

GENERAL TENDER NOTES — EXISTING BUILDING UPGRADE

Related documents

Read this drawing in conjunction with the complete tender package, including specifications, schedules, survey information, consultant drawings and preliminaries. The extent of the works and allocation of design responsibility shall be as defined in the contract documents.

Dimensions and setting out

Do not scale from this drawing. Use figured dimensions and stated levels. Verify dimensions, levels and interfaces relevant to the works on site before ordering, fabrication or construction. Refer discrepancies to the Architect for clarification.

Tender inspection and queries

Inspect accessible areas in accordance with the tender arrangements and review the stated access, working-hour and phasing restrictions. Submit queries concerning unclear scope, discrepancies or missing information through the tender query procedure before tender return.

Protection of retained work

Protect retained structure, finishes, fittings, services and adjoining property throughout the works. Provide temporary weather protection, security and measures to control dust, water ingress and damage appropriate to the work being undertaken.

Selective demolition and removal

Remove only those elements identified for removal in the contract documents or subsequently instructed. Carry out stripping-out and demolition in a controlled sequence, avoiding damage to retained construction. Carefully remove, label and store items identified for reuse.

Structural alterations and temporary support

Do not alter potentially load-bearing elements until their function has been assessed by the Structural Engineer and the necessary design information is available. Provide and maintain temporary support in accordance with the temporary works design and contractual responsibilities. Do not overload existing structures.

Existing services

Verify the location and status of services within affected areas before drilling, cutting, excavation or stripping-out. Arrange isolation, diversion and reconnection by competent specialists. Protect retained services and coordinate interruptions with the stated phasing and occupation requirements.

Concealed conditions and defects

Report concealed defects, unrecorded construction and conditions differing from the tender information immediately upon discovery. Record the findings and obtain instructions before proceeding with the affected work, taking necessary measures to leave the area safe. Any resulting changes shall be dealt with under the contract procedures.

Occupied areas and access

Where the building remains occupied, segregate construction areas and maintain the access, escape routes and service continuity required by the project arrangements. Coordinate disruptive activities and shutdowns in accordance with the preliminaries and agreed programme.

Coordination and builders' work

Coordinate architectural, structural and building-services work, including specified openings, supports, service routes and access panels. Confirm interfaces before fabrication or installation. Refer unresolved design details to the Architect before carrying out the affected work.

Materials and substrates

Use specified materials and systems compatible with the existing substrates and adjacent construction. Check the condition and suitability of substrates before installation and report defects requiring additional treatment. Submit samples and product information where specified, and obtain written acceptance of substitutions before ordering.

Fire and acoustic performance

Maintain or reinstate the fire resistance and acoustic separation required by the project design where affected by the works. Complete penetrations, junctions and concealed voids using the specified fire-stopping, cavity-barrier and acoustic-sealing systems. Refer missing or conflicting details for clarification before installation.

Building envelope and thermal upgrades

Complete insulation, airtightness, weathering, damp-proofing and ventilation provisions in accordance with the project details. Maintain continuity at junctions between new and retained construction. Report existing conditions that prevent the specified details from being achieved before closing up.

Making good

Make good retained fabric and finishes disturbed by the specified works using compatible materials. Match adjacent retained finishes in appearance where specified and achieve the technical performance required by the project design. Carry out preparation, repair and redecoration to the extents defined in the drawings and schedules; refer undefined extents for clarification.

Compliance and workmanship

Carry out the works in accordance with applicable statutory requirements, project approvals, the specification and manufacturers' installation instructions. Refer conflicts between these requirements to the Architect before proceeding with the affected work.

Completion and handover

Remove construction waste through authorised routes, clean affected areas and complete the specified making good. Undertake scheduled testing and commissioning and provide the required record drawings, operating information, certificates and warranties at handover.

