NOLAN
construction
consultants

REFURBISHMENT, EXTENSION & PUBLIC REALM WORKS

to

3 & 4 GREAT GEORGES STREET, WATERFORD CITY

for

WATERFORD CITY & COUNTY COUNCIL

VOLUME C - PRICING DOCUMENT

Rialtas na hÉireann Government of Ireland | Tionscadal Éireann Project Ireland 2040

Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

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Page

CONTENTS

1. General Summary GS/1

2. Pricing Document

2.1 Preliminaries & Insurances P&I/1

2.2 Work to Existing Buildings WEB/1

2.3 New Extension Works NEW/1

2.4 Garden Area Works GAW/1

2.5 Public Realm Works PRW/1

2.6 Services Installations Works SIW/1

1. GENERAL SUMMARY

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	GENERAL SUMMARY	Page Nr.		
	AMOUNTS FROM SUMMARY PAGES FOR:			
A	2.1 Preliminaries & Insurances	P&I (i)		
B	2.2 Work to Existing Buildings	WEB (i)		
C	2.3 New Extension Works	NEW (i)		
D	2.4 Garden Area Works	GAW (i)		
E	2.5 Public Realm Works	PRW (i)		
F	2.6 Services Installations Works	SIW (i)		
	BOND			
	Provide for			
G	entering into a bond with an approved insurance company which will become bound jointly and severally with the Contractor in a sum equal to 12.5% of the Contract Sum; paying all premiums and expenses; complying with all conditions of the bond and lodging all documents, policies etc. with the Employers Representative	Item		
	AMOUNT OF TENDER (EXCLUDING VAT) FORWARD TO FORM OF TENDER		**€**	

2. PRICING DOCUMENT

2.1 PRELIMINARIES & INSURANCES

	PRELIMINARY PARTICULARS					
	Project Particulars					
	Description of the Works					
A	the proposed works comprise the renovation of and extension to the existing buildings at 3 - 4 George's Street, Waterford and associated External and Public Realm Works (site structures, paving, drainage, ducting, public lighting, site furniture, signage & fittings, etc.)	1	item			
	Location of the Works					
B	allow for carrying out the works at the location identified on the Site Location Map	1	item			
	Names and Addresses of the Employer and Consultants					
C	Employer:	1	item			
	Waterford City & County Council City Hall The Mall Waterford					
D	Employers Representative / Architect / PSDP / Assigned Certifier:	1	item			
	dhb Architects St. Catherines House Catherine Street Waterford					
E	Quantity Surveyor:	1	item			
	Nolan Construction Consultants 9 Wallace House Canada Street Waterford					
F	Civil & Structural Engineer:	1	item			
	Frank Fox & Associates 7 Bank Lane Waterford					
G	Mechanical & Electrical Installations Consultant:	1	item			
	IN2 Engineering Design Partnership Unit 11, Inish Carraig Business Centre Athlone Co. Westmeath					

	Boundaries of Site					
A	allow for working within the confines of the site except where the work necessitates working outside the curtilage of the site boundaries in alignment of finishes or connecting services to the Local Authority or other network service or supplies; the Contractor shall confine his operations to the areas marked and include all signage, pedestrian and traffic management as required	1	item			
	Access to the Site					
B	allow for all costs associated with the access to the site by the Contractors employees, sub-contractors, suppliers etc., and others whom require access to the site; provide necessary safe routes for local pedestrian access at all times; include all making good work to areas disturbed by the Contractor in providing safe access and facilities for entry to the site; the access to the site is from the public road; there shall be no car parking for construction staff in the public road / public areas	1	item			
	Services on and over the Site					
C	the contractor shall make himself aware of the presence and location of existing under ground services and over ground services; he shall allow all costs associated with contacting and arranging with the network service provider to identify all services locations on or about the site; he shall make all reasonable effort to establish and mark out these routes for the general safety of all operatives on the site, he shall allow for maintaining the established route lines and markings for the necessary duration of the works as required; he shall take all necessary steps to avoid interference or damage to these services during the execution of the works; he will be deemed to have included here or make the necessary allowance in his rates for working in and around and maintaining live these services	1	item			
	Adjacent buildings & structures and convenience of occupants					
D	the existing adjacent buildings, boundary walls and structures (and their condition) are self evident on visiting the site; the Contractor will take all necessary precautions to protect the adjoining buildings and occupants from dust, excessive noise and other interferences or nuisance arising from the work	1	item			
E	allow for consulting the convenience of anybody who may be affected by the works with regard to suitable times for carrying out works, making deliveries, etc. and include all necessary costs associated in complying with this requirement	1	item			
				To Collection €		

	Arrangement for visiting the Site					
A	the Contractor is recommended to visit the site prior to submission of his tender and to ascertain himself all necessary information affecting his tender particularly as regards location, access, ground formation and conditions, local conditions, the extent of existing buildings and services and the risk of damage thereto, the conditions under which the works will require to be carried out, regulations, sources of labour and material supply etc; he must take all these matters into account when tendering and no charge will be allowed in consequence of his failure to do this for the proper execution of the Contract; he is to make any appointment to visit the site by arrangement with the Architect	1	item			
	Drawings					
B	the contractors attention is drawn to note that the drawings from which this Pricing Document has been prepared are included in Volume A; all drawings have been issued with the tender pack and any drawing may be inspected by appointment at the offices of the Architect	1	item			
	Pricing Document: Method of Measurement					
C	the Pricing Document (PD) has been prepared in general in accordance with the principles of Agreed Rules of Measurement 4, as agreed between the Construction Industry Federation and The Society of Chartered Surveyors	1	item			
D	in the measured work all items unless otherwise specifically mentioned, are the nett measurement of the items described when finished in the works; in pricing the Contractor must make such allowances as he thinks fit to cover the necessary waste, laps etc.	1	item			
E	the measured work shall not be used for ordering materials; the Contractor is required to take his own measurements on Site and from the drawings for the quantities required for the ordering of materials	1	item			
	Pricing Document: Pricing					
F	the contractor at the time of tendering, must furnish the Pricing Document fully priced in ink in the currency of the European Monetary Union - the Euro (EUR)	1	item			
G	no items should be left unpriced in the Pricing Document	1	item			
	Pricing Document: not a "Design Document"					
	this document is not a "Design Document" within the meaning and intent of the current Safety, Health and Welfare at Work (Construction) Regulations and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project; this information is to be ascertained from Design Drawings and Specifications		Note			
					To Collection €	

	Dimensions					
A	figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the Architect is required); whenever possible dimensions are to be taken on the site or from the building; before any work is commenced by Sub-Contractors or specialist firms, dimensions must be checked on the site and / or building and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings; the Contractor will be responsible for the accuracy of all dimensions	1	item			
	General Conditions					
	Local labour					
B	persons engaged upon the works should insofar as practicable and without affecting the efficiency of the Work be recruited from the local Employment Office to the extent that the total labour requirement of the Contract exceeds the Contractors core work force	1	item			
	Pension Schemes					
C	it be a condition for the award of this Contract that the acceptable tenderer shall be a fully paid up member of the CIF Pension / Sick Pay Scheme and all payments made in respect of employees must be available for inspection at all times	1	item			
	Tax Clearance Certificates					
D	it will be a condition for the award of this Contract that the acceptable tenderer must be able to produce promptly on request a tax clearance certificate (in the case of a non-resident a statement from the Revenue Commissioners will be required)	1	item			
	Expense and Acceptance of Tender					
E	the Employer does not bind himself to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense incurred in preparing his tender; acceptance of a tender is subject to the sanction of the Employer	1	item			
	Certificate of Standard and Workmanship					
	allow for complying with the requirements as follows:					
F	all materials and goods are to be the best quality and if applicable they must comply with the latest Irish Standard (IS), British Standard (BS), German Standard (DIN) or Code of Practice (CP); where possible Irish materials must be used	1	item			
G	all works, materials and workmanship required under this Contract shall be in compliance with the requirements of the Specifications and the Standards referred to therein	1	item			
				To Collection €		

A	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland	1	item			
B	workmanship shall comply with the latest Irish or British Codes of Practice for the work involved	1	item			
	Site Safety					
C	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	1	item			
	the Contractor shall provide, prior to commencement of the Works (and any costs associated therewith) as follows:					
D	a copy of Form of Notice (Form AF2) to be served on the Health & Safety Authority	1	item			
E	company Safety Statement	1	item			
F	names of Contractors staff responsible for site safety, health and welfare and for first aid	1	item			
G	site layout plan showing facilities (offices, canteen, drying room, toilets, washroom), material storage, temporary parking, cranage positions, security fencing (including type) etc	1	item			
H	the Contractor shall include for enforcing and ensuring that all sub-contractors and suppliers comply with the Regulations and the requirements of the Project Supervisor (Construction Stage)	1	item			
I	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			
	Position of the Works					
J	allow for all costs in connection with the setting out and positioning of the buildings and associated works as shown on the Site Plan	1	item			
	Order of Work					
K	liaising with Architect / PSDP and Employer on an ongoing basis to agree, implement and maintain a safe environment for all	1	item			

	CONTRACT					
	Form of Contract					
	Provide for complying in all respects with the Contract as described following					
A	the Form of Main Contract will be the Contract for Building Works designed by the Employer, Document Reference PW-CF1 (the applicable version shall be that posted on the www.constructionprocurement.gov.ie website ten days prior to the designated date)	1	item			
	a copy of this contract is available at: https ://constructionprocurement.gov.ie/contracts/		Note			
	Schedule of Clause Headings					
	A schedule of clause headings of the Conditions is set out hereunder for pricing:					
B	1. The Contract	1	item			
C	2. The Law	1	item			
D	3. Loss, Damage and Injury	1	item			
E	4. Management	1	item			
F	5. Contractor's Personnel	1	item			
G	6. Property	1	item			
H	7. The Site	1	item			
I	8. Quality, Testing and Defects	1	item			
J	9. Time and Completion	1	item			
K	10. Claims and Adjustments	1	item			
L	11. Payment	1	item			
M	12. Termination	1	item			
N	13. Disputes	1	item			
O	14. Covid-19 Mandatory Closure	1	item			
P	15. Price Variation	1	item			
				To Collection €		

	Schedule					
A	see Form of Tender and Schedule contained within Volume B of these Documents; allow for all costs associated with the requirements of the Tender & Schedule not specifically identified elsewhere	1	item			
	Substantial Completion Dates					
B	see Form of Tender and Schedule contained within Volume B of these Documents	1	item			
C	this date is subject to the Contractor's Health and Safety Project Supervisor (Construction Stage) deeming that the programme is a safe period	1	item			
	Dispute resolution					
D	provide for Contractor's participation in the Project Board as set out in Part A of the Schedule to review disputed Employers Representative determinations issued under clause 10.5.4 and 10.5.5 and referred to the dispute management procedure under clause 13.1	1	item			
E	the Contractor is to include in the tender the Reserved Sum of €25,000.00 excluding VAT for the Contractors share of the costs associated with the Standing Conciliators charge for making themselves available to the project and for their monitoring of progress	1	psum	25,000.00	25,000	00
	Clarification of Clauses					
	Agreement Under Seal					
F	the Contractor shall, when called upon to do so, execute PW-CF1 Agreement A2 (or as appropriate) under seal	1	item			
	a copy of the Agreements are available at: https ://constructionprocurement.gov.ie/contracts/		Note			
	Materials and Workmanship					
G	where National 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			
H	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			

