for one person to fulfil both of these roles	1	item			

	Description	Qty	Unit	Rate	€	c
	Dayworks					
A	dayworks shall be executed only with the written permission of the Employers Representative. For variations which cannot by their nature be measured and valued at the rates in the Bill of Quantities or where such rates cannot provide a reasonable basis for valuing variations, then and only then shall the Employers Representative issue written permission after consultations with the Quantity Surveyor. Where this authority is given, original vouchers giving the fullest particulars of hours worked, names of craftsmen and labourers, together with rates of wages, paid, description of work executed, materials and plant used in the items up to Friday, shall be delivered to the Employers Representative before the following Friday	1	item			
B	all sheets are to be signed by the General Foreman and the Employers Representative. Such signatures are only to be taken as certifying that the time, materials and plant are correct and shall not be held to justify a claim that the work shall be so charged or that it cannot be measured and priced according to the terms of the Contract	1	item			
C	labour shall be priced at the basic rates, hired plant shall be charged in accordance with the Schedule of Plant Charges or local hire rates and materials as invoices	1	item			
	Tax Clearance Certificate					
D	prior to the award of any contract or subcontract, the Contractor or subcontractor under consideration will be required to produce a Tax Clearance Certificate	1	item			

	Description	Qty	Unit	Rate	€	c
	Temporary Hoists					
A	should the Contractor choose to use a temporary hoist or hoists it/they shall be located in location(s) to be agreed with the Employers Representative	1	item			
	Effluents or Waste					
B	the Contractor shall ensure that any effluent or waste from the works shall not be discharged into ponds, drains and sewers unless permitted by the Local Authority and Employer	1	item			
C	the Contractor shall at all times protect and safeguard excavations, holes, openings and the like and any other hazards caused by the carrying out of the Contract Works	1	item			
	Sample Panels					
D	provide for constructing sample panels as detailed in Architects specification document or as reasonably required, panels to be maintained on site for duration of works, remove all panels upon instruction of the Architect	1	item			
E	obtain approval for all sample panels prior to commencing main body of work	1	item			
	TENDERING DETAILS					
	Expense of Preparing Tender					
F	the Employer does not bind himself to accept the lowest or any Tender	1	item			
G	Contractors will not be remunerated for any trouble or expense they may incur in making up their Tenders	1	item			

Description		Qty	Unit	Rate	€	c
Errors in Pricing Document						
A	No compensation will be afforded to errors in the Pricing document. This is not a contract document and the scope of works are based on the drawings and specifications provided and the existing site conditions.	1	item			
Tender Qualifications						
B	the Tenders shall be strictly in accordance with the Documents, Drawings, Contractor's obligations pursuant to the Conditions of Contract and shall not be qualified in any way. Any such qualification may result in the Tender not being considered	1	item			
C	the Employer reserves the right to open all or any Pricing Documents submitted with the tenders	1	item			
Work to be Performed						
D	the Contractor shall furnish all labour, materials and equipment, tools, construction plant and supervision to perform the work in accordance with and described in the Specifications and Drawings referred to herein, and as subsequently amended or revised	1	item			
E	the Contractor shall include in the Contract Price for all consumable construction materials	1	item			

	Description	Qty	Unit	Rate	€	c
A	the Contractor shall be held to have satisfied himself by careful examination of the drawing and specification and of the site as to the amount of work to be carried out to enable the works to function satisfactorily. This shall include all items reasonable and obviously referred to as necessary though not implied in the Drawings and Specifications and the contract is for completely finished work strictly in accordance with the true content and meaning of the Drawings and Specifications and no payment beyond the Contract Sum will be allowed in consequence of the Contractor having failed to properly acquaint himself with the site, drawings and specifications	1	item			
B	the Contractor shall be responsible for setting out all of the works shown on the drawings and referred to in the contract documents	1	item			
C	decisions of Employers Representative shall be final and binding as to the intent, meaning and scope of the Drawings and Specifications and Contractor shall consult Employers Representative for appropriate instructions and interpretation whenever Contractor shall be in doubt as to the intent, meaning or scope of the Drawings or Specifications or any part thereof	1	item			
D	instructions given or information furnished by Employers Representative shall not bind Employers Representative unless authorised in writing	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/44						

	Description	Qty	Unit	Rate	€	c
A	before proceeding with the Work the Contractor shall carefully examine the Drawings and Specifications and shall have the responsibility of notifying Employers Representative of any inconsistency or discrepancy appearing therein Inadequacy of Description	1	item			
B	the Contractor's price shall be full inclusive cost of completing the works in accordance with the drawings and specifications. The Contractor shall state with his tender any additional items for which he requires payment 'as no claim on the ground of inadequacy of description will be entertained'. Where aa conflict arises, the contractor will be deemed to have included the most onerous of the requirements Provide Everything Necessary	1	item			
C	the Contractor shall provide everything necessary for the proper execution of the Contract according to the true intent and meaning of the documents. Whether same may or may not be particularly described, provided same is reasonably inferred therefrom Lump Sum Additions or Deductions to Arrive at Tender Sum	1	item			
D	if the Contractor to arrive at the amount of his Tender shall have added to or deducted from the total of the items in the Breakdown of Tender any sum either as a percentage or otherwise a similar percentage of proportionate sum shall be added to or deducted from the amount of variation	1	item			

	Description	Qty	Unit	Rate	€	c
	IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR					
	<u>Maintaining temporary works, adapting, clearing away and making good together with notices and fees to Statutory Authorities, Public Undertakings or Public or Private Utility Providers related to the items shall be deemed to be included with the following items:</u>					
	Plant, Tools and Vehicles					
A	provide all necessary mechanical and non-mechanical plant, tools and vehicles necessary for the proper execution and completion of the work	1	item			
B	(a) bringing to site, installing and removing on completion	1	item			
C	(b) maintaining on site for the duration of the works	1	item			
	Scaffolding					
D	provide all necessary scaffolding for the proper execution and completion of the works	1	item			
E	(a) bringing to site, erecting and removing on completion	1	item			
F	(b) maintaining on site for the duration of the works	1	item			
G	if the Contractor should strike any of this scaffolding before ascertaining whether it is required by a Sub-Contractor or Statutory Authority, Public Undertaking or Public or Private Utility Provider, he must re-erect it, if so required at his own expense	1	item			
H	the scaffolding must be the subject of detailed provisions of the Construction Safety Plan	1	item			

	Description	Qty	Unit	Rate	€	c
	Site Administration					
A	provide for all on and off site management and administration including cost of Foreman and Site Agent in charge	1	item			
	Site Security					
B	provide for safeguarding the works, materials and plant against damage and theft including providing all necessary watching and lighting for the security of the works and the protection of the public. Provide shelter and heat for any watchmen so required	1	item			
C	the Contractor is to provide for clearly identifying the site perimeters and surroundings for the full duration of the works	1	item			
D	the Contractor shall make provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements	1	item			
	Contractor's Compound					
E	arrangements for the Contractors Compounds and position for same are to be agreed with the Employers Representative	1	item			
	Transport for Workpeople					
F	provide for all necessary transport for work people including those of sub-Contractor's to and from site including compliance with Road Traffic Acts and other regulations in this regard, payment of all fees, charges and the like	1	item			

	Description	Qty	Unit	Rate	€	c
	Protection of the Works Against Inclement Weather					
A	provide for carefully covering up and protecting the works, or any adjoining property exposed by the works, at all times from inclement weather	1	item			
	Inclemement Weather Working					
B	The Contractor will be expected to avail himself of all reasonable means and aids to construct the Works and the Temporary Works in inclement or cold weather and to use his best endeavours to prevent or minimise any delays arising there from.	1	item			
	Project Board					
C	Provide for arranging and or making, erecting, maintaining and removing on completion of work plywood project board size 3600 x 2400 x 20mm thick project board with graphics printed and mounted on durable material; designed to Architect's approval - 1 No project board	1	item			
D	Provide for making, erecting, maintaining, plywood project board incorporating a graphic of the proposed building, the names of the project and employer, the Contractor, Sub-Contractors, and Design Team Consultants; set board steel frames and posts in concrete bases; removal on completion	1	item			
	Water for the Works					
E	provide clean, fresh water for use on the works, pay all charges in connection therewith, provide all temporary storage, plumbing services, pipes, connections, taps, hoses, valves, stand pipes etc. and clean away and make good on completion	1	item			