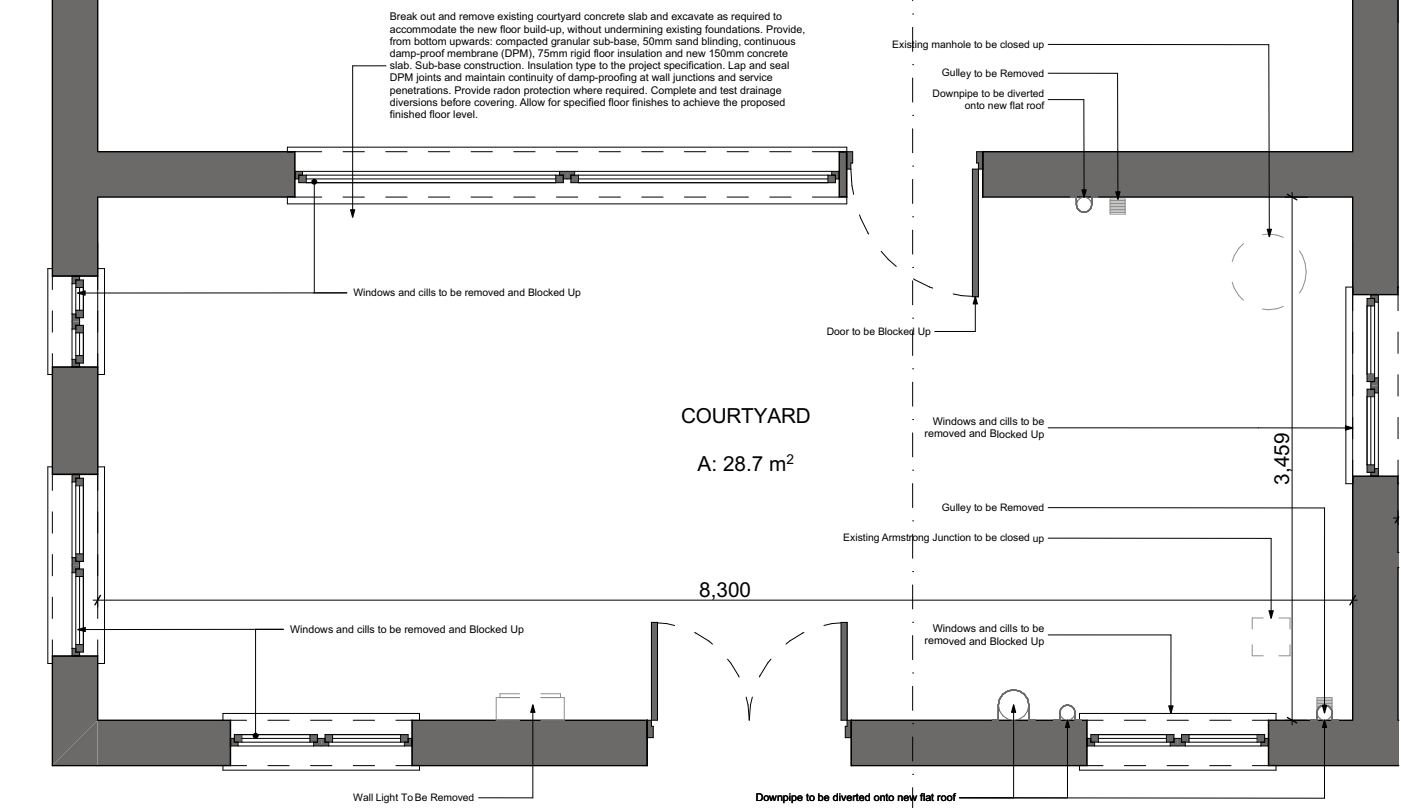
Drawing status

Drawings issued for tender shall be used for tender purposes only. Carry out construction using information specifically issued for that purpose.

Site familiarisation and tender inspection

The Contractor shall familiarise themselves with the site, the existing building, access arrangements and visible conditions relevant to the proposed works before submitting their tender. Site visits may be arranged by contacting the Architect. Any queries, discrepancies or matters requiring clarification shall be referred to the Architect before tender submission.