	Unfixed Materials					
A	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			
B	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			
	Sub-Letting					
C	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			
D	consent must be applied for, in writing, with full particulars, to allow adequate time for enquires to be made, and to complete preparations, depending on the decisions of the Employers Representative, before construction works start	1	item			
	Value Added Tax					
E	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 overpayments made or penalties incurred under the Act by the Contractor	1	item			
F	pursuant to the current VAT Regulations, the Employer will act as 'Principal Contractor' and pay the VAT liability directly to the Revenue Commissioners	1	item			
	Variations and Change Orders					
G	all change orders and variation 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			
	OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER					
	Items for convenience of pricing					
	Construction and demolition waste					
H	contractors should submit a Construction and Demolition (C&D) waste management plan when requested to do so	1	item			
	Access to and possession or use of the site					
I	provide for complying in all respects with all the limitations of access and possession or use of the site as described in the Works Requirement Document	1	item			
				To Collection €		

A	provide for keeping access open at all times to any way leaves during the Works	1	item			
B	provide for forming temporary roads, access, hardstanding or the like as required and for clearing away and making good on completion	1	item			
C	provide for complying with the Conditions of the Planning Permission as set out in the Works Requirement Document; allow for all costs necessitated therein	1	item			
D	provide for complying with the current Building Regulations; prepare and lodge all necessary commencement notices, other notices, licences, consents and comply with all other statutory requirements as necessary for the completion of the Works; allow for all costs necessitated therein	1	item			
E	provide for inspecting all vehicles leaving the site and thoroughly cleaning wheels and under body to eliminate the carrying of mud or debris on to the existing public roads	1	item			
F	provide for wheel washing facility to include trough at road exit	1	item			
G	provide for maintaining flow, supply and service at all times to all watermains and drainage pipes for the full duration of the works	1	item			
H	provide for security measures necessary and resulting from the execution of the works in order to maintain the security of the construction site; include for 24 hour security	1	item			
I	allow for car parking facilities for Employers supervisory staff, Contractors supervisory staff, operatives and sub-contractors and reinstate on completion	1	item			
J	provide for complying in all respects with the requirements for general working constraints, noise and dust control - all as described in the Works Requirement document	1	item			
K	the existing public and private roads shall be kept free of dust, mud and debris from the site and safe for use at all times	1	item			
L	the site must not be used for any other purpose other than carrying out the Works	1	item			

	Annual festivals and events					
A	provide for complying in all respects with facilitating the following annual festivals and events as they occur throughout the works programme; restrictions on access to works areas may be required during the approximate times indicated; areas will have increased footfall during any such events; temporary closure of some or all of the site areas may be required to facilitate these events; works to be temporarily made safe as required to public during such periods; the contractor must communicate with the Client in terms of facilitating required access arrangements for each festival / event; the dates identified following are indicative and will be confirmed by the Client at an appropriate time period in advance of each event; where specific dates are identified, they refer to anticipated dates in the year stated, festivals & events in other years will occur during a similar timeframe but exact dates may not match; Contractors must allow for every occurance of each festival as it effects the overall progamme (i.e. some festivals may occur on multiple occasions during the contruction period)	1	item			
	Winterval Festival - running from 13th November 2026 to 3rd January 2027, with build starting 19th October 2026 and take down ending 6th January 2027					
	Waterford Festival of Food - the weekend of 22nd & 23rd April 2027					
	Harvest Festival - 4th to 6th September 2026					
	Spraoi - August bank holiday weekend Friday to Monday					
	WCQ Crafts Market - takes place on Georges Street every Saturday from May bank holiday to 2nd weekend in September					
	St. Patricks Festival - March 17th and surrounding dates, depends on parade route					
	Africa Day, Pride Parade, Cruinniú na nÓg, Viking Marathon - May and June weekends					
	Waterford Freewheelers festival - weekend in July					
	Waterford Walls - 2 week festival in July					
B	year-round weekend street closure on O'Connell Street from Fridays at 5 pm to Sundays at 12 midnight from Hanover Street junction to Gladstone Street junction; this impacts traffic flow coming out of the carpark and along Meeting House Lane, reversing the movement of traffic from coming 'up' Sergeants Lane to moving 'down' the lane and out on to the Quay from Friday evenings; Meeting House Lane is a two-way street; from the Hanover / Thomas Hill junction on O'Connell Street, traffic is directed up Thomas Hill to go right or left - if left then along Meeting House Lane and down Sergeants Lane, onto Gladstone Street and on to the Quays; this same section of road will have a two-month road closure, 7 days per week for July and August with the same impact on traffic flow	1	item			
				To Collection €		

	Access to existing buildings					
A	provide for maintaining access at all times to all residential and commercial properties in all locations throughout the course of the works ; this includes maintaining a safe through way across all streets while they are being worked on; existing buildings will remain occupied and in continuous use for the full duration of the works	1	item			
B	provide for access for the occupants of nr.'s 5, 6 and 7 Georges Street and, at a minimum, allow for movement of bins stored at the rear; timely and clear notification to occupants of the works and any periods of restricted access is critical; refer to Architects Drawing A-1003 for details of location	1	item			
C	provide for producing, maintaining and updating a written plan to encompass how the foregoing is to be achieved	1	item			
	Access for traffic					
D	provide for maintaining access as indicated for general and commercial road traffic at all times as indicated in the various locations; refer to Volume A Works Requirements for specific requirements	1	item			
E	provide for access for pedestrians & vehicles to the adjoining car park, which is to remain operational throughout the course of the works; refer to Architects Drawing A-1003 for details of location	1	item			
F	provide for producing, maintaining and updating a written plan to encompass how the foregoing is to be achieved	1	item			
	Specific requirements					
G	refer to item 120A, Section A13 of the Architectural Specification - Preliminaries for the full extent of specific requirements from the Contrcator; include for all associated costs here	1	item			
	Phasing					
H	the sequence of the works shall be phased in agreement with the ER and Waterford City & County Council	1	item			
I	the site extents for public realm works shall be divided into construction workfronts, to be agreed with the ER and Waterford City & County Councill prior to commencement	1	item			
J	carriageway works shall be determined by the contractor in consultation and agreement with the Employers Representative and the Roads Department of Waterford City & County Council in order to minimise disruption to businesses and the general public	1	item			
K	access to all businesses and properties to be maintained at all times for the duration of the works	1	item			
				To Collection €		

A	the contractor must coordinate the works at road junctions, junctions between each workfront and access laneways in consultation with the Employers Representative and the Roads Department of Waterford City & County Council in order to minimise disruption to businesses and the general public	1	item			
	Cleaning the works					
B	the site area must be kept clean at all times throughout the course of the works	1	item			
C	provide for complying with the requirements for cleaning the works on completion	1	item			
	Limitations of working space					
D	provide for all costs associated with non-vacant possession of the site	1	item			
E	provide for all costs involved in protecting and working around public paths and roadways	1	item			
F	provide for all costs involved in working adjacent to roadways, paths and local residences & businesses	1	item			
G	provide for complying with the limitations of site area and working space described in the Works Requirement documents	1	item			
H	provide for making good any damage to existing roads, paths, kerbs, drainage and services caused during the completion of the Works	1	item			
I	allow for all necessary steps to ensure that no damage is caused to the surrounding buildings or nuisance caused to the occupants of existing neighbouring buildings during the execution of the works; take all necessary steps to protect the buildings to minimise disturbance and annoyance to the occupants which may arise from dust, noise or other matters arising from the execution of the works	1	item			
	Limitation of Working Hours					
J	on occasion for the convenience of the neighbours, the Contractor may be asked to cease works (e.g. due to noise/obstructions); the Contractor is therefore required to allow for such stoppages (within reason), commencing alternative works, etc., liaising at all times with the Employer's Representative on such matters	1	item			
K	provide for complying and liaising with the Employer, completing and agreeing method statements and agreeing suitable times for carrying out the works in advance, in areas outside the boundary of the site; all as set out in the Works Requirement document	1	item			
L	provide for complying with the restriction on working hours as set out in the Works Requirements documents	1	item			
				To Collection €		

A	provide for limiting the working hours to carry out the building works, delivery of materials or goods to the site and for the removal of material off site as set out in the Works Requirements documents	1	item			
B	where necessary, works are to be completed at night; include for all necessary additional costs associated with working outside normal working hours; include for all liaison with Waterford City & County Council roads department and applying for licences, etc.; refer to Code of Engineering	1	item			
	Works by Local Authority, ESB and other Utilities					
C	provide for coordinating and arranging the work of various bodies in connecting mains electricity, telephone, water, sewers and the like as necessary during the works and as required by the contractor's programme	1	item			
	The use or disposal of any materials found on site					
D	no sand, ballast, stone, gravel, coal or other useful material which may be found in the Works shall be removed from the site, nor become the property of the Contractor, nor be used in the Works except upon the express instructions of the Employer's Representative, in which case the quantity used, if any, shall be measured and valued by the Quantity Surveyor, and such value deducted from the Contract Sum	1	item			
E	all surplus excavated material must be disposed off site to an accredited tip site	1	item			
	Fire escape routes					
F	provide for maintenance of fire escape routes and fire tender access routes for the duration of the Works	1	item			
	Emergency services					
G	provide for access for emergency services vehicles for the duration of the Works	1	item			
	Hoardings, fences, screens, signage, project board and advertising rights					
H	provide for a substantial solid perimeter hoarding 2.4m minimum high to the site and the compound area with lockable gates; paint and keep in good condition throughout the Contract; obtain licence; provide a painted (one side) 2.4m high plywood hoarding to screen off the works areas from the public which will continue in use and occupation throughout the period; shift and adapt from time to time as necessary	1	item			

A	provide for temporary site sign; 1500 x 1500 x 2.5mm aluminium site signage panel, mechanically fixed to 2 nr. 114mm diameter galvanised steel poles; graphics applied to site signage panel to include logos and details of all design team members, client and contractor as indicated; 2 nr. 114mm diameter galvanised steel poles bed in minimum 1500 x 900 x minimum 450mm deep concrete foundation (to suitable depth to resist wind loading); overall 3000mm high above ground; include for all excavation and disposal; removal and disposal when directed and making good	1	item			
B	provide for all necessary supervision to ensure that no site operatives use any existing car parking areas in the neighbouring areas	1	item			
C	provide for all necessary temporary direction signage during the Works; removal and making good on completion	1	item			
D	provide for all necessary information boards as required	1	item			
E	advertisements shall not be displayed on the site without the consent of the Employer's Representative	1	item			
	<u>Maintenance of existing services on or over the site and outside the site boundary</u>					
F	provide for checking, verifying and locating all existing services on the site	1	item			
G	provide for complying in all respects with the requirements for working on or near live services	1	item			
H	provide for maintaining the flow in all existing drains and watermain runs for the duration of the works	1	item			
I	provide for protecting and maintaining all services under, on or over the site	1	item			
J	provide for recording and handing over to the Employer accurate information regarding the position and type of new services runs executed under the contract and of any additional existing services runs discovered during the execution of the works	1	item			
	<u>Archaeological investigations</u>					
K	refer to the Archaeology Report included in the information pack and item 175, Section A12 of the Architectural Specification - Preliminaries for the full extent of work required from the Contrcator in respect of Archaeological investigations; include for all associated costs here	1	item			
L	during the course of development works, all necessary precautions shall be taken to safeguard all of the built heritage features affected by the proposed development	1	item			
M	the Contractor shall include for the monitoring of vibration on all protected and adjoining structures	1	item			