	Description	Qty	Unit	Rate	€	c
	Lighting and Power for the Works					
A	Electricity is available on site - the Contractor shall pay all appropriate costs to provide electricity for use on the works and pay all charges in connection therewith. The Contractor shall provide all artificial lighting and power for the works, provide for distribution about the site and all temporary connections, leads, fittings, etc. and clear away and make good on completion. The lighting shall be to the standard stated by the Health and Safety Project Supervisor Construction Stage	1	item			
B	Temporary Roads, Hardstandings, Crossings, etc.					
C	the Contractor shall provide all necessary temporary roads, tracks, hardstandings and the like, and hack up and make good on completion. On completion the temporary roads, tracks, hardstandings and the like shall be removed as required and areas disturbed made good	1	item			
D	the Contractor shall examine the nature and levels of the area designated for the site compound(s). If he considers that levels need raising or lowering for his purposes he shall include the cost of so doing in the tender, such cost to include reinstatement to the original levels, including reinstating to the original condition on completion to the satisfaction of the Employers Representative	1	item			
E	Any and all licences required for road opening, path closures etc. are to be paid for by the contractor.	1	item			

	Description	Qty	Unit	Rate	€	c
	Temporary Accommodation for use of the Contractor					
A	provide and maintain toilet facilities, washing facilities, drying room and canteen(s) for the Contractor's staff including those of his Sub-Contractors and watertight sheds for the storage of his materials, tools and tackle, including suitable and separate storage for dangerous materials or substances, in positions to be agreed with the Health and Safety Project Supervisor Construction Stage. Alter, shift and adapt same as necessary from time to time. Maintain in a clean and tidy condition at all times. Provide and maintain temporary office accommodation	1	item			
B	welfare facilities for workpeople shall be in compliance with the fourth schedule of the Safety, Health and Welfare at Work (Construction) Regulations	1	item			
C	such accommodation as the Contractor is required to supply shall be cleared away on completion and the area made good	1	item			
	Temporary Accommodation for Sub-Contractors					
D	the Main Contractor shall provide free of charge to the Sub-Contractors a limited area for use in the storage of its materials, plant and for the location of any temporary site office that are essential to the Sub-Contractor including suitable and separate storage for dangerous materials or substances. The sub-contractor will be responsible for the maintenance of these areas and for their security and for the materials, plant and any other items therein	1	item			

	Description	Qty	Unit	Rate	€	c
	Area for site meetings					
A	The contractor shall provide an area suitable for site meetings on site	1	item			
	Temporary Buildings					
B	Before the erection of any temporary site buildings the Contractor shall obtain approval from the Employers Representative of the size, type, location and drainage arrangements thereof and other services. The Contractor shall submit a drawing showing full details of the works compounds for approval by the Employers Representative. The drawing shall show the position of all buildings, the location of services and his proposals for dealing with surface water drainage, sewage and lighting. No work shall commence on the compound until the Employers Representatives written approval to the layout plan is received. The location of the Contractor's temporary accommodation and his storage areas shall be arranged to facilitate the most advantageous construction progress by the Contractor. It is the Contractor's responsibility to acquire and service these locations with power, telecommunications, water supply and sewerage disposal and to comply with all Local Authority planning requirements in respect of same	1	item			
	Site Meetings					
C	the successful tenderer will be required to attend regular co-ordination meetings with Sub-Contractors and the Consultants to ensure the proper co-ordination, sequencing and quality of the work	1	item			

Description		Qty	Unit	Rate	€	c
Sub-Contracts with Sub-Contractors and Suppliers						
A	the Contractor shall contract with Sub-Contractors and Suppliers in accordance with the relevant Conditions of Tender and other document, issued to the Contractor with the Invitation to Tender	1	item			
B	the Contractor shall allow in his tender sum for attendance on providing appropriate facilities for and other obligations to Sub-Contractors and Suppliers as described above	1	item			
Temporary Telephone / Internet Access for use of the Contractor						
C	provide and maintain a telephone / internet service to the site office for use by the Contractor's personnel and for the full period of the works. Pay all charges and expenses in connection therewith	1	item			
Traffic Regulations						
D	provide for complying with all regulations laid down by the Garda Siochana and for liaising with the local Garda Station and Local Authority in relation to all works, on or adjacent to the Public Roadway	1	item			

	Description	Qty	Unit	Rate	€	c
	Traffic Safety and Management					
A	the Contractor shall, unless otherwise stated, following consultation with the appropriate road authority and subsequently with any statutory authority concerned and An Garda Siochana, prepare and submit traffic safety and management proposals within 2 weeks of commencement to the Employers Representative for approval. These shall show the proposed traffic safety and management measures including provision of safety zones which he proposes for carrying out the works. The proposals shall include the provision of access for the use of emergency vehicles within the site if so required.	1	item			
	Building Regulations					
B	the Contractor shall be responsible for the serving of and compliance with all notices and the like required under the Building Control Act 1990 and the current Building Regulations in connection with the execution of the works	1	item			
C	the Contractor shall comply with all Building Regulations over which he has control. The Contractor shall at Substantial Completion provide written confirmation signed by a Director of his company that he has so complied	1	item			
	Electrical Subsystems Certification					
D	all electrical sub-systems shall be certified as having been carried out in compliance with the requirements of the ETCI Wiring Regulations	1	item			

	Description	Qty	Unit	Rate	€	c
A	copies of the ETCI Subsystems certificates, accompanied by the relevant test results, shall be included with the ETCI Completion Certificate in the Health and Safety File for the project	1	item			
B	in the event of the Contractor failing to secure Subsystem certificates for all items of equipment then the Contractor shall be liable for the cost of having the systems tested, remedied as necessary and certified. The tender figure shall be deemed to include for all costs incurred by the Contractor in providing the appropriate documentation	1	item			
	Fire Certification and Marking					
C	the Contractor shall, immediately prior to Substantial Completion, certify that the construction work carried out on the contract by him and his subcontractors has been carried out in such a way as to ensure that the integrity of the fire zones within the building has been maintained and that all fire barriers, control elements, coatings and alarm systems have been provided and installed in compliance with the relevant Standards	1	item			
D	all fire resistant coatings such as intumescent paints shall be clearly identified with an engraved plate identifying the designed fire rating and specifying that no paint or other decorative coatings shall be applied to the coating without the prior agreement of the person with maintenance responsibility for the building. The plates' locations shall be instructed by the Employers Representative	1	item			

	Description	Qty	Unit	Rate	€	c
A	all fire rated doorsets with non-metallic leaves shall be permanently identified in accordance with the requirements of BS 8214:1990 identifying the period of fire resistance, the manufacturer's name and address, the year of manufacture and other pertinent details. These details shall be engraved on a metal plate, fire resistant to 800 oC, which shall be fixed to the hinge stile of the door leaf near the top edge and shall be clearly legible. Every fire door (i.e. the complete fire door assembly) shall be supported by a fire test report from an accredited laboratory (see Technical Guidance Document D of the Building Regs) which indicates that the complete assembly will meet the required performance	1	item			
	Safety, Health and Welfare of Workpeople					
B	the Contractor shall include for complying with all Safety, Health and Welfare at Work Acts and Regulations	1	item			
C	the Contractors obligations in complying with all Safety, Health and Welfare at Work (Construction) Regulations are set out in the "Safety of Site Operations" clause above	1	item			
D	the provision and maintenance of office accommodation, toilet facilities, washing facilities, drying room and canteen(s) is described in the "Temporary accommodation for use of the Contractor" clause above and the "Eating" clause below	1	item			
E	the Contractors obligations regarding temporary works are set out in the "Temporary Works" clause above	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/55						