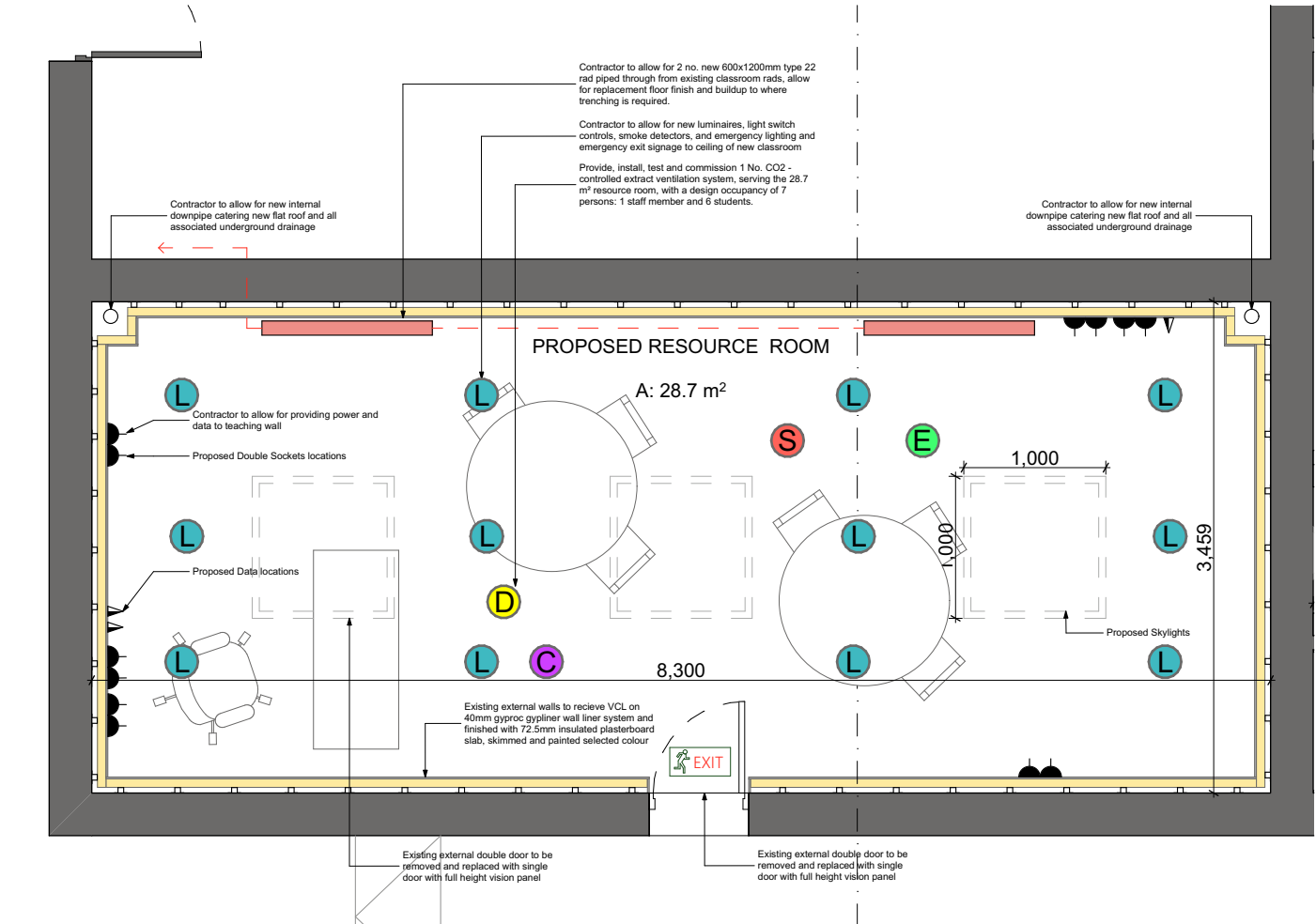
Ref.	Image	Area of Use	Description
A		Classrooms, Office	Surface mounted LED fitting with clear prismatic polycarbonate diffuser. Body to be white powder coated steel. Diffuser to be held in place by white polycarbonate end caps. Control gear to be DALI dimmable. IP 44. Fitting to be suitable for teaching environments. 4650lm, Complete with 4,000K LED. Lamp efficacy: 126 lm/W. Min. CRI>80. Chromaticity tolerance (initial MacAdam): 3. Rated median useful life: L80 50000h at 25°C. Luminaire input power: 37 W. Dimensions: 1520 x 217 x 90 mm. IK05.
B		Toilet lobbies, stores	13W LED surface mounted fitting. Base to be white powder die-cast aluminium. Diffuser to be opal polycarbonate. Bezel to be white polycarbonate. Control gear to be high frequency. Luminaire luminous flux: 1289 lm. Luminaire efficacy: 101 lm/W. Min. CRI: 80. Correlated colour temperature: 4000K. Chromaticity tolerance (initial MacAdam): 3. Rated median useful life: L90 50000h at 25°C. Fitting to be IP 65.