	Ecological investigations					
A	refer to the Ecological Report included in the information pack and item 180, Section A12 of the Architectural Specification - Preliminaries for the full extent of work required from the Contrcator in respect of Ecological investigations; include for all associated costs here	1	item			
	Other specialists					
B	refer to item 120A, Section A13 of the Architectural Specification - Preliminaries for the full extent of work required from the Contrcator in respect of specialist appointments; include for all associated costs here	1	item			
	Temporary accommodation, facilities and equipment for the use of the Employer					
C	refer to Architects Drawing 1004 for further details and information of what is to be provided by way of temporary accommodation for the use of the Employer	1	item			
D	provide a temporary office for the use of the Employer / Design team site supervisory staff; the offices shall have a minimum floor area of 6.0 x 3.0m and be complete with heating, lighting, furniture and equipment as described; high level security locks to all doors and windows; include for all running costs / bills, attendance, cleaning and maintenance	1	item			
E	provide a minimum of 2 nr. workstations (1.6 x 1.6m corner desks) and swivel office chairs; partitions to divide the spaces and provide privacy at each workstation and main door; minimum 2 nr. stackable soft seated visitor chairs; station with A3 laser colour printer / copier / scanner and provide consumables for this over the duration of contract; provide minimum 150MB internet with router, contractor to cover bills for the duration of contract; kitchenette, worktop counter, storage presses (under and above counter), sink (with hot & cold water), undercounter fridge, toaster, kettle & microwave; Male / Female toilets must be local to office and regularly cleaned (can be a shared facility with the contractor) ; offices / toilets to be regularly cleaned / serviced by contractor; comfortable heating to be provided in the office to minimum 20 degrees celcius and adequate office lighting; 2 nr. ventilation fans to be provided for cooling	1	item			
F	provide all safety & PPE comprising 2 nr. full sets of site safety boots, site wellington boots, hi-viz coat / body warmer, hi-viz waterproof coat and over trousers, hard hat (sizes to be confirmed)	1	item			
G	provide all necessary dust masks (FFP3 & P3), safety glasses, ear defenders / plugs, gloves, steel tape measure (8m), spirit level, site survey books, site marker crayon, permanent markers, LED head light, LED pocket torch	1	item			
H	provide 10 nr. sets of hard hats and hi-viz vests for use of site visitors	1	item			
I	provide 2.4m high security fencing with locked gate around temporary office	1	item			

	Safety, Health and Welfare at Work (Construction) Regulations					
A	provide for complying with the restrictions of the Preliminary Health and Safety Plan and paying all costs in complying with the requirements of the Regulations	1	item			
B	provide for complying with the requirements of the Project Supervisor for the Construction Stage	1	item			
C	ensure that all persons employed on the Works, including those employed by Sub-Contractors and Suppliers, comply with the requirements of the Regulations and of the Project Supervisor for the Construction Stage	1	item			
D	provide all necessary information required by the Project Supervisor for the Construction Stage to enable the preparation and completion of the Project Safety File, excluding drawings and specifications which will be provided by the relevant member of the design team or sub-contractor	1	item			
E	provide all costs associated with the provision of a suitably qualified person to act as the Project Supervisor for the Construction Stage on behalf of the Employer	1	item			
F	provide all costs for procuring insurance cover required by the Contractor for providing indemnity to the Employer in respect of any claim for bodily injury or property damage which the Contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the Project	1	item			
G	provide assistance to the design team and to sub-contractors in preparing 'as-built' drawings for inclusion in the Safety File	1	item			
	Building manual and employer staff training					
H	provide for all costs associated with preparing a comprehensive Building Manual (which will incorporate the Safety File) and as-built drawings which will become a guide for the Employer and end user; all as described in the Works Requirement document; all required at Substantial Completion	1	item			
I	provide for all costs associated with training the employer's maintenance staff and end users; supervising and liaising with the subcontractors providing the same training; training is to be carried out during the normal working day and arranged well enough in advance to suit Employer requirements; all as described in the Works Requirement document; all required at Substantial Completion	1	item			
	Handover procedure, inspections					
J	provide for complying with the handover procedures and arranging inspections and approvals all as required by the Works Requirement document	1	item			
				To Collection €		

	Services coordination and contract administration					
A	provide for co-ordinating the positions and relationships of all mechanical and electrical requirements with each other and with the other elements of the works; as described in the Works Requirement document	1	item			
B	provide for the cost of an electrical services coordinator who shall have the responsibility for ensuring that services routes & builders works are coordinated within the works, organising services coordination meetings as required; ensuring that materials are ordered in time; liaising with and agreeing programmes and ensuring that all testing and commissioning of all services installations are carried out systematically as the works proceed and are reviewed with the Employers site supervisory staff; providing specific written services report for each site meeting identifying issues to be resolved, information required, materials and/or equipment ordered and progress information	1	item			
	Temporary works engineer					
C	provide for the cost of a temporary works engineer as set out in the Preliminary Health and Safety Plan who shall have the responsibility for designing all the temporary works for the project, ensuring that these works are coordinated within the building, providing such information in advance and in sufficient time to allow agreement with the design team; providing full method statements and ensuring their timely availability for approval in association with the contractors own programme	1	item			
	Contractors Compound					
D	provide for the Contractors compound area (site accommodation & parking) within the construction site all as required; adapt & relocate as necessary as the works progress; refer to Architects Drawing 1003	1	item			
E	provide for the Contractors material storage area within the construction site; making good on completion	1	item			
F	provide for reinstatement of compound area and material storage in line with the Contract Programme	1	item			
	Access to and possession or use of the site					
G	the site must not be used for any purpose other than carrying out the works	1	item			
H	provide for performing the work in such a manner as to cause the minimum interference with existing residents during the execution of the work	1	item			

	Programme of the works					
A	when requested by the ER, the successful contractor shall prepare and provide within 5 working days, a detailed programme of work from start on site to practical completion in bar chart format; the programme shall include for the main sub-contractors and should contain details of the resources need for each phase of the programme; it shall also take account of all holiday requirements and for time lost due to inclement weather (the programme shall indicate the extent of inclement weather allowed); should the contractor fail to provide details of their allowance for inclement weather, then any claims for extension of time caused by exceptionally inclement weather will be decided by reference to the records of the Meteorological Office for that particular area and at that time of year; this programme will be frequently reviewed during the course of the contract and the contractor must keep it fully up to date at all times; the contractor shall provide for issuing one copy of the programme and all revisions thereto to each firm of the Design Team	1	item			
B	provide and update when necessary the construction programme in bar chart format	1	item			
C	provide a histogram of resources based on the construction programme	1	item			
	Safety Statement					
D	provide for the production of an up to date Safety Statement satisfying the requirements of current legislation	1	item			
	Safety Method Statement					
E	provide and maintain a detailed Safety Method Statement for the works satisfying all current statutory requirements and legislation	1	item			
	Protection of existing buildings					
F	allow for all works necessary to protect and maintain the existing buildings	1	item			
G	the Contractor is responsible for providing and maintaining all necessary protection, temporary coverings, temporary roofs, etc. to ensure that no water is permitted to enter the building during the works; this shall be deemed to include all work necessary to the roof, the upper floor (when the existing roof is removed), leadwork and other areas affected by the works including adjoining building roofs outside the scope of this project; the adequacy of all such temporary works and protection shall be the responsibility of the Contractor, and the Contractor will be held responsible to make good any damage to the interior of the building, finishes, etc. by any failures in the protection provided, all at the Contractors own expense and to the full satisfaction of the Architect	1	item			

A	provide for temporary cover works to the existing building to protect it from the elements immediately on taking possession of the site; the Contractor is required to erect a temporary cover / screen over the existing building to afford full protection until such time as the building is completely sealed; this temporary protection must be robust in nature and suitable for its proposed function; refer to C&S Engineers Drawing TW-01 for indicative only solution; subject to approval of the ER	1	item			
B	allow for part of the supports for said temporary building cover being situated in an adjoining property, and the client has received permission from the property owner to facilitate this	1	item			
C	include for allowing reasonable temporary access to standing scaffolding to the adjoining property owner to allow them to undertake repairs to their propertyduring the course of the works	1	item			
	GENERAL FACILITIES AND OBLIGATIONS					
	Generally					
	Setting out					
D	the Contractor shall provide all labour, instruments, tapes, chains, pegs, dumpy levels, theodolite, laser levels, metric staff etc necessary and shall set out the works to the approval of the ER (see also Clause 7 of the Conditions of Contract)	1	item			
E	the Contractor shall establish a bench mark on site for the duration of the Contract; the bench mark shall be related to the Ordnance Datum; the permitted deviation in level between the master bench mark and the Ordnance Datum shall be +/-; the location of the bench mark shall be agreed with the Engineer	1	item			
	Supervision and co-ordination of the Works					
F	provide for all on and off site costs required for the supervision and co-ordination of all Works undertaken by Local Authorities, Statutory Authorities and Public Undertakings under the Contract	1	item			
G	provide for all on and off site costs required for the supervision and co-ordination of all aspects of the Works	1	item			
H	provide for all on and off site costs required for the supervision and co-ordination of all the services installation aspects of the Works	1	item			
I	provide for all on and off site costs required for the provision of a full time liaison officer; the contractor shall employ a Public Liaison Officer for the duration of the works; the Public Liaison officer will liaise with all stakeholders on the project and will collaborate with all residents and businesses affected by the works	1	item			