	Description	Qty	Unit	Rate	€	c
	Eating Facilities					
A	provide a mess room for the Contractor's own workpeople (including those of his Sub-Contractors) and provide adequate tables, chairs and cooking equipment. Provide also adequate clothes drying facilities. Keep the mess room in a clean and sanitary condition at all times and provides all consumables necessary for its proper functioning	1	item			
B	all messing facilities are to be confined strictly within temporary mess rooms provided specifically for that purpose by the Contractor. No eating will be permitted outside designated compound areas, within buildings or any areas adjacent to the site	1	item			
C	skips or containers containing food waste shall be emptied at the end of each day	1	item			
	Disbursements arising from the employment of workpeople					
	provide for all costs in respect of all workmen including:					
D	1. Social Welfare Insurance Contributions	1	item			
E	2. Pensions	1	item			
F	3. Annual and Public Holidays	1	item			
G	4. Travelling time, expenses, fares and transport	1	item			
H	5. Guaranteed time	1	item			
J	6. Non-Productive overtime and other expenses in connection with overtime	1	item			
K	7. Incentive and bonus payments	1	item			
L	8. Sick Pay Disbursements	1	item			

	Description	Qty	Unit	Rate	€	c
A	9. Country Money	1	item			
B	10. Redundancy Scheme	1	item			
C	11. Solas Levy/Grant	1	item			
D	12. Pay-Related benefit scheme	1	item			
E	13. Any other disbursements arising from the employment of labour on the site	1	item			
	Maintenance of Public and Private Roads					
F	maintain and keep clean all public and private roads (including temporary roads), footpaths, kerbs, etc. and keep the approaches to the site clear of mud. The Contractor is to make good any damage caused by his own or any Sub-Contractor's or Supplier's transport at his own expense and pay all costs and charges in connection therewith	1	item			
G	the Contractor shall clean by brushing and hosing all walkways and roadways used by his crews and vehicles (or those of Sub-Contractors or Suppliers) at least once per day and/or as often as necessary to keep the roadways free of dirt, dust and mud. The Contractor will supply his own hoses and connections to water supply points approved by the Local Authority / Employer	1	item			
H	the Contractor shall ensure that no damage is caused to the existing access roads due to the delivery of materials, the execution of works, or the removal of rubbish. All vehicles entering or leaving the site carrying loads which constitute a potential dust or dirt nuisance such as aggregate, sand, gravel, soil or the like shall be secured so that no materials shall leave the vehicle	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/57						

	Description	Qty	Unit	Rate	€	c
A	the Contractor shall be responsible for keeping all highways adjacent to the job site free from mud droppings or other materials which are due to his own and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering and leaving the jobsite are free of mud on the wheels or tracks, and the loads are secure	1	item			
B	in the event of fouling of any roads due to any operations he will be expected to clean them expeditiously at his own expense to the satisfaction of the Employers Representative and/or Employer. The Contractor shall be entirely responsible for any damage due to his failure to comply with this clause	1	item			
	Removal of Rubbish, etc.					
C	the Contractor shall be responsible for enforcing an environmental management plan to ensure and effective strategy to manage waste on the site	1	item			
D	the Contractor shall keep the site clean and tidy and make arrangements for the regular removal from the site of all rubbish, protective casings and coverings etc. arising from his own or any of his sub-contractor's operations both as it accumulates from time to time and on completion	1	item			
E	the Contractor shall provide a number of easily accessible rubbish skips on site for the segregation, and safe disposal of all rubbish from the site; It will be the responsibility of nominated sub contractors to remove their own rubbish to these locations for disposal by the main contractor	1	item			

	Description	Qty	Unit	Rate	€	c
A	all skips and containers must be covered to avoid materials and rubbish contained therein being blown onto the airfield and to avoid the attraction of birds and vermin. Skips or containers containing food waste shall be emptied at the end of each day	1	item			
	Clearing up and Making Good on Completion					
B	the Contractor will be required to clear away any builders rubble, debris or waste upon completion of the contract works, and make good and reinstate to their original condition any areas disturbed during the course of construction	1	item			
C	provide for clearing the building on completion, inside and out, removing stains and touching up paintwork and polished work, washing all floors and glass and leaving the whole of the works clean and fit for immediate occupation to the satisfaction of the Employers Representative	1	item			
	Temporary Fencing, etc.					
D	provide and maintain all necessary temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items for the proper execution of the works, for the protection of the public, and for meeting the requirements of any local or other authority and alter, shift and adapt from time to time as necessary	1	item			

	Description	Qty	Unit	Rate	€	c
	Control of Noise, Pollution and Compliance with Statutory Obligations					
A	the Contractor shall comply with all statutory regulations governing the control of noise and pollution	1	item			
	Building Manual / Record Drawings					
B	the tender sum will include for the provision of record drawings and manuals in soft and hard copy. Should the Contractor refuse or neglect to provide the record drawings and manuals the Employer may employ and pay other persons to provide such drawings and manuals 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 him, irrespective of the Contractor's tender price for same	1	item			
C	Release of half of the retention money will be dependent on the production of accurate "as built" drawings and complete safety file and the maintenance retention period will commence from the date such drawings are received. The Contractor/PSCS shall, on completion of the works, furnish the PSDP with a complete set of "as built" drawings and complete safety file on a computer CD compatible with the latest version of AutoCAD	1	item			

	Description	Qty	Unit	Rate	€	c
	Overhead Lines					
A	the Contractor must ensure that adequate safety precautions are taken when working in the vicinity of overhead lines. Whenever possible they shall either be redirected away from the area of the site or else the current shall be cut off. If this is not possible, there shall be barriers or notices as appropriate to ensure that vehicles and installations are kept away. These may include the provision of goal-post type barriers on each side of the overhead line and the non-use of scaffolding or ladders within 10 metres of the overhead line or other such restrictions advised by the ESB	1	item			
B	Protection					
C	provide for protecting the completed works from any damage whatsoever including providing, maintaining and subsequently removing any necessary protective casings or the like (including those required for each different floor covering) sufficient to leave the works clean, undamaged and fit for immediate occupation to the satisfaction of the Employers Representative	1	item			
D	The building is a protected structure (Ref:C797) and located in an area of archaeological interest. As set out in the Conditions of the Planning Permission the Developer shall notify the Planning Authority and Department of Culture, heritage and the Gaeltacht (National Monuments Section) at least four weeks prior to the commencement of work on the site and shall employ a qualified archaeological appraisal of the site and the monitoring of the digging of foundations and the laying of utility services on the site.	1	item			

	Description	Qty	Unit	Rate	€	c
	CONTRACTORS INSURANCES					
	<u>Generally</u>					
	Provide for the following					
A	take out and maintain Public Liability and Employers Liability Insurance against injury to persons and property as required by the Conditions of Contract	1	item			
B	take out and maintain All Risks Insurances in the joint names of the Employer and Contractor for the full value of the works and ancillary items as required by the Conditions of Contract	1	item			
	Provide for all costs in respect of all work people for					
C	insurance under Workmen's Compensation, Employer's Liability, Pay Related Social Insurance, Unemployment, Widows and Orphans Pensions and Fatal Accidents Acts and other Statutory Acts in force affecting the works at the date of tender	1	item			
D	pensions	1	item			
E	annual and public holidays	1	item			
F	industrial training levies	1	item			
G	travelling time, expenses, fares and transport	1	item			
H	payment of clerical work (including bereavement leave and check off)	1	item			
J	guaranteed time	1	item			
K	redundancy and sick pay scheme	1	item			
L	pay related benefit scheme	1	item			
M	non-productive time and other expenses in connection with overtime	1	item			