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Existing Courtyard

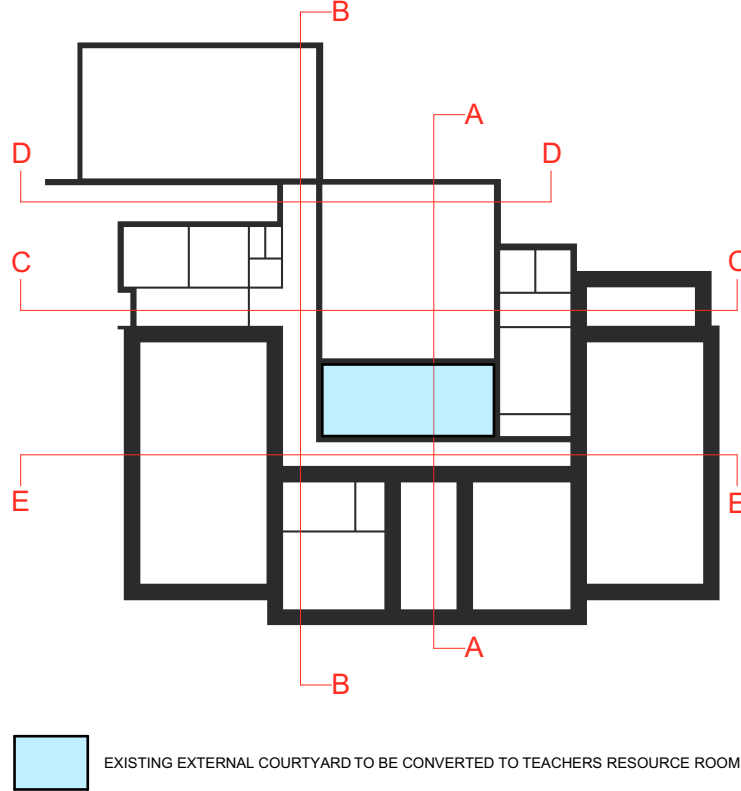
1:50



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Proposed Classroom

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Demand Control Vent - Provide, install, test and commission 1 No. CO2-controlled extract ventilation system, serving the 28.7 m² resource room, with a design occupancy of 7 persons: 1 staff member and 6 students.

Airflow: Provide an extract duty of 70 L/s (252 m³/h) at the calculated installed system resistance. Provide a dedicated ducted outdoor-air inlet through the flat roof, sized to admit the corresponding replacement airflow under the operating pressure of the extract system. Include all duct, terminal, grille and attenuation resistances in the calculations. Demonstrate the required outdoor-air delivery with the room door closed.

Controls: Provide a representative room CO₂ sensor with modulating fan control to maintain occupied CO₂ concentrations generally at or below 1,000 ppm. Include adjustable minimum ventilation, scheduled pre-occupancy purge, manual full-duty override and fault indication. Minimum airflow and purge settings shall be established by the ventilation designer and recorded at commissioning. Maintain ventilation throughout occupied periods, independently of radiator operation.

Installation: Provide weatherproof roof intake and exhaust terminals positioned to prevent exhaust recirculation. Arrange room inlet and extract locations to achieve effective air distribution and avoid draughts, including under winter conditions. Include insulated, vapour-sealed ductwork, condensation control, roof upstands and flashings, supports, vibration isolation, electrical connections and maintenance access. Maintain roof waterproofing, insulation and airtightness. Coordinate penetrations and controls with the fire strategy.

Heating and acoustics: Provide new radiators piped from existing classroom and verify their capacity against the revised ventilation heat loss. Design for a total unoccupied indoor ambient noise level not exceeding 35 dB LAeq,30min, with ventilation operating at the occupied design duty.

Submissions and commissioning: Submit equipment selection, airflow/pressure calculations, acoustic data and coordinated installation details for Design Team review before ordering. Verify and record outdoor-air admission, extract airflow, controls and noise performance on completion. Provide commissioning records and operating and maintenance instructions.

LEGEND



Emergency exit sign



Fire alarm



Light fixing



Emergency Lighting



Co2 Sensor



DCV Vent penetrating roof

0	16-10-2026	Issued_For_Tender

REV	DATE	DESCRIPTION
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Project Details:

Proposed Development at Cavan No.1 School
Cavan at Farnham St, Abbeyland, Cavan

Client:

Cavan No.1 School

Layout Title:

Proposed Classroom

Drawn By:

Checked By:

Scale:

O.Boyle

E.Swetak

As Indicated @ A3

Document Name:

26064 - CNO - X - Z - ZZZ - DR - MFA - AR - 3001

Purpose Code:

P8 - Tender

Revision:

0