	Plant, tools and vehicles					
A	provide for bringing on site and for removing from site on completion all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the Works	1	item			
B	provide for maintaining on site for the duration of the works all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the Works	1	item			
	Scaffolding, hoisting and the like					
C	provide for bringing to site, erecting and removing from site on completion all scaffolding, cranage, hoisting and the like for the proper execution of the works	1	item			
D	provide for maintaining on site as necessary for the duration of the works all scaffolding, cranage, hoisting and the like for the proper execution of the works	1	item			
E	the scaffolding works must be erected complete with screens for the full duration of its erection; this screen is to depict a full sized graphic of the completed building on all sides with public views; final image is subject to the approval of the ER	1	item			
F	refer to C&S Engineers Drawing TW-01 for indicative only scaffolding solution for the works	1	item			
	Products & materials					
G	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland	1	item			
H	provide a secure materials lock up and secure compound area within the curtilage of the site. This compound is to be adequately protected from trespass, unauthorised entry, damage and theft; provide necessary watching and lighting for the security, access and movement within the compound area	1	item			
I	materials are to be stored in a tidy manner; separate different materials and protect them from dirt, physical damage, reaction with other materials, marking, staining, micro-organisms, mildew, fungus, vermin, etc.; do not store materials in ways which may cause damage to the Works or to the materials or endanger the safety of people or property	1	item			
J	provide all necessary equipment and protection to enable the handling and storage of materials in accordance with the manufacturers recommendations; do not use materials which have been stored for a period in excess of the manufacturers recommended shelf life	1	item			

	Protection of the Public, Third Parties and Visitors to the site					
A	provide and arrange for all necessary protection from site operations to the public, third parties and visitors to the site including the provision of all necessary personal protection equipment	1	item			
	Site administration and security					
B	provide for all on and off site management including an authorised agent (General Foreman)	1	item			
C	provide for holding site meetings when required by the Employers Representative; attend site meetings and arrange for attendance of Sub-Contractors when required	1	item			
D	provide all watching, protective lighting, barriers, fencing and everything else necessary to safeguard the Works (including materials and plant) against damage and theft	1	item			
E	provide for producing written progress reports to the Employers Representative at fortnightly intervals; report to include health and safety report, progress report for each programmed work activity showing percentages programmed, details of plant and resources on site, details of any delays caused to the works and a schedule of information required	1	item			
F	provide for taking up to 50 photographs at weekly intervals for the duration of the contract; a digital copy of which should be retained on site and issued to the ER	1	item			
G	provide for taking drone video footage & photography at weekly intervals for the duration of the contract; a digital copy of which should be retained on site and issued to the ER	1	item			
H	provide for the printing of all construction drawings, including Volume A, Works Requirements and all subsequent revisions and new drawings	1	item			
	Transport for workpeople					
I	provide all necessary transport to and from the site as required	1	item			
	Protecting the Works from inclement weather					
J	provide for covering and protecting the Works and materials as necessary against inclement weather and for making good any damage occasioned thereby	1	item			
	Water for the Works					
K	provide clean water for the Works including the works of all Sub-Contractors, form temporary connections, provide services for distribution about the site and storage and pay all fees and charges in connection therewith	1	item			
				To Collection €		

	Lighting and power for the Works					
A	provide all necessary temporary lighting and electric power required for the Works including the works of all Sub-Contractors and install all temporary wiring for distribution about the site, fittings, meters, etc. and defray the cost of all current consumed and pay all fees and charges in connection therewith; the Contractor must supply an independent electricity supply	1	item			
	Temporary roads, hardstandings, crossings and similar items					
B	provide and maintain temporary roads and hardstandings complete with adequate temporary drainage, on and adjacent to the site, as necessary for the execution of the Works including the works of all Sub-Contractors. Reinstate the ground on completion	1	item			
C	provide and maintain the construction access road complete with adequate temporary drainage for the duration of the works; remove and construct permanent works as set out in the Works Requirements	1	item			
	Temporary accommodation and storage for the use of the Contractor					
D	provide suitable temporary sheds, offices, messrooms, sanitary accommodation and other buildings required for the use of the Contractor	1	item			
E	provide suitable temporary storage areas including suitable and separate storage for dangerous materials	1	item			
	Temporary IT equipment for the use of the Contractor					
F	provide temporary computers, printers, scanners, plotters etc. and broadband access and pay all fees and charges in connection therewith	1	item			
	Temporary telephones for the use of the Contractor					
G	provide temporary telephone(s) and facsimile machine(s) as necessary and pay all fees and charges in connection therewith	1	item			
	Traffic regulations					
H	provide for all costs in complying with all traffic regulations affecting the Works and implementing a Traffic Management Plan that is in compliance with both the Planning Conditions and the Works Requirements; the Contractor shall acquaint himself with the relevant regulations and shall comply therewith and shall be responsible for the observance of this condition by his Sub-Contractors	1	item			
	Safety, health and welfare of work people					
I	operate the requirements of the SAFE PASS and the CONSTRUCTION SKILLS CERTIFICATE schemes	1	item			
J	provide all personal protective clothing and personal protective equipment as required	1	item			
				To Collection €		

A	provide all safety signs and signals as required	1	item			
B	provide all tests and certificates on plant and equipment as required	1	item			
C	provide and maintain all emergency escape exit routes and all designated personnel responsible for emergency procedures	1	item			
D	provide for all Safety Officers, Safety Supervisors, First Aiders, Inspectors, Certifiers and the like as required by regulation	1	item			
E	provide for all costs incurred by complying with all enactments, regulations and working rules in respect of workpeople employed in connection with the works on and away from the site	1	item			
F	provision and maintenance of on site traffic routes	1	item			
	Disbursements arising from the employment of workpeople					
G	provide for all costs in respect of employing workpeople (see Insurances Section following)	1	item			
	Maintenance of public and private roads					
H	provide for maintaining and making good damage, if any, to roads, paths, services and other property, public or private, caused by or attributable in any way to the cartage of plant, materials or personnel or the execution of the Works by either the Contractor or any Sub-contractor and for indemnifying the Employer against loss, damage, claim or proceedings by any Local Authority Statutory, undertaking or others	1	item			
	Works beyond the boundary of the site					
I	where work is described as being executed beyond the boundary of the site or in the public highway, the Contractor's prices shall be deemed to include for the following as required: adequate watching and lighting, traffic signalling, temporary barricades, walking platforms and warning notices sufficient to ensure the safety of all persons and removing same on completion, giving notice to the Local Authority, paying their fees and charges and carrying out the work to their satisfaction; the Contractor's prices shall also include for maintaining in working order all services, conduits, telephone cables, etc. and for making good any damage done thereto, by reason of these works, to the satisfaction of the Authority concerned	1	item			
	Removing rubbish, protective casings and coverings and cleaning the Works on completion					
J	provide for removing from the site from time to time as necessary and on completion of the Works all rubbish, debris, surplus materials, protective casings, etc.; on completion clean the Works internally and externally to the satisfaction of the Employers Representative	1	item			
				To Collection €		

A	provide for keeping the existing roads, footpaths, entrances, paved areas and paths clear of mud and builder's rubbish etc. including washing down from time to time as may be necessary	1	item			
	Construction management					
B	prepare a construction management plan in accordance with the requirements detailed in the specification document and / or considered reasonable under normal construction practices for a project of this type	1	item			
	Traffic management					
C	prepare a traffic management plan in accordance with the requirements detailed in the specification document and /or considered reasonable under normal construction practices for a project of this type	1	item			
	Waste management					
D	provide for all costs resulting from compliance with all statutory requirements with regard to waste management	1	item			
E	provide for all waste permits, waste management licences, work permits, road opening licences, archaeological permits, etc. as required to satisfactorily undertake the works	1	item			
	Road closure licences					
F	provide for making applications as necessary to the Local Authority (who will publish the necessary notices in the local newspapers) in respect of the road closure licences required for the works; allow for the payment of the necessary fees to the Local Authority in respect of same	1	item			
	Temporary fencing, hoarding, screens, gantries, etc.					
G	provide and maintain all temporary fencing, hoarding, fans, planked footways, guard-rails, gantries and the like as may be necessary for protecting the public, for the proper execution of the Works and for meeting the requirements of any Local or other Authority, including all necessary lighting	1	item			
	Control of noise pollution and compliance with statutory obligations					
H	provide for taking all precautions necessary to prevent nuisance from noise, smoke, dust, rubbish, water or any other cause	1	item			
	Protection of the Works					
I	allow for protecting all the work in bringing the works to completion	1	item			
J	provide for all costs in connection with protecting the works including those of Sub-Contractors	1	item			
	Printing drawings					
K	allow for all costs associated with printing drawings as required	1	item			
				To Collection €		

	Removing rubbish, protective casings and cleaning					
A	provide for removing from the site from time to time as necessary and on completion of the works all rubbish, debris, surplus materials, protective casings, etc. and also on completion clean the works internally and externally to the satisfaction of the Architect	1	item			
	General attendances on Sub-Contractors					
B	provide for general attendances on Sub-Contractors which shall be deemed to include the use of Contractors temporary roads, pavings, standing scaffolding, standing power operated hoisting plant, the provision of temporary lighting and water supplies, cleaning away rubbish, provision of space for Sub-Contractors own office and for storage of his plant and materials and the use of mess rooms, sanitary accommodation and welfare facilities	1	item			
C	in addition to facilities referred to above all items of general attendance shall be deemed to include arranging with Sub-Contractors as to time for commencement of their work on site or manufacture & delivery of their goods & materials as appropriate, obtaining the positions of holes, mortices, recesses, chases, fixings & the like & supplying them with all dimensions & other information required for the proper execution of the works	1	item			
	Special attendances on Sub-Contractors					
D	provide all special attendances on Sub-Contractors which shall be deemed to include providing power supplies, providing special scaffolding, providing power for commissioning, providing and maintaining humidity levels necessary to protect the works, lifting, hoisting, distributing and moving into position plant & equipment, etc.	1	item			
	Record drawings					
E	the Contractor shall make accurate records of those parts of the works which will become hidden by further progress of the works as may be directed by the Architect and such records shall be checked and verified by the Architect while work is open for inspection; such records shall be entered by the Contractor on prints of drawings which will be made available to him free of charge for this purpose and amplified by him with supplementary dimensioned sketches and such records shall be completed and certified as aforesaid and handed to the Architect as soon as practicable	1	item			
F	allow for assisting and making accurate records of the works as constructed for the relevant members of the design team to record and incorporate on their drawings and specifications for inclusion in the safety file	1	item			
	Completion date					
G	notify the ER in writing of the date on which he considers Substantial Completion has been achieved and have a date agreed and certified in writing by the ER	1	item			

	Completion Maintenance Instructions					
A	provide to the ER at Substantial Completion two copies of all manufacturers and suppliers maintenance instructions	1	item			
	Defects liability					
B	provide for maintaining the works for 12 months after the issue of the ERs Certificate of Substantial Completion in accordance with the Conditions of Contract	1	item			
	Product and general samples; obtain approval for all samples prior to commencing the main body of work					
	provide for the supply and / or installation of products / samples / sample panels as follows:					
C	each paving type (1 m2) and kerb type (1 m)	1	item			
D	ironmongery (1 nr. set of each item)	1	item			
E	external render finish (1 m2 sample panel)	1	item			
F	board finishes (1 m2 sample of each type)	1	item			
G	internal render finish (1 m2 sample panel)	1	item			
H	finish of exposed stonework (1 m2 sample panel)	1	item			
I	paint finishes internal and external (1 m2 sample panel of each)	1	item			
J	light fittings, sockets, switches, other electrical fittings (1 nr. sample of each)	1	item			
K	wiring accessories (1 nr. sample of each)	1	item			
L	sink taps, fittings (1 nr. sample of each)	1	item			
M	radiators (1 nr. sample of each)	1	item			
N	grilles (1 nr. sample of each)	1	item			
O	typcial cable containment / pipework installation at high level	1	item			
P	provide for supplying / constructing all other samples as detailed in the Works Requirements documents or as reasonably required, samples to be maintained on site for the duration of the works; allow for removal and disposal off site of sample panel on satisfactory completion of the works and the instruction of the ER	1	item			
Q	obtain approval for all samples prior to commencing main body of work	1	item			
	Shop drawings					
R	provide all shop drawings and details as required	1	item			