	Description	Qty	Unit	Rate	€	c
A	incentive and bonus payments	1	item			
B	registering with the Department of Social Welfare within one month of engagement, all employees whose employment commences on or after 1st January, 1989 or Sub-Contractors whose engagement commences after 1st January, 1990; provide also for notifying all Sub-Contractors that they are legally bound to notify the Department of Social Welfare of any person engaged to perform any service either with him or on his behalf whether under a contract or any other arrangement made or to be made by him	1	item			
C	CONTRACTORS PRELIMINARIES & INSURANCES	1	item			
	ANY OTHER ITEMS					
	<u>Quantity Adjustments</u>					
	The Contractor to include here for any quantity adjustments necessary on any of the above items					
	A-					
						
	B-					
						
	C-					
						
	<u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u>					
	The Contractor shall describe and include here for any additional items in Qty Unit Rate format					
	A-					
						
	B-					
						

Description	Qty	Unit	Rate	€	c
C-					
St Michaels Theatre New Ross				To Collection €	
Roof Refurbishment (R1)				BQ/64	

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/3					
Page No. BQ/4					
Page No. BQ/5					
Page No. BQ/6					
Page No. BQ/7					
Page No. BQ/8					
Page No. BQ/9					
Page No. BQ/10					
Page No. BQ/11					
Page No. BQ/12					
Page No. BQ/13					
Page No. BQ/14					
Page No. BQ/15					
Page No. BQ/16					
Page No. BQ/17					
Page No. BQ/18					
Page No. BQ/19					
Page No. BQ/20					
Page No. BQ/21					
Page No. BQ/22					
Page No. BQ/23					
Page No. BQ/24					
Page No. BQ/25					
Page No. BQ/26					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/65				

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/27					
Page No. BQ/28					
Page No. BQ/29					
Page No. BQ/30					
Page No. BQ/31					
Page No. BQ/32					
Page No. BQ/33					
Page No. BQ/34					
Page No. BQ/35					
Page No. BQ/36					
Page No. BQ/37					
Page No. BQ/38					
Page No. BQ/39					
Page No. BQ/40					
Page No. BQ/41					
Page No. BQ/42					
Page No. BQ/43					
Page No. BQ/44					
Page No. BQ/45					
Page No. BQ/46					
Page No. BQ/47					
Page No. BQ/48					
Page No. BQ/49					
Page No. BQ/50					

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/51					
Page No. BQ/52					
Page No. BQ/53					
Page No. BQ/54					
Page No. BQ/55					
Page No. BQ/56					
Page No. BQ/57					
Page No. BQ/58					
Page No. BQ/59					
Page No. BQ/60					
Page No. BQ/61					
Page No. BQ/62					
Page No. BQ/63					
Page No. BQ/64					
(06) PRELIMINARIES AND INSURANCES					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/67		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(- -) DEMOLITIONS & ALTERATIONS</u>					
	(- -) DEMOLITIONS & ALTERATIONS					
	NOTES					
A	Rates for demolition works are to include for support to existing structures as necessary during demolition of parts of structures, cutting of new openings or replacement of structural parts. Do not remove supports until new work is strong enough to support the existing structures. The Contractor is responsible for the design and adequacy of the supports. The Contractor shall submit details of the temporary supports to the Engineer prior to executing the works.		note			
B	Rates for alteration works are to include for making good to match existing structures, finishings, features and the like, bonding and all labours in making good.		note			
C	The Contractor should note that the method statement and programme of demolition and building work affecting the existing building must be agreed with both the Architect, Structural Engineers and the Client, before any work commences. In particular the sequencing of the demolition work must be agreed with the Engineer.		note			
D	The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note			
E	Certain items remain the property of the Employer		note			
F	Where items are listed for storing, adequate care and attention should be given to the item concerned to enable it to be reincorporated into the proposed structure		note			

	Description	Qty	Unit	Rate	€	c
A	All items of demolition are deemed to include removal off site of all arising materials unless otherwise stated.		note			
B	All work is to be carried out in strict accordance with the Engineer's and Architect's instructions		note			
C	The Contractor is to note his responsibility to visit the site and ascertain all existing dimensions, conditions, specifications etc. and to incorporate all costs associated with the aforementioned within this element of works		note			
D	The contractor should take into consideration the findings of the Asbestos report issued with the contract documents and include for all costs associated with same in his demolition costs.		note			
E	General dust suppression by water or other appropriate means is deemed to be included		note			
F	Contractor must include for all necessary temporary screens and hoarding within the Preliminaries section of the Pricing Document		note			
G	The demolitions section has been measured as composite items in this instance		note			
ASBESTOS REMOVAL						
H	The Contractor's Attention is drawn to the Asbestos Survey and they are to include herein and within their rates for the safe removal and disposal of same in accordance with the Health & Safety Authority - Practical Guidelines on ACM Management and Abatement.	1	item			

	Description	Qty	Unit	Rate	€	c
A	The contractor is to take full cognisance of the asbestos survey report enclosed with the tender documents and comply fully with the recommendations contained therein. The removal and disposal of asbestos must be carried out by a licensed contractor. Certificates of disposal must be provided within 10 working days of the asbestos removal.		note			
B	Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations, 2013. With this in mind they must be specifically addressed in both the preliminary health and safety plan by the Project Supervisor for design process (PSDP) and in the Health and Safety Plan by the Project Supervisor for Construction Stage (PSCS).		note			
C	The contractor must prepare in any event a plan of work for the removal of ACM's (Asbestos Containing Materials) from the building. The plan of work must specify how the work is to be carried out safely and the means used to protect workers, public and the environment. This plan of work must be forwarded to the Health and Safety Authority and made available to all relevant parties on the site.		note			
D	During the removal process, reassurance air tests must be carried out together with clearance testing following removal.		note			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/70						

	Description	Qty	Unit	Rate	€	c
	DEMOLITION AND ALTERATIONS: Demolition					
	<u>General Clearance</u>					
A	Remove Existing Corrugated Asbestos Sheeting Roofing - Remove Existing Corrugated Asbestos Roof Sheeting, Hips and And Ridge caps By Licensed Sub-Contractor. Inspect Existing Roof Structure Upon Removal	499	m2			
B	Remove Existing 85mm Gutters complete including making good existing Fixing points and Brackets	91	m			
C	Remove existing 105mm Down pipes complete including making good existing Fixing points and Brackets	74	m			
D	Remove existing asbestos cement parapet gutters. Repair any existing lead with code 6 lead	17	m			
E	ASBESTOS:All asbestos-containing materials are to be carefully removed and disposed of to a licensed facility by a specialist asbestos contractor, in full compliance with current HSA requirements and HSG248 guidance. Dust levels are to be controlled and contained at all times during removal. Existing corrugated asbestos roof sheeting, gutters and ridge are to be removed in a controlled sequence, with appropriate enclosure, negative pressure / extraction and air monitoring as required. Issue waste transfer documentation and clearance certificates as part of the Safety File and handover information	1	item			
	Existing Debris					
F	General Clearance - Remove existing debris to existing attic space	1	item			