	Progress photographs					
A	provide progress photographs & videos throughout the course of the works, including aerial imagery; allow for providing a pack at two-week intervals	1	item			
	CONTRACTORS REQUIREMENTS IN RESPECT OF COVID-19					
	Covid-19 requirements					
	Generally					
B	the contractor is to fully consider the effects of compliance with the Transitional Protocol: Good Practice Guidance for Continuing to Prevent the Spread of COVID-19 [referred to herein as the Protocol], published by the Government of Ireland on the 31st January 2022, on its construction of the Works; the Contract Sum shall be deemed to include for same	1	item			
C	refer also to the Works Requirements provision	1	item			
	While it is expected that realistic prices will be included against preliminary items below, 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					
D	augment 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	1	item			
E	cleaning to the Standard required in the Protocol	1	item			
F	Covid-19 PPE where necessary to meet the requirements of the Protocol	1	item			
G	all other measures required to meet the requirements of the Protocol	1	item			
	TESTING					
	Testing generally					
	Standard Tests					
H	the Contractor shall make such standard tests of materials as set out in the specifications or as the Employer's Representative may direct	1	item			
I	the cost of all on and off site tests, all testing fees and charges and any apparatus required, or the use of such shall be borne by the Contractor	1	item			
				To Collection €		

A	the Contractor shall include for all necessary testings relevant to all individual elements as stated and requested in the Architect's, Structural Engineer's and Services Engineer's, works requirement documents and drawings; the Contractor must refer to the relevant specifications for the detailed schedule ot tests that will be required and include for all costs for same	1	item			
	Air Tightness Testing; building to receive an air tightness as identified; works must be completed by a contractor fully accredited by INAB (Irish National Accreditation Board) or UKAS (United Kingdom Accreditation Service); 1 no. pressure test, followed by 1 no. smoke test, followed by 1 no. pressure test; all further pressure and smoke tests required to bring the building up to required air tightness to be at the contractor's expense ; provide for Infra-red photography (thermograph) of building after the 1st pressure test is complete; all other infra-red photography at the main contractor's expense; include for all disruption associated with the requirement to vacate the premises during the test(s), sealing all inlet/outlet grilles and flues, air supply openings, wedging internal doors open/closed as appropriate, closing fire dampers and any other measures necessary to allow testing to be completed; any costs arising out of test failure(s) which can be attributed to the poor workmanship and improper detailing, including the cost of repeat test(s) shall be at the expense of the Contractor; advise test results to the Employer and Design Team; all reference the Architects and Engineers Specifications for full details					
B	all pressure and smoke tests required in order to demonstrate that the building meets the required air tightness standards and all necessary remedial works required to meet the required standards	1	item			
	Thermographic imaging survey; 2 no. thermographic imaging surveys - carried out to identify thermal anomalies that indicate possible defects in build ups; any costs arising out of test failure(s) which can be attributed to the poor workmanship and improper detailing, including the cost of repeat test(s) shall be at the expense of the Contractor; advise test results to the Employer and Design Team; all reference the Architects and Engineers Specifications for full details					
C	generally	1	item			
	Radon Membrane Inspection and Integrity Testing; the contractor shall provide for independently validated testing of the gas barrier by a specialist consultant, by means of air lancing to ASRM D4437 or approved in line with CIRIA RP960 - 'Good practice on Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases'; after the building is occupied, in the first year, during the defects liability period of the main contract and done over a period of three continuous months (preferably the winter months of November, December, January and February)					
D	generally	1	item			

	BER testing; contractor shall provide the Employers Representative with BER Part L compliance report demonstrating the proposed extension achieving the required rating, prepared by independent SEIA registered BER assessor; any costs arising out of test failure(s) which can be attributed to the poor workmanship and improper detailing, including the cost of repeat test(s) shall be at the expense of the Contractor; advise test results to the Employer and Design Team; all reference the Architects and Engineers Specifications for full details					
A	generally	1	item			
	Acoustic testing; in general accordance with BS EN ISO 16283-1:2014 Acoustics; Field measurement of sound insulation in buildings and of building elements; the Contractor must ensure that the building achieves the Acoustic Performance standards as required; must be carried out by a Specialist Acoustic Consultant					
B	generally	1	item			
	Drying out Floor Slabs; the Contractor should ensure that concrete floor slabs are sufficiently dried out (Minimum moisture content 2.5%) to allow laying of floor finishes within the contract period and allow for this within his programme; in selecting the concrete mix design for the slabs the contractor shall have due regard to the requirement for the drying out period necessary to achieve the minimum moisture content					
C	generally	1	item			
	Moisture tests on concrete floor screeds; to ensure screeds have dried out sufficiently to allow floor finishes to be applied; any costs arising out of test failure(s) which can be attributed to the poor workmanship and improper detailing, including the cost of repeat test(s) shall be at the expense of the Contractor; advise test results to the Employer and Design Team; all reference the Architects and Engineers Specifications for full details					
D	generally	1	item			
	Testing and Classification of excavated waste material prior to disposal					
E	testing and classification of excavated materials; allow for testing of 5 nr. representative excavated material samples for Waste Acceptance Criteria (WAC) and asbestos identification/ quantification within an ISO 17025 accredited laboratory and subsequent classification of materials as hazardous / non-hazardous / inert; materials are to be stored on site, tested and classified in accordance with the European Council Decision 2003/33/EC establishing criteria and procedures for the acceptance of waste at landfills pursuant to article 16 of and Annex II to Directive 1999/31/EC. temporary storage of such materials prior to testing and classification needs to be considered in the Construction Environmental Management Plan	1	item			

	Warranties and Guarantees; as required and included in Design Teams Documents, Specifications and drawings					
A	contractor to include for providing all warranties and guarantees as required by the various specification documents at completion of the project	1	item			
	Ancillary testing; allow for all other ancillary tests and certificates as required; refer to the Architect, Civil & Structural Engineer and Services Engineers Drawings and Specifications for full details					
	Ancillary testing					
B	moisture content	1	item			
C	windows, doors & glazing	1	item			
D	fire doors	1	item			
E	slip resistance	1	item			
F	fire proofing	1	item			
G	pipework airtightness	1	item			
H	sanitary ware & pipework	1	item			
I	fitted units	1	item			
	Concrete cubes					
	Tests					
J	making concrete cubes for testing	1	item			
K	test concrete cubes (to be carried out by an approved authority) and circulate the test results to the Engineer	1	item			
	CBR / plate testing; to comply in all respects with the Engineers Specification; refer to Specification for details of locations and type of tests required					
	CBR / plate testing					
L	generally	1	item			
	Other testing; allow for all other ancillary tests and certificates as required; refer to the Architect, Civil & Structural Engineer and Services Engineers Drawings and Specifications for full details					
	Other testing					
M	generally	1	item			

	SURVEYS					
	Surveys generally					
	Ground penetrating radar survey; to all areas subject to works; by approved specialist; full report to be issued promptly and in advance of any works being undertaken on site; complete					
	GPR survey					
A	generally	1	item			
	Visual & photographic survey of existing buildings & structures; to all areas subject to works; full report to be issued promptly and in advance of any works being undertaken on site; complete; refer to the specification document for full details					
	Condition Survey					
B	provide for a full external condition survey of the existing buildings, roads, footpaths, etc.; complete a full walk around with the Employers Representative for confirmation purposes	1	item			
C	provide for a full photographic survey of the existing buildings, roads, footpaths, etc. prior to commencement of the works	1	item			
D	provide for on-going surveys and monitoring, including but not limited to tell-tales, where required to individual properties; this will apply to properties where specifically requested by the property owners or where required by the contractors insurers to monitor construction works	1	item			
E	allow for non-invasive or destructive demolition and excavation methods to be undertaken at the location of such buildings	1	item			
	Trial holes; at locations of all proposed tree pits or pads; part excavation by hand as required; backfilling to pit with compacted crushed stone to SR21; complete					
	Trial holes; overall 1500mm wide x 1500mm long x 1200mm deep; in minimum 10 nr. locations					
F	generally	1	item			
	Slit trenches; at locations to be agreed on site; part excavation by hand as required; backfilling to pit with compacted crushed stone to SR21; complete					
	Slit trenches; overall 5m long x 600mm wide x 1500mm deep; in minimum 10 nr. locations					
G	generally	1	item			

	SPECIFICATION DOCUMENTS					
	Provide for all and any costs associated with complying in full with the requirements of the Specification documents in the Works Requirements, where not included for elsewhere; refer to Volume A - Works Requirements for full details					
	Specific Requirements of this Contract include:					
A	any adjacent service ducts required for underground utilities shall be laid at the same time; a minimum distance of 300mm should be kept between the various Utility services where reasonably practical unless otherwise agreed with the Employers Representative	1	item			
B	the Contractor for the Works shall supply all materials required for the execution of the Works unless advised otherwise; all trenches and excavations for Utility Services shall be temporarily reinstated in accordance with the standard specified in the Directions for the Control and Management of Roadworks in Waterford City & County Council	1	item			
C	the stone quantities identified in this document are net quantities, and Tenderers shall allow for this in the determination of their rates for the Works as per the Requirements for Measuring and Pricing	1	item			
D	the stone units and specials may require cutting to suit the layout on site; any and all such cutting is deemed included in the rates included in the Pricing Document	1	item			
E	the Contractor for the Works shall compact all granular and asphalt concrete materials using a nonvibratory or dead weight roller when working in the presence of existing cellars, shallow underground utility services, protected structures unless otherwise agreed with the Employers Representative	1	item			
F	temporary Traffic Management is an essential component of this contract in order to undertake and complete the Works in a safe and satisfactory manner and shall take measures to minimise the disruption and inconvenience to residents, businesses, visitors and the general public (i.e. all stakeholders) during the course of the Works	1	item			
G	tenderers are advised that it will be necessary to provide additional manpower resources for temporary traffic management and Tenderers shall allow for this in the determination of their rates and price for the Works	1	item			
H	the Contractor appointed for the Works shall be responsible for making all applications to Waterford City & County Council's Traffic Division for all road closures, traffic lane closures, signs, traffic signals, permits etc. and shall be responsible for the payment of all fees in connection with same to Waterford City & County Council	1	item			
I	tenderers shall visit the site of the proposed Works and liaise and consult with the relevant authorities in the preparation and submission of their Detailed Temporary Traffic Management Plan	1	item			
				To Collection €		

A	the existing water network must be kept live and supplies must be maintained to all users	1	item			
B	the existing sewers must be maintained in operation at all times during the installation of the new gully connections and no debris shall be allowed to enter these sewers; Tenderers shall allow for this in the determination of their rates for the Works	1	item			
C	tenderers are advised that existing ESB / live electrical underground cables may not be protected by ducting within the extents of this scheme; these cables must be kept live at all times and cannot be de-energised during the course of the works	1	item			
D	all temporary signage for the proposed Works must be provided in both the Irish and English languages	1	item			
E	the Contractor is required to provide for all communication to relevant stakeholders (public residents, business owners and Waterford City & County Council's Roads Construction Division) throughout the course of the Works and should therefore allow for this in the determination of their rates for the Works	1	item			
F	within one month of Substantial Completion of the project, the Project Supervisor for the Construction Stage must provide and compile all relevant information, details, as constructed drawings, test results and certificates, material details, data sheets and all other relevant material to the PSDP to allow the Safety File to be compiled and handed over by the PSDP to the Client	1	item			
G	due to the extent of excavation works and the inherent complexity of utility services both underground and over ground throughout the site extents, continuity of existing services must be maintained during the course of the Contract except for planned outages (e.g. watermains) as required and agreed with the Employer's Representative on site	1	item			
H	tenderers are advised that the parking of site vans and all staff vehicles will not be allowed within the Site Extents	1	item			
I	tenderers are advised that all references to NRA and TII within the Works Requirements shall be construed as meaning one and the same thing; in addition, Tenderers are advised that all bituminous materials used on this contract shall be to the old NRA Series 900 of the Specification for Roadworks as per directive from the DOELG	1	item			
J	the Contractor will provide a full time liaison officer who will communicate on a daily basis with stakeholders in the vicinity of the on-going works giving information on progress, programme, access, services etc.; a weekly A4 newsletter should be prepared and distributed to all stakeholders; the liaison officer will have an important role in relaying information to the public so good communication skills are essential; the liaison officer will note any problems or concerns that individual stakeholders might have about the works and make every attempt to resolve these issues whilst respecting the programme	1	item			

	Architectural Specifications - Preliminaries					
A	section A10	1	item			
B	section A11	1	item			
C	section A12	1	item			
D	section A13	1	item			
E	section A20	1	item			
F	section A30	1	item			
G	section A31	1	item			
H	section A32	1	item			
I	section A33	1	item			
J	section A34	1	item			
K	section A35	1	item			
L	section A36	1	item			
M	section A37	1	item			
	Architecture Specifications					
N	section B05	1	item			
O	section B12	1	item			
P	section B15	1	item			
Q	section C20	1	item			
R	section C41	1	item			
S	section C51	1	item			
T	section C52	1	item			
U	section D20	1	item			
V	section D21	1	item			
W	section E10	1	item			
X	section E20	1	item			
Y	section F10	1	item			
Z	section G10	1	item			

A	section G12	1	item			
B	section G20	1	item			
C	section H20	1	item			
D	section H61	1	item			
E	section H92	1	item			
F	section J40	1	item			
G	section J42	1	item			
H	section J44	1	item			
I	section K10	1	item			
J	section K11	1	item			
K	section K13	1	item			
L	section K20	1	item			
M	section K30	1	item			
N	section K41	1	item			
O	section L10	1	item			
P	section L20	1	item			
Q	section L30	1	item			
R	section L40	1	item			
S	section M10	1	item			
T	section M20	1	item			
U	section M40	1	item			
V	section M50	1	item			
W	section M60	1	item			
X	section M61	1	item			
Y	section N12	1	item			
Z	section N13	1	item			
AA	section N14	1	item			
BB	section N15	1	item			

A	section N25	1	item			
B	section N91	1	item			
C	section P10	1	item			
D	section P12	1	item			
E	section P20	1	item			
F	section P21	1	item			
G	section P30	1	item			
H	section P31	1	item			
I	section Q10	1	item			
J	section Q25	1	item			
K	section Q31	1	item			
L	section Q40	1	item			
M	section Q50	1	item			
N	section Q55	1	item			
O	section R10	1	item			
P	section R11	1	item			
Q	section R12	1	item			
R	section U09	1	item			
S	section Z10	1	item			
T	section Z11	1	item			
U	section Z12	1	item			
V	section Z20	1	item			
W	section Z21	1	item			
X	section Z22	1	item			
Y	section Z31	1	item			
	Architects Method Statements					
Z	section A	1	item			
AA	section B	1	item			

A	section C	1	item			
B	section D	1	item			
C	section E	1	item			
D	section F	1	item			
E	section G	1	item			
F	section H	1	item			
G	section I	1	item			
H	section J	1	item			
I	section K	1	item			
J	section L	1	item			
K	section M	1	item			
L	section N	1	item			
M	section O	1	item			
N	section P	1	item			
O	section Q	1	item			
P	section R	1	item			
Q	section S	1	item			
R	section T	1	item			
S	section U	1	item			
T	section V	1	item			
U	section W	1	item			
V	section X	1	item			
W	section Y	1	item			
X	section Z	1	item			
Y	section AA	1	item			
	Civil & Structural Specification					
Z	section 1.0	1	item			
AA	section 2.0	1	item			

A	section 3.0	1	item			
B	section 4.0	1	item			
C	section 5.0	1	item			
D	section 6.0	1	item			
E	section 7.0	1	item			
F	section 8.0	1	item			
G	section 9.0	1	item			
H	section 10.0	1	item			
I	tables	1	item			
	Technical Specification for Mechanical Services Installations					
J	section M00	1	item			
K	section M01	1	item			
L	section M02	1	item			
M	section M05	1	item			
N	section M10	1	item			
O	section M11	1	item			
P	section M12	1	item			
Q	section M13	1	item			
R	section M20	1	item			
S	section M21	1	item			
T	section M22	1	item			
U	section M23	1	item			
V	section M30	1	item			
W	section M31	1	item			
X	section M40	1	item			
Y	section M60	1	item			
Z	section M70	1	item			
AA	section M70a	1	item			

	Technical Specification for Electrical Services Installations					
A	section 00	1	item			
B	section 04	1	item			
C	section 05	1	item			
D	section 10	1	item			
E	section 12	1	item			
F	section 15	1	item			
G	section 20	1	item			
H	section 24	1	item			
I	section 36	1	item			
J	section 41	1	item			
K	section 42	1	item			
L	section 43	1	item			
M	section 48	1	item			
N	section 49	1	item			
O	section 50	1	item			
P	section 56	1	item			
Q	section 72	1	item			
R	section 73	1	item			
S	section 74	1	item			
T	section 75	1	item			
U	section 80	1	item			
V	section 81	1	item			
W	section 90	1	item			
X	section 91	1	item			
Y	section 92	1	item			
Z	section 93	1	item			
				To Collection €		

	Technical Specification for Transport Services Installations					
A	section L00	1	item			
B	section L01	1	item			
C	section L10	1	item			
D	section L15	1	item			
E	section L20	1	item			
F	section L25	1	item			
G	section L30	1	item			
	PRELIMINARY PARTICULARS					
	Works Requirement Document					
	Generally					
H	Provide for any costs arising from complying with items given in the Works Requirement Documents which are not included elsewhere	1	item			
	Specific preliminary requirements as set out in the Works Requirements documents					
	Provide for all preliminaries related items noted or included in the individual specification or preliminary documents included in the Works Requirements documents, where not included for elsewhere in this preliminaries section, in respect of the following consultants					
I	Architect	1	item			
J	Civil & Structural Engineer	1	item			
K	Project Supervisor Design Process	1	item			
L	Mechanical & Electrical Engineer	1	item			
M	Assigned Certifier	1	item			

	CONTRACTORS SPECIFIC REQUIREMENTS IN RESPECT OF BUILDING CONTROL REGULATIONS					
	The Contractors is obliged to comply fully with the Building Regulations (1997-2014) and in particular with the Building Control Regulations SI9 of 2014 operative 1 March 2014 imposing certain fundamental requirements, processes and procedures, etc. on their operation of the project including, in particular, the following:					
	Note					
	the use of the term Contractor also include Builder as used in the Building Control Regulations and the terms are interchangeable as required or relevant		Note			
	Contractor specific tender and contract requirements					
A	the Contractor is to provide within their tender submission for complying in full with all items identified in document 'A.1 - BCAR Requirements' in Volume A of the tender pack	1	item			
B	the Contractor shall fully co-operate with and through the Architect and Employer's Representative including co-ordinating and providing all the notifications and inspections required	1	item			
C	the Contractor is to provide with their tender submission Competency Assessment Statement for each sub-contractor being employed on the works is part of this tender process	1	item			
D	the Contractor shall comply with the instructions and directions issued by the Employer Representative/Architect in accordance with the conditions of contract, relating to co-operating and co-ordinating with the Assigned Certifier and complying with his obligations as set out in this document. An Assigned Certifier who is not the Architect/Employer Representative shall not issue instructions to the Contractor	1	item			
E	the Contractor shall co-operate with the Employer's Representative/Architect in the preparation of the Inspection Plan and Inspection Notification Framework and shall provide him with facilities for access and inspection of the works	1	item			
	Interim and final certificates for payments					
F	interim and final certificates for payments shall be issued in accordance with the conditions of contract	1	item			
	in advance of each interim payment, the Contractor shall provide the following confirmations and/or documentation relevant to the stage of the construction, to the Assigned Certifier and the Employer Representative/Architect:					
G	an interim statement of compliance covering the works completed to date	1	item			

A	other documentation	1	item			
B	the Employer's Representative/Architect may also request a copy of the Ancillary Certificates and associated tests or records from the Contractor for works identified in the Inspection Notification Framework that are completed at each stage and which are listed in the Interim Statement of Compliance	1	item			
	Ancillary Certificates and associated tests or records					
C	the Employer's Representative/Architect may also want to see a copy of the Ancillary Certificates and associated tests or records from the Contractor for works identified in the Inspection Notification Framework that are completed at each stage and which are listed in the Interim Statement of Compliance	1	item			
D	should the Contractor refuse or neglect to provide records, Ancillary Completion Certificates, or any related documentation set out in this document, the Employer (& "Owner" for purpose of SI.9 2014) may employ and pay other persons to provide such records, certificates or confirmations and all costs incurred in connection therewith shall be recoverable from Contractor or may be deducted from any money due or to become due to them, irrespective of the Contractor tender price for same	1	item			
E	the Contractor shall promptly provide all the requirements documentation set out in the Works Requirements documentation and in the detail in the relevant Section of this document for each phase or individual unit that is identified in the Preliminary Inspection Plan and phased Inspection Notification Framework	1	item			
	No claims for delay and/or additional expense will be entertained under the contract due to either inter-alia the following individual or cumulative reasons:					
F	delays by the Contractor in prior notifying of all inspections and as identified in the Inspection Notification Framework	1	item			
G	delays caused by re-inspection or delays in providing Ancillary Completion Certificates, records and back-up information and documentation as set out in the Works Requirements documentation	1	item			
H	delays in undertaking and completing Contractor's inspections	1	item			
I	contractor must use his best endeavours to minimise any delays carrying out the scheduled Ancillary Certificates or Contractors inspection and as identified in the Inspection Notification Framework	1	item			
J	the Employer may employ and pay other persons to provide such notification records, certificates or confirmations, etc., not provided by the Contractor and all costs incurred will be offset as a credit due against the Contract Sum	1	item			
				To Collection €		