	Description	Qty	Unit	Rate	€	c
A	Remove Vegetation. Carefully Remove All Vegetation And Root Growth By Hand Using Non-Abrasive Methods To Avoid Damage To Existing Masonry. Protect Historic Fabric; Make Good Any Dislodged Mortar. Collect And Dispose Of Material Off-Site In An Approved Manner; Vegetation shall be carefully cut back at its base and allowed to die back prior to removal to minimise damage to existing masonry, render, pointing and historic fabric. Contractor shall allow sufficient time between cutting and removal of ivy to facilitate die-back. Remove vegetation by hand using non-abrasive methods only. No mechanical removal methods, chemical treatments or high-pressure cleaning shall be used without prior approval of the architect. Any loose or damaged mortar, stonework or render revealed during removal shall be recorded and reported to the architect prior to repair. Remove all vegetation, roots and arisings from site and dispose of off-site in an approved manner. All works shall be carried out with due care and attention to the protected structure. Electrical Installation	1	item			
B	Contractor to tidy up existing cables - allow for visiting site to ascertain nature and scope of works - contractor to include for everthing necessary to alter existing cable runs and rerout into proposed new cable gantry; Existing electrical and data services in attic space are to be consolidated and run along the maintenance walkway for inspection and maintenance	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/72						

	Description	Qty	Unit	Rate	€	c
	<u>Existing Structures</u>					
A	Protect existing stage hoist system for the duration of the works	1	item			
	<u>Alteration to existing Timber Structure</u>					
B	Inspection; Contractor to inspect existing roof structure and provide details report to Architect for review; include for timber specialist to inspect existing timbers and provide details report	1	item			
C	Remove Existing 175 x 75mm approx - Contractor to Review on site	637	m			
D	ROOF DEMOLITION: Remove existing rafter set on stone/brick Wall plate and remove the existing glass fibre insulation surrounding the rafters at wall plate level. Remove and clear any loose stone or brick at wall plate level, repair stone and brick leaving a level surface for a new wall plate to be fixed to.	1	item			
	<u>Roof Repairs</u>					
E	The contractor shall allow for the execution of the following timber truss repair and strengthening works, together with all associated opening-up, inspection, temporary support, and making good, as required to safely complete the works. The roof structure comprises the following principal truss types: 5 no. large original trusses (Type A) on GL 5#9; 6 no. trusses (Type B) on GL A, I, 1, 3, 14 and 15; and 2 no. short trusses (Type C) on GL E2 & E9		note			

	Description	Qty	Unit	Rate	€	c
A	Repair of existing timber trusses, rafters, and purlins, with no wholesale replacement of trusses proposed. Allow for repair and retention of all existing trusses, with the extent of works anticipated to comprise approximately 20% extensive repair, 40% moderate repair, and 40% minimal repair and cleaning, subject to confirmation following opening-up. Repairs shall include removal of localised unsound timber where necessary and insertion of new matching timber sections of equivalent species and size, fixed and detailed to prevent moisture entrapment	1	item			
B	Bearing-end repairs to timber trusses, including exposure of all bearing ends for inspection and repair. Allow for bearing-end works across all trusses on the basis of approximately 20% extensive repair, 40% moderate repair, and 40% minimal repair and cleaning, subject to confirmation following opening-up. Extensive repairs shall include scarf joint splicing where bearing ends are significantly degraded. To facilitate access, it is proposed to carefully disassemble and subsequently rebuild the eaves wall locally around truss bearing positions, allowing full access for inspection, repair, and splicing as required. All scarf joints shall be formed using timber of similar species, age, grain, and moisture content, with concealed fixings and detailing to maintain ventilation. All splice proposals and eaves wall reinstatement details shall be subject to Architect approval prior to execution	1	item			

	Description	Qty	Unit	Rate	€	c
A	Treatment of existing timber trusses with boron rods, to approximately 40% of trusses, installed in accordance with the manufacturer's instructions to protect against fungal decay and insect attack	1	item			
B	Structural strengthening works to timber trusses, including local reinforcement of weakened members using approved methods to restore structural capacity with minimal intervention, in accordance with the Structural Engineer's details	1	item			
C	Load-sharing works between Truss Type B and the stage girder, including packing or connections to redistribute loads and limit truss deflection, in accordance with the structural engineer's details	1	item			
D	Opening-up works shall include removal of finishes as required to expose truss members, joints, and bearing ends. Temporary supports shall be provided where necessary, and all opening-up shall be controlled and recorded	1	item			
E	The contractor shall provide safe access for inspection by the architect and structural engineer and shall not close up works until approval has been given. All works shall be carried out in a careful and sympathetic manner appropriate to a historic timber roof structure. Photographic and written records of opening-up and repairs shall be provided, together with final as-built documentation on completion	1	item			
	Rainwater goods/ Soil Vent Pipes/ Fascia and Soffit					
F	Clean out and repair existing rainwater gulleys and traps.	1	item			
G	Alterations to existing Eaves					

	Description	Qty	Unit	Rate	€	c
A	Composite item; Carefully Dismantle Loose Masonary And Re-Build In Matching Lime Mortar Approx. 550mm Deep. Use Existing Building Materials, Any Replacement Material To Be Approved and must match existing materials;	89	m			
B	Extra on last from removing existing glass wool and making good to top of stonework	89	m			
	Mechanical / Electrical Installation					
C	Alterations as required to accomodate proposed Mechanical and Electrical Works	1	item			
	ANY OTHER ITEMS					
	<u>Quantity Adjustments</u>					
	The Contractor to include here for any quantity adjustments necessary on any of the above items					
	A-					
						
	B-					
						
	C-					
						
	<u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u>					
	The Contractor shall describe and include here for any additional items in Qty Unit Rate format					
	A-					
						
	B-					
						
	C-					
						

[illegible]

	Description	Qty	Unit	Rate	€	c
	<u>(21) EXTERNAL WALLS</u>					
A	(21) EXTERNAL WALLS					
B	REPAIR TO FRONT FACADE					
C	Repair granite ashlar facade;					
D	Repairs to granite ashlar facade;. Apply lead flashing (code 5) to stringcourses Lead flashing repair and replacement to portico parapet and side cornice/capping: remove defective lead and clean substrates. Install new code 5 lead flashings and cappings to lsa guidance, with 75 mm side laps, 100 mm head laps (or 150 mm where pitch <30°) and 55 mm minimum drips. Provide 100 mm minimum vertical cover to upstands. Lead to be fully supported, fixed with stainless-steel or copper fixings, and installed with allowance for thermal movement. Apply patination oil to all exposed lead. Ensure all junctions to parapet and cornice/capping stones are fully weathertight and repointed with suitable lime mortar. Make good adjacent finishes on completion	29	m			
E	Lead flashing repair and replacement to portico parapet and side cornice/capping: remove defective lead and clean substrates. Install new code 5 lead flashings and cappings to lsa guidance, with 75 mm side laps, 100 mm head laps (or 150 mm where pitch <30°) and 55 mm minimum drips. Provide 100 mm minimum vertical cover to upstands. Lead to be fully supported, fixed with stainless-steel or copper fixings, and installed with allowance for thermal movement. Apply patination oil to all exposed lead. Ensure all junctions to parapet and cornice/capping stones are fully weathertight and repointed with suitable lime mortar. Make good adjacent finishes on completion	16	m			
F	REPAIR TO EXISTING TOP OF WALLS					

	Description	Qty	Unit	Rate	€	c
A	Traditional Lime Render Repair existing plaster to top of walls. New plaster to underside of eaves of new roof covering. Stainless steel render beads for stop, control joints and drips; Expamet or similar beads set in sand cement mortar to the profiles indicated in the drawings. Note the requirements for beads and patent reveals at changes in surface finishes, openings, and heads. 750mm high to eaves of existing Building 67 m2 ANY OTHER ITEMS <u>Quantity Adjustments</u> The Contractor to include here for any quantity adjustments necessary on any of the above items A- B- C- <u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- C- 					
St Michaels Theatre New Ross Roof Refurbishment (R1) BQ/79					To Collection €	