A	should the Contractor refuse or neglect to provide records, Ancillary Completion Certificates, or any related documentation set out in this document, the Employer (& "Owner" for purpose of SI.9 2014) may employ and pay other persons to provide such records, certificates or confirmations and all costs incurred in connection therewith shall be recoverable from Contractor or may be deducted from any money due or to become due to them, irrespective of the Contractor tender price for same	1	item			
B	the Contractor shall promptly provide all the requirements documentation set out in the Works Requirements documentation and in the detail in the relevant Section of this document for each phase or individual unit that is identified in the Preliminary Inspection Plan and phased Inspection Notification Framework	1	item			
	Contractors obligations					
C	the Contractor shall carry out the works in accordance with the Works Requirements and contract documents with due regard to the requirements of the Planning Permission Certificate, Building Regulations, Fire Certificate and Disabled Access Certificate	1	item			
D	all the obligations in this document within the Works Requirements documentation and the relevant Section are deemed to form part of the tender document and Works Requirements and contract provisions and are to be included in the Conditions tender costs	1	item			
	The Contractor shall co-operate and co-ordinate with the Assigned Certifier through the Employer's Representative/Architect at all times and shall do the following during the course of the Works and shall confirm and/or provide that they:					
E	accept from the Employer the assignment to build and supervise the building or Works and provide and sign the relevant 'Undertaking by Contractor' statutory forms identified in the Commencement Notice	1	item			
F	have familiarised themselves with the drawings, specifications and documents lodged with the Commencement Notice	1	item			
G	take careful note of the Works Requirement drawings, specifications, documents and information pack, etc., lodged with the Commencement Notice or as subsequently uploaded onto the on-line system as the works proceed	1	item			
H	plan and agree the execution, inspection milestones, sequence and programme of works with the Architect, Employer's Representative/Architect Assigned Certifier in advance of commencement of the Works	1	item			
I	ensure competent person(s) are assigned to oversee the general construction works and/or specialist works. The specialist works and associated Assigned Certifiers which the Contractor is responsible for are identified on a preliminary basis in the Inspection Notification Framework issued at tender stage and/or agreed pre-commencement with the Architect/Employer's Representative	1	item			
				To Collection €		

A	co-operate at all times with the Architect/Employer's Representative, Design Team, the Assigned Certifier and other Ancillary Certifiers	1	item			
B	ensure that the workmanship complies with the requirements of all the current Building Regulations	1	item			
C	ensure that materials which they select and for which they are responsible comply with the requirements of the Building Regulations	1	item			
D	provide written confirmation and supporting documentation that all required relevant documentation is provided at interim certificate stage if requested by the Assigned Certifier via the Architect/Employer's Representative	1	item			
E	provide a suitable signed statutory form of Certificate of Compliance on Completion at handover stage as provided by the Assigned Certifier	1	item			
F	promptly provide to the Assigned Certifier, via the Architect/Employer's Representative all documents requested by the Assigned Certifier to enable the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority	1	item			
G	ensure the co-ordination and provision of all test certificates and confirmations to the Assigned Certifier via the Architect/Employer's Representative, to the satisfaction of the Assigned Certifier	1	item			
H	co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers, who are required to provide Ancillary Completion Certificates, as identified by the Assigned Certifier at any stage during the project. A preliminary list of Ancillary Certificates are scheduled in the information provided at the tender stage and/or agreed pre-commencement with the Assigned Certifier, Architect and/or Employer's Representative	1	item			
I	ensure the co-ordination and provision of all test certificates and confirmations to the Assigned Certifier via the Architect/Employer's Representative, to the satisfaction of the Assigned Certifier	1	item			
J	co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers	1	item			
K	maintain progress records as detailed in this document and advised with the tender and Works Requirements documents and in the information provided at the or signed precommencement with the Assigned Certifier, Architect and Employer's Representative	1	item			

A	comply with the detailed requirements of the Preliminary Inspection Plan and Inspection Notification Framework as issued at tender stage, and as updated thereafter and the detailed requirements of the updated Preliminary Inspection Plan and Inspection Notification Framework as co-ordinated and agreed with the Employer's Representative/Architect and Assigned Certifier prior to the commencement of the Works, and as amended during the course of these Works, up to completion	1	item			
B	provide/furnish Ancillary Completion Certificates to the Assigned Certifier via the Architect/Employer's Representative for specialist works with design input and responsibilities	1	item			
C	co-operate with the Assigned Certifier in the lodgement of supplementary documentation to the Building Control Authority during the course of the works	1	item			
D	incomplete design work or specialist design that is not available for submission at commencement stage can be submitted to the Building Control Authority at a later stage	1	item			
E	incomplete design work or specialist design that is not available for submission at commencement stage can be submitted to the Building Control Authority at a later stage. Drawings and documentation for these designs should be submitted before the relevant work commences, using the form of Ancillary Design Certificate where appropriate. An Ancillary Completion Certificate needs to be issued when complete. A decision needs to be made by the Assigned Certifier whether to use this option	1	item			
F	within a maximum of six (6) weeks in advance of a nominated completion date, the Contractor must provide all completed or prospective documentation and confirmations for which he is responsible for, to the Assigned Certifier through the Employer's Representative/Architect to enable the Certificate of Compliance on Completion to be registered with the Building Control Authority in accordance with Clause 20F(8) of SI 2014	1	item			
	<u>Statutory assignment and certification forms</u>					
G	in advance of the commencement of the works, in addition to an accompanying the Commencement Notice, there are two (2) statutory assignments and three (3) statutory certificates to be completed on-line using the Building Control Management System on-line system. The format for these are as per the Second (2nd) Schedule, SI 9: 2014 of the Building Control Regulations	1	item			
H	at completion of the Works, a fourth (4th) statutory certificate is completed on-line using the Building Control Management System on-line system. The format for these in as per the Sixth (6th) Schedule, SI 9: 2014 of the Building Control Regulations	1	item			
I	test certificates must be provided by the Contractor to the Architect/Employer's Representative at each interim certificate stage	1	item			

A	the Contractor is to include in his tender and project programme for provising satisfactory records of all covered up or subsequently hidden or concealed Works as advised and required by the Assigned certifier including written reports, scaled drawings, photographs and video records, etc.	1	item			
	The following two assignments, A1 and A2 as follows are submitted with the Commencement Notice a minimum of two (2) weeks and a maximum of four (4) weeks prior to commencement of the Works:					
B	(A.1) Notice of Assignment of Assigned Certifier which is the Notice of Assignment of Person to Inspect and Certify Works	1	item			
C	this is completed by the Employer using the on-line Building Control Management System. A completed project copy should be included as an Appendix in the tender documentation	1	item			
D	(A.2) Notice of Assignment of Contractor as the Assigned Certifier must check to ensure that the appointed Contractor promptly completes the on-line Notice of Assignment of Builder otherwise there will be a delay in submitting a valid Commencement Notice	1	item			
E	this is completed by the appointed Contractor using the on-line Building Control Management System. A blank project copy should be included, for the tendering contractor's information, as an Appendix in the tender documentation	1	item			
	There are three (3) statutory certificates F1, F2, F3 as follows to be submitted by the Employer with the Commencement Notice:					
F	(F1) Design Certificate (Form of Certificate of Compliance-Design)	1	item			
G	(F2) Undertaking by Assigned Certifier (Form of Certificate of Compliance); this is completed by the Assigned Certifier using the on-line Building Control Management System. A completed project copy should be included as an Appendix in the tender documentation	1	item			
H	(F3) Undertaking by Builder (Form of Certificate of Compliance); this is completed by the appointed Contractor using the on-line Building Control Management System. A blank project copy should be included, for the tendering contractor's information, as an Appendix in the tender documentation	1	item			
I	the Assigned Certifier must check to ensure that the appointed Contractor promptly completes the on-line Undertaking by the Contractor, otherwise there will be a delay in submitting a valid Commencement Notice	1	item			
	The fourth (4th) statutory certificate, F4 is co-signed by the Assigned Certifier and Contractor and submitted to the Building Control Authority at the project completion					

A	(F4) The Certificate of Compliance on Completion is signed by both the Assigned Certifier (normally the Architect/Employer's Representative) and Contractor using the on-line Building Control Management System. A blank project copy should be included, for the tendering contractor's information, in the tender documentation or subsequently when the works progresses on site	1	item			
B	no works shall commence on site until a valid Commencement Notice, including all the associated uploaded documentation, has been submitted to, and successfully registered by the Building Control Management System	1	item			
	Ancillary certificates & ancillary completion certificates					
C	the Contractor shall co-ordinate the work of all specialist sub-contractors and specialist sub-contractors with design as listed previously above in Section 2.7. to ensure the provision of all test certificates, back-up documentation and confirmation to the relevant Ancillary Certifier for their designated inspections	1	item			
D	the Contractor shall co-ordinate the work of the Ancillary Certifiers as identified in Section 2.7 and ensure the Ancillary completion Certificates are promptly provided when requested by the Assigned Certifiers via the Employer's Representative/Architect for all specialist sub-contract works	1	item			
E	prior to the issue of the Commencement Notice and subsequently as the works proceed, the Contractor shall co-ordinate the holding and notification of inspections and records with the Assigned Certifier and the Ancillary Certifiers in accordance with the Inspection Notification Framework	1	item			
	Contractors and specialist sub-contractors supervision					
F	the forms of Ancillary Completion Certificate to be used are included in the Tender Documentation or as advised and issued by the RIAI	1	item			
G	the Contractor shall ensure that there are at all times on the site sufficiently suitably qualified, experienced and competent staff to supervise all work carried out under the contract	1	item			
H	the Contractor is required to submit when requested a Competency Assessment Statement and further assessments for their sub-contractors where appointed during the course of the works. The Assigned Certifier may at any time during the course of the works, request through the Architect/Employer Representative, to inspect and evaluate the competency assessment of all sub-contractor appointments	1	item			
I	supervision of the Works shall always be the responsibility of the Contractor and where relevant, their relevant specialist sub-contractor(s)	1	item			
J	the Contractor should properly represent the sub-contractors in all matters related to progress, the technical specification for the works and quality of materials and workmanship	1	item			