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/78 Page No. BQ/79 (21) EXTERNAL WALLS					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/80		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(27) ROOFS</u>					
	(27) ROOFS					
	WOODWORK: Structural & First Fixings					
	Carcassing; treated sawn softwood; Grade C16; all to Structural Engineers approval					
	<u>Pitched roofs</u>					
	Rafters					
A	Replacing existing Defective Rafters / timbers 175 x 75mm	637	m			
B	Purlins / Rails					
C	100 x 75mm	326	m			
D	Battens					
E	75 x 32mm battens	628	m			
	Ridge					
F	C24 225 x 44mm laid horizontal	16	m			
G	Extra on last for 300x30x30mm galvanised mild steel angle plates all to structural engineers details/approval	1	item			
H	Hips					
J	C24 225 x 44mm laid horizontal	57	m			
	Collar Ties					
K	150 x 44mm collar ties	63	m			
	Carcassing; treated sawn softwood; Grade C24; all to Structural Engineers approval					
L	Provide 44 x 225 mm timber supports fixed to underside of existing roof joists at 600 mm centres. Timbers to be c24 grade softwood or equal approved, fixed using 5.0 x 100 mm galvanised coach screws and metal plate connectors as required.	73	m			

	Description	Qty	Unit	Rate	€	c
A	Fascia Hardwood Fascia Board					
B	200 x 25mm	89	m			
C	Extra on last for painting and decoration to fascia boards	89	m			
	WOODWORK: Boarding and Second Fixings					
	<u>Insulation</u>					
D	Composite Item					
E	IN-SITU CONCRETE; REINFORCED Poured in-situ Concrete infills to wall plate of existing walls; 215 x 450mm Concrete infill to top of stone work for repairs to form columns; 35N concrete vibrated; all as per Architect's & engineer's drawings and specifications	89	m			
F	Extra on last from removal of existing glass wool - making good and stabilising existing substrata	89	m			
	ANY OTHER ITEMS					
	<u>Quantity Adjustments</u>					
	The Contractor to include here for any quantity adjustments necessary on any of the above items					
	A-					
						
	B-					
						
	C-					
						

Description	Qty	Unit	Rate	€	c
ANY OTHER ITEMS <u>Quantity Adjustments</u> The Contractor to include here for any quantity adjustments necessary on any of the above items A- B- C- <u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- C- 					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/81 Page No. BQ/82 Page No. BQ/83 (27) ROOFS					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/84		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(47) ROOF FINISHES</u>					
	(47) ROOF FINISHES					
A	Demolitions and Alterations					
B	Provide 1m Wide Section Of Sikaplan Walkway 20 Fixed To Manufacturers Instructions.. All Works To Be Carried Out By Experienced Asphalt Roofing Contractor In Accordance With Manufacturer#s Specification And Current Building Regulations.					
C	Existing Flat roof (over Back Stage / Plant Areas)	12	m2			
D	Carry Out Repairs To Existing Asphalt Flat Roof. Inspect Roof For Defects, Blisters, And Cracking. Cut Out And Remove All Loose Or Damaged Areas And Repair With Compatible Hot-Poured Asphalt To Match Existing Thickness And Finish. Ensure All Joints, Upstands, And Flashings Are Made Good And Fully Sealed. Reinstate Falls And Outlets As Required To Ensure Proper Drainage. All Works To Be Carried Out By Experienced Asphalt Roofing Contractor In Accordance With Manufacturer#s Specification And Current Building Regulations.					
E	Existing Flat roof	26	m2			
F	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Decking					

	Description	Qty	Unit	Rate	€	c
A	ETERNIT FARMTEC Profile 6 fibre cement corrugated profiled sheeting to timber purlins at centres to the Structural Engineer's design. Including Install New Tyvek Supro Water-Resistant Breather Membrane In Accordance With Manufacturers Specification; All fixings to be stainless steel or galvanised proprietary fasteners with neoprene washers and colour-matched caps, fixed through the crown of the corrugation in accordance with the ETERNIT FARMTEC installation manual Provide one-corrugation side laps and end laps to the manufacturer's minimum requirements for exposure, with profiled fillers, seal strips and closures at eaves, verges, ridges and abutments to achieve a fully weather-tight finish Fix sheeting using stainless steel or galvanised self-tapping tech screw for New 35x50mm timber battens for fibre cement sheeting, complete with sealing washers and colour-matched domed caps. Sheets to be fixed through the crown of the corrugation at every second corrugation on every purlin, with a minimum of three fixings per sheet per purlin Provide a minimum side lap of one corrugation and an end lap of 150mm in standard conditions (300mm in exposed areas). Install profiled fillers at eaves and ridges and use Euronit sealing strips where required for weather resistance. For ventilation supply and install Profile 6 Fibre Cement Cranked Vented Ridge 750mm every 3-4 sheets. Supply and install proprietary Euronit ridge pieces, barge boards, eaves fillers, flashings, and rooflights where required. All installation to be in accordance with the Euronit Technical Handbook and BS 8219:2001. Sheets to be laid in accordance with the prevailing wind direction. Cutting of sheets to be carried out by guillotine or slow speed reciprocating saw					
	St Michael's and St Peter's R.C. Church, Ballyvaughan, Co. Clare. No alterations permitted. All work to be carried out by BQ/86 trained operatives using appropriate PPE and working at height measures Ref Architects Specification; and manufacturers recommendations			To Collection €		

	Description	Qty	Unit	Rate	€	c
A	exceeding 300mm wide; laid to pitch of roof	499	m2			
	Eaves Detail					
B	Eaves Detail to manufacturers recommendation Eternit farmtec fibre cement filler or eaves closure including Glidevale Fascia Ventilation Fv250 Over Fascia Ventilator And Glidevale Rafter Ventilation	89	m			
C	Ridge Cappings					
D	Cappings; Form ridge / hip conditions using two-piece adjustable fibre cement ridge capping compatible with ETERNIT FARMTEC Profile 6 sheeting. At hipped and complex junctions, provide Code 5 lead flashings laid under ridge capping and dressed over the upper course of roof sheeting formed, clipped and fixed in accordance with current LSA guidance. Fix ridge cappings using galvanised hook bolts with neoprene washers and compressed seal strips					
E	ridge capping complete (ventilated)	16	m			
F	Hip capping complete	57	m			
G	Box Gutter					
H	Eternit farmtec fibre cement box gutter to pitched roof and parapet; Pressed metal gutter: provide new PPC highline pressed metal gutter at parapet/roof junction, complete with all brackets, outlets, stop ends and fixings. Gutter to be polyester powder coated (PPC) to architect's selected colour and installed in accordance with the manufacturer's recommendations. Coordinate with lead flashing, falls and rainwater disposal system to provide a complete weathertight installation	17	m			

	Description	Qty	Unit	Rate	€	c
A	Code 6 lead flashing: provide new code 6 lead flashing to parapet walls, dressed and fixed in accordance with lead sheet association recommendations. Include all clips, welts, laps and expansion joints as required. Lead to turn down on roof side and lap into gutter to form a continuous weathertight detail. Isolate lead from pressed metal gutter where required to prevent bi-metallic corrosion 17 m ANY OTHER ITEMS <u>Quantity Adjustments</u> The Contractor to include here for any quantity adjustments necessary on any of the above items A- B- C- <u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- C- 					
St Michaels Theatre New Ross Roof Refurbishment (R1) BQ/88					To Collection €	

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/85 Page No. BQ/86 Page No. BQ/87 Page No. BQ/88 (47) ROOF FINISHES					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/89		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(37) ROOFS: COMPLETIONS</u>					
	<u>(37) ROOFS: COMPLETIONS</u>					
	METALWORK: Non-Structural					
	Fall Arrest system; Continuous Fall Arrest Cable System; Kee Safety #Keeline# Horizontal Lifeline (Or Equal Approved) Fixed To Primary Timber Structure Below Eternit Farmtec Profile 6 Sheeting Using Engineered Post Anchors. System To Provide Fall Arrest / Restraint To En 795 And Cen/Ts 16415, With Max 3 Users, Including Stainless Steel Cable, Shock Absorbers, Intermediate Posts, Corner Brackets And End Anchors. No Fixings To Fibre Cement Sheeting. Layout And Fixing Centres To Specialist Design And Structural Engineer's Approval; include for all tensioner and end brackets as required; fabrication, certification (CE marked) and installation; all in accordance with all the relevant health and safety legislation, regulations, codes, standards and EC directives; complete with continuous cables to the areas indicated, anchor posts fixed to roof structure including sealing, etc. as required; fixed in strict accordance with the manufacturer's instructions and the Architects Specifications					
	Fall Arrest System					
A	Generally;	29	m			
B	<u>extra over</u> ; top fix post including sealing to roof finish, flashings, etc. as required; Drilling through and fixing through existing roof structure; Including all required making good; complete	6	nr			
C	<u>extra over</u> ; isolated single point anchorage system; including dressing roof membrane, flashings, etc. as required; Drilling through and fixing through existing roof structure; Including all required making good; complete	6	nr			

	Description	Qty	Unit	Rate	€	c
A	Fall Arrest Maintenance Kit					
B	full body harness	1	item			
C	shock absorbing lanyard	1	item			
D	rope and grab system	1	item			
E	cable shuttle	1	item			
F	Access Hatch and Access ladder - (Works to existing Attic space)					
G	ACCESS HATCH Access hatch to attic to have a new access trap door and ladder access. Install a proprietary Wellh"fer airtight attic access hatch in the existing ceiling opening, providing a fully insulated 60 mm-thick timber trap door with Class 4 airtight seals, continuous vapour-control layer, and a factory-finished white face ready for painting to match the ceiling	1	item			
H	Fit a permanent fixed ladder system: a heavy-duty timber or metal ladder below the hatch, complete with handrails and anti-slip treads, and a continuation ladder or aluminium access steps above the hatch, all rated to 150 kg and compliant with EN 131 / ISO 14122 for safe vertical access. Install hatch and ladders securing frames and ladder fixings to existing structure, reinstating surrounding finishes. Provide integrated locking hardware, operating pole, and matching ceiling trims; paint exposed timber and powder-coat metal components to coordinate with interior finishes	1	item			
J	MAINTENANCE WALKWAY / ATTIC CATWALK refer to drawing T12.01 and T3.03 - (Works to existing Attic space)					

	Description	Qty	Unit	Rate	€	c
A	Install a permanent maintenance walkway (attic catwalk) within the attic void, providing safe access to services and plant, as indicated on the Architect's drawings. Form the walkway as a continuous 1200 mm wide raised walking surface constructed as follows: The walkway shall comply with BS EN ISO 14122-2:2016 for permanent access to machinery. The route shall be continuous, level and free of trip hazards, with adequate headroom and bearing capacity for maintenance loads. Any insulation disturbed during installation must be carefully reinstated without undue compression					
B	Joists: 225 # 44 mm C24 softwood joists at 400 mm centres, with solid bridging at mid-span, fixed to the existing roof structure in accordance with the Structural Engineer's details.	116	m			
C	Decking: 20 mm OSB/3 sheeting to BS EN 300 suitable for walk-on loads, laid staggered with long edges perpendicular to supports and all joints fully supported. Fixings: 5.0 # 50 mm galvanised wood screws at 150 mm centres to board edges and 300 mm centres elsewhere, using a collated screw gun. Ensure fixings are flush and boards are clean and dry before completion.	38	m2			
D	Balustrade; Support & bracing: 100 # 50 mm timber uprights at 3600mm c/c and diagonal bracing, C24 grade or equal approved, securely fixed to the existing roof joists / structure.	94	m2			
E	Handrail: 100 # 50 mm timber handrail in selected hardwood or softwood, sanded smooth with rounded edges, fixed to supports along exposed sides of the walkway as indicated.	65	m			

	Description	Qty	Unit	Rate	€	c
A	Provide New Containment System In Attic Walkway To Accommodate New And Existing Electrical And Mechanical Services. Install Cable Trays, Trunking, And Pipe Support Brackets As Required, Fixed To Structure Or Designated Supports In Accordance With M&E Engineer's Details. Ensure All Containment Is Level, Secure, And Maintains Required Access And Clearance Along Walkway. Coordinate Routing Of Services To Avoid Clashes With Structure, Insulation, Or Ceiling Systems. Label And Identify All Services Clearly. Install In Accordance With Manufacturer's Recommendations, M&E Drawings, And Current Regulations Including ET101 And CIBSE Guidelines ANY OTHER ITEMS <u>Quantity Adjustments</u> The Contractor to include here for any quantity adjustments necessary on any of the above items A- B- C- <u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- 	1	item			
St Michaels Theatre New Ross Roof Refurbishment (R1) BQ/93					To Collection €	

Description	Qty	Unit	Rate	€	c
C-					
St Michaels Theatre New Ross				To Collection €	
Roof Refurbishment (R1)				BQ/94	

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/90 Page No. BQ/91 Page No. BQ/92 Page No. BQ/93 Page No. BQ/94 (37) ROOFS: COMPLETIONS					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/95		Carried to Summary €		

Description		Qty	Unit	Rate	€	c
<u>(52) DRAINAGE AND REFUSE DISPOSAL</u>						
<u>DRAINAGE AND REFUSE DISPOSAL</u>						
Provide Alumasc Apex Heritage Beaded Half Round cast iron gutters, 150 mm (6") nominal diameter in a factory applied two pack epoxy primer and topcoat finish. The range features authentic sand cast profiles, offering durability, vandal resistance, and over 40 years# service life, with colour options per the architect#s palette. Supply gutter sections in 1.83 m (6 ft) lengths with socketed ends. Install using Drive in Rise & Fall with 330mm Stay - Beaded Half Round fixed at maximum 900 mm centres for half round profile, with additional brackets at outlets and changes in direction. Join sections with wet-sealed bolted joints, using Hydrostrip EPDM rubber seals to ensure weatherproofing Half round gutters to have cast iron sockets with recommended Hydrostrip EPDM seals. Bolted joints securely tightened after seal placement to provide watertight connections						
A	To Pitched Roof					
B	150mm	72	m			
C	Outlets	7	m			
D	Corners	6	m			

	Description	Qty	Unit	Rate	€	c
A	Provide Alumasc Apex Heritage Apex Heritage - Circular Pipe 100mm (4#), with fixing ears, in the same RAL colour as the guttering. Downpipes shall be fixed to the building with eared sockets or pipe clips, aligned with manufacturer's instructions, at maximum 1.83 m centres. All joints and fittings must match the guttering in colour and finish. Include all required fittings#e.g. offsets, shoes, unions#and accessories, installed in accordance with the architect's drawings. Install gutter and downpipe systems in accordance with Alumasc Technical Handbook and BS 460:2002 for cast-iron rainwater goods. Supports and fixings to be secure, plumb, and aligned accurately to drawings					
B	100mm down pipe	74	m			
C	Offsets	7	nr			
D	Shoes to match existing details on site	7	nr			
E	Demolition and Alterations					
F	Carefully Break out existing Shoes and Dispose off Site; Carte to be taken not to damage existing stone work; All damages to bve repaired as the contractors expense	7	nr			
G	Construct new Shoe detail to match existing detail on site- contractor to rteview on site and include for all costs to complete these works	7	nr			
St Michaels Theatre New Ross Roof Refurbishment (R1)					To Collection €	
BQ/97						

Description	Qty	Unit	Rate	€	c
ANY OTHER ITEMS <u>Quantity Adjustments</u> The Contractor to include here for any quantity adjustments necessary on any of the above items A- B- C- <u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- C- 					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/96 Page No. BQ/97 Page No. BQ/98 (52) DRAINAGE AND REFUSE DISPOSAL					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/99		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	(59) MECHANICAL SERVICES INSTALLATION					
A	GENERALLY					
B	The Contractor should note the following					
C	Notes					
D	1. Refer to Architect's / Civil & Structural / Building Service Engineer's Drawings & Specifications for full details.					
E	2. Notwithstanding that this Pricing Document is measured in accordance with the Agreed Rules of Measurement Fourth Edition 2010, the tender should note the following works are not measured in accordance with ARM 4. The Mechanical design packages are to be priced in accordance with the Contract Specifications and drawings as prepared by the Building Services Engineer. All relevant services co-ordination should be included.					
F	3. The Contractor must fully complete the Tender Breakdown for the Mechanical Installations as prepared by the Building Services Engineer and must be included with the Contractors Tender Submission located in 'Appendix A' of this document. The Contractor shall also submit (upon request post tender) a detailed tender breakdown complete with individual quantities and unit rates upon which the tender price is based.					
G	4. Builders work in connection with the Mechanical Installations is deemed to include General attendances (Ref: ARM 4 Clause B4 a to z) / Special attendances (Ref: ARM 4 Clause B3.1 a to f) as required and detailed elsewhere in (--) Preliminaries.					
H	MECHANICAL INSTALLATIONS: Sundries and Builders Work					

Description	Qty	Unit	Rate	€	c
A Builders work in connection with Mechanical service installation refer to Services Consultants drawings and specifications for details including Fire stopping works associated with the Mechanical installation; as required to comply with the Fire Certification include for all fire stopping at penetrations as required to walls, floors and ceilings					
B Alterations as required to accomodate proposed works					
C Generally	1	item			
ANY OTHER ITEMS					
<u>Quantity Adjustments</u>					
The Contractor to include here for any quantity adjustments necessary on any of the above items					
A-					
B-					
C-					
<u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u>					
The Contractor shall describe and include here for any additional items in Qty Unit Rate format					
A-					
B-					
C-					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/100 Page No. BQ/101 (59) MECHANICAL SERVICES INSTALLATION					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/102		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(61) ELECTRICAL SERVICES INSTALLATION</u>					
A	GENERALLY					
B	The Contractor should note the following					
C	Notes					
D	1. Refer to Architect's / Civil & Structural / Building Service Engineer's Drawings & Specifications for full details.					
E	2. Notwithstanding that this Pricing Document is measured in accordance with the Agreed Rules of Measurement Fourth Edition 2010, the tender should note the following works are not measured in accordance with ARM 4. The Electrical design packages are to be priced in accordance with the Contract Specifications and drawings as prepared by the Building Services Engineer (Galileo Energy Services). All relevant services co-ordination should be included.					
F	3. The Contractor must fully complete the Tender Breakdown for the Electrical Installations as prepared by the Building Services Engineer (Galileo Energy Services) and must be included with the Contractors Tender Submission located in 'Appendix B' of this document. The Contractor shall also submit (upon request post tender) a detailed tender breakdown complete with individual quantities and unit rates upon which the tender price is based.					
G	4. Builders work in connection with the Electrical Installations is deemed to include General attendances (Ref: ARM 4 Clause B4 a to z) / Special attendances (Ref: ARM 4 Clause B3.1 a to f) as required and detailed elsewhere in (--) Preliminaries.					

	Description	Qty	Unit	Rate	€	c
A	ELECTRICAL INSTALLATIONS: Sundries and Builders Work					
B	MAINTENANCE WALKWAY / ATTIC CATWALK					
C	Existing electrical and data services in attic space are to be consolidated and run along the maintenance walkway for inspection and maintenance	1	item			
	ANY OTHER ITEMS					
	<u>Quantity Adjustments</u>					
	The Contractor to include here for any quantity adjustments necessary on any of the above items					
	A-					
						
	B-					
						
	C-					
						
	<u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u>					
	The Contractor shall describe and include here for any additional items in Qty Unit Rate format					
	A-					
						
	B-					
						
	C-					
						

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/103 Page No. BQ/104 (61) ELECTRICAL SERVICES INSTALLATION					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/105		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>(10) PREPARED SITE</u>					
	GENERALLY					
	<u>The Contractor should note the following</u>					
	Notes					
A	1. Refer to Architect's & Structural Engineer's Drawings & Specifications for full details		note			
B	2. All excavation is taken from the existing Ground Levels annotated on the Architects Site Layout Drawing		note			
C	CLEARING SITE:					
D	The area outline in red on the site plan is to be cleared and cleaned for the setting up of scaffolding around the building. Neighbouring properties are to be cleared and made ready for scaffolding with the written consent from the owners beforehand. Clean all rubbish and debris from the attic space. Carefully removing any loose structure. Setup a heavy duty and durable debris netting at ceiling level to protect the existing ceiling.	1	item			
	ANY OTHER ITEMS					
	<u>Quantity Adjustments</u>					
	The Contractor to include here for any quantity adjustments necessary on any of the above items					
	A-					
						
	B-					
						
	C-					
						

Description	Qty	Unit	Rate	€	c
<u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- C- 					

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/106					
Page No. BQ/107					
(10) PREPARED SITE					
St Michaels Theatre New Ross Roof Refurbishment (Rl)	BQ/108		Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	(50) SITE SERVICES (MAINLY PIPED & DUCTED)					
	GENERALLY					
	The Contractor should note the following					
	Notes					
A	1. Refer to Architect's & Structural Engineer's Drawings & Specifications for full details		note			
	SURFACE WATER DRAINAGE					
	DRAINAGE: Below Ground					
B	Investigate existing AJs and BIGTs to confirm if Asbestos; Provide report to Client Rep for review	1	item			
	Replace asbestos AJs and BIGT with square single sealed galvanised locking covers and frames Trapped Gulleys, "Wavin AJ" or equal and approved. Clean existing drainage before commissioning					
C	AJ's	5	nr			
D	BIGT's	3	nr			
E	Clean out and repair existing rainwater gulleys and traps retained without amendment	1	item			
	ANY OTHER ITEMS					
	<u>Quantity Adjustments</u>					
	The Contractor to include here for any quantity adjustments necessary on any of the above items					
	A-					
						
	B-					
						
	C-					
						

Description	Qty	Unit	Rate	€	c
<u>Any works deemed necessary to complete the work as indicated on the Architect's / Engineers drawings but not specifically identified and scheduled above</u> The Contractor shall describe and include here for any additional items in Qty Unit Rate format A- B- C- 					
St Michaels Theatre New Ross Roof Refurbishment (R1) BQ/110			To Collection €		

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. BQ/109 Page No. BQ/110 (50) SITE SERVICES (MAINLY PIPED & DUCTED)					
St Michaels Theatre New Ross Roof Refurbishment (R1)	BQ/111		Carried to Summary €		

Description	Qty	Unit	Rate	€	c
SUMMARY	Page No.				
ROOFING CONTRACT	BQ/2				
(06) PRELIMINARIES AND INSURANCES	BQ/67				
(- -) DEMOLITIONS & ALTERATIONS	BQ/77				
(21) EXTERNAL WALLS	BQ/80				
(27) ROOFS	BQ/84				
(47) ROOF FINISHES	BQ/89				
(37) ROOFS: COMPLETIONS	BQ/95				
(52) DRAINAGE AND REFUSE DISPOSAL	BQ/99				
(59) MECHANICAL SERVICES INSTALLATION	BQ/102				
(61) ELECTRICAL SERVICES INSTALLATION	BQ/105				
(10) PREPARED SITE	BQ/108				
(50) SITE SERVICES (MAINLY PIPED & DUCTED)	BQ/111				
TOTAL AMOUNT TO FORM OF TENDER					

**Refurbishment of Existing Roof at St. Michael's Theatre,
New Ross, Co. Wexford**

Appendix A – Mechanical Pricing Document

A. Mechanical Pricing Document



**Refurbishment of Existing Roof at St. Michael's Theatre,
New Ross, Co. Wexford.**

Appendix B – Electrical Pricing Document

B. Electrical Pricing Document