A	the Contractor shall ensure that suitable competent and experienced supervisors shall be provided both on and off the site that shall instruct the Sub-Contractor's tradesmen	1	item			
B	the Contractor shall undertake all Works with skill and care in order to produce work fit for it's intended purpose and of good quality under the direct supervision of operatives with suitable training, experience and competence. Craftsmen shall undertake work required special skill. The Contractor is not to permit apprentices to work unsupervised	1	item			
C	prior to commencing the sub-contract installation, specialist sub-contractors shall attend the necessary pre-installation meetings at the project site to review the materials, installation procedures, co-ordination with other trades, inspection protocols, builders and sub-contractors supervision, and requirements for progress and completion records	1	item			
D	these pre-installation meetings shall be organised by the Contractor and where requested by the Employer Representative/Architect, facilitate the inclusion of the CA/ER, Assigned Certifier, specialist sub-Contractor, and manufacturer's representatives, and any on the trade or organisation, etc., that requires co-ordination with the work. The Contractor shall keep records of all such meetings to include attendees and a summary of the main issues. These records shall be made available to the Employer Representative/Architect and Assigned Certifier upon request	1	item			
	<u>Preliminary inspection plan</u>					
E	the Contractor shall organise for and keep signed recording minutes of all sub-contract pre-installation meetings and arrange attendance of the Architect/Employer's Representative, Assigned Certifier, specialist sub-contractors and manufacturer's representatives, etc., all as appropriate and relevant	1	item			
F	before the Works start the relevant Sub-Contractors shall notify the Contractor of the names of his appointed supervisors who shall then confirm them in writing to the Employer's Representative/Architect. No work of the sub-contractor shall be carried out unless one of the appointed supervisors is present and available to supervise and record the particular work activity at the place where the works is physically being carried out	1	item			
G	all work shall be carried out in accordance with the terms and requirements of the Works Requirements and approved submissions and samples	1	item			
H	the Architect/Employer's Representative and/or Assigned Certifier shall, if required, make random and/or periodic visits to suppliers' premises to ensure that standards of manufacture and quality control are to their satisfaction	1	item			

A	the Preliminary Inspection Plan is a statutory document prepared by the Assigned Certifier that has to be submitted to the Building Control Authority by the Employer with the Commencement Notice a minimum of two (2) weeks and a maximum of four (4) weeks in advance of the commencement of the works. At project completion the Inspection Plan as implemented is submitted to the Building Control Authority	1	item			
B	it is the responsibility of the Contractor to employ competent persons to supervise the Works. The Preliminary Inspection Plan shall not in any way diminish the duty of the Contractor to properly supervise, and any defective works, whether identified during or after the contract period remains the sole responsibility of the Contractor to remedy and rectify	1	item			
C	the Contractor shall provide a Method Statement and his own Preliminary Inspection Plan indicating his own inspection and supervision regime and agree this before commencing with the Architect/Employer's Representative	1	item			
D	the Contractor shall submit when requested a method statement for works under their control and remit, including the works of their sub-contractors. The method statement shall include their own Preliminary Inspection Plan which will indicate their own inspection and supervision regime. This will form part of the inspection regime such that the Certificate of Compliance on Completion may be signed by both the Contractor and Assigned Certifier	1	item			
E	the Assigned Certifier and Employer's Representative/Architect shall not be under a duty to approve the Contractors supervision of his work, and shall solely rely on his certification of same	1	item			
	<u>Inspection notification framework</u>					
F	the Inspection Notification Framework identifies in detail and by trade/stage and critical milestone what the Assigned Certifier, Contractor and Ancillary Certifiers (e.g. designers, specialist sub-contractors, suppliers with or without design) are required to inspect, when they are to inspect, and if records are required. This will be updated, altered and amended, as the Works proceed	1	item			
G	the Contractor shall have regard to the Inspection Notification Framework issued at tender with respect to programming of the Works	1	item			
H	the co-ordination and interface of the Inspection Notification Framework with the contractor's programme shall be the responsibility by the Contractor and forms part of the tender	1	item			
I	a copy of the Inspection Notification Framework is included in the tender documents/Works Requirements, etc. The tenderers are to include for all costs associated with carrying out/co-ordinating inspections, issuing of certificates and maintaining records for those elements of the works identified in the Inspection Schedule for which the Builder is responsible	1	item			
J	the Contractors are to include for all costs associated with the Inspection and Notification Framework within their tender submission	1	item			

A	the Contractor shall co-ordinate the inspections and provision of records of the Ancillary Certifiers for which they are responsible in accordance with the inspection protocols and notifications set out in this document	1	item			
B	the Contractors shall when requested submit an associated method statement identifying on a preliminary basis how the Inspection Notification Framework and the Inspection Protocols will be achieved and to specifically and adequately identify all Project Specific Identified Risk Elements and Test Requirements, etc.	1	item			
C	all project specific testing requirements or particular inspection, documentation and record requirements are to be integrated and discussed with the Assigned Certifier and/or as referenced to in the Inspection Notification Framework Guidance Note	1	item			
	<u>Inspection protocols</u>					
D	the inspection requirements set out in the Assigned Certifiers, Architect and/or Employer's Representatives documentation do not in any way relieve, replace or reduce the Contractor's duty to adequately and properly supervise the Works	1	item			
	<u>Coordination of tests, inspection & records</u>					
E	in advance of the submission of the Commencement Notice, the appointed Builder shall meet the Contract Administrator/Employer Representative and the Assigned Certifier, and co-ordinate and update both the Preliminary Inspection Plan and the Inspection Notification Framework, with the builder's own tender preliminary inspection Plan and construction programme	1	item			
F	the Preliminary Inspection Plan shall be revised following this meeting showing the agreed notification, and inspection milestones. The revised Preliminary Inspection Plan shall be included with the Commencement Notice documentation to be submitted by the Assigned Certifier and Builder to the on-line Building Control Management System	1	item			
G	the updated and revised Inspection Notification Framework shall be based on the preliminary inspection plan and will also be subject to continuing review and change as the works progress. Changing risk profile identified by the inspection regime may give rise to further changes int he Inspection Notifications Framework	1	item			
H	the Builder shall program and ensure that all elements identified in the Preliminary Inspection Plan, as being available for inspection as per the Inspection Notification Framework are a) sufficiently complete, b) not concealed and c) are safely accessible	1	item			
I	the Builder shall facilitate random inspections by the Assigned Certifier or Ancillary Certifiers as if such inspections were identified in the Preliminary Inspection Plans and the Inspection Notification Framework	1	item			

A	the Builder shall provide to the Contract Administrator/Employer Representative and the Assigned Certifier in a timely manner all certificates and tests for materials, products and assemblies as required by the Inspection Notification Framework	1	item			
B	the Builder shall provide to the Contract Administrator/Employer Representative and the Assigned Certifier in a timely manner all certificates and tests for materials, products and assemblies as required by the Inspection Notification Framework and the tender documents	1	item			
C	the Contract Administrator/Employer Representative shall without delay notify the Builder of any area of non-compliance identified by the Assigned Certifier	1	item			
D	the appointed Contractor shall periodically meet, co-ordinate and update the Inspection Notification Framework and Preliminary Inspection Plan with their construction programme	1	item			
E	the Preliminary Inspection Plan must in particular be updated to show the agreed inspection milestones	1	item			
	All elements identified in the Inspection Notification Framework must be made available for inspection at each milestone including, but not exclusively those considered:					
F	complete	1	item			
G	not concealed	1	item			
H	safely accessible	1	item			
I	the Contractor shall facilitate random inspections by the Assigned Certifier or Ancillary Certifiers as if such inspections were identified in the Inspection Notification Framework	1	item			
J	the Contractors are to provide in a timely manner all certificates and tests for materials, products and assemblies	1	item			
	<u>Advance notice and time for inspections</u>					
K	due consideration shall be given by the Contractor for inspection notices. No claims for extension of time or financial claims shall be considered for delays arising out of inspection or re-inspection requirements	1	item			
L	the Contractor shall ensure advance notifications are issued with respect to works to be inspected that are identified in the Inspection schedule. The minimum advance notice required for inspection of items of works is a minimum of five (5) working days	1	item			
	<u>Re-inspection / follow up inspections</u>					
M	the minimum notice required for re-inspection of items of works not complete or requiring remedial works shall be a minimum of three (3) working days	1	item			
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A	the Assigned Certifier shall without delay notify the Contractor through the Architect/Employer's Representative of any incomplete work at a given milestone identified in the Inspection Notification Framework and the Contractor shall be solely responsible therefor and all consequential issues arising and avoid any issues in the chain of communication leading to delays	1	item			
B	the Contractor shall diligently ensure that any incomplete areas of given milestones are completed and that such works are kept available for inspection again, or until a record of completion is furnished, as may by required by the Assigned Certifier	1	item			
C	non conformance of the materials and workmanship, with the tender drawings, specifications and work requirements shall be dealt with as set out in the conditions of contract	1	item			
D	the builder shall note that missed Inspections, for whatever reason, will ultimately be recorded as incomplete/missed inspections on the completed Preliminary Inspection Plan that is registered with the Building Control Authority at completion	1	item			
E	the Contractor shall diligently ensure that any areas of non-compliance are rectified and that such works are kept available for inspection again, or until a record of rectification is furnished, as may by required by the Assigned Certifier	1	item			
F	the Contractor shall ensure all tests and certificate or materials, components and assemblies listed in the Inspection Notification Framework are undertaken in a timely way. Any test failure shall immediately be made known to the Architect/Employer's Representative and Assigned Certifier. The materials/works in question shall be replaced/rectified and re-tested undertaken prior to proceeding with subsequent work	1	item			
G	it is the complete responsibility of the Contractor to co-ordinate and supervise the Works and no claim for delay or financial cost shall arise from the tender requirement to re-inspect incomplete or unacceptable work	1	item			
	<u>Non-conformance - The Contractor is to ensure the following as a minimum requirement to avoid non-conformance with inspection protocols, etc.:</u>					
H	materials & Workmanship are in accordance with the contract clauses and tender works requirements	1	item			
I	contract/Works Requirements are in accordance with the contract clauses and tender requirements	1	item			
J	missed Inspections are to be recorded on the completed Preliminary Inspection Plan and registered with Building Control	1	item			
K	non-conformance of the materials and workmanship, with the tender drawings, specifications, and Works Requirements shall be dealt with as set out in the conditions of contract	1	item			
				To Collection €		

A	the Contractor shall note that missed inspections, for whatever reason, will ultimately be recorded as incomplete/missed inspections on the completed Preliminary Inspection Plan that is registered with the Building Control Authority at completion	1	item			
	Construction progress records keeping					
B	the Contractor shall maintain progress and inspection records prepared by him; and the Ancillary Certificates as listed for the duration of the Works until completion in accordance with the Method Statement submitted as set out in the requirement documents. The inspection records shall at all times be up to date and available for review on site	1	item			
C	the Contractor shall include in their submitted tender costs for the provision of progress records as the works proceed. These requirements include, inter alia, a complete and comprehensive method of recording in hard and soft copies	1	item			
	Progress records as the works proceed shall be provided by the Contractor by the following means:					
D	contractor to submit methodology as part of the tender submittal requirements	1	item			
E	digital photographic progress records	1	item			
F	video via VC	1	item			
G	video via mobile phone	1	item			
H	other as identified by the Assigned Certifier	1	item			
I	the Contractor must promptly provide a copy to the Assigned Certifier of all progress records and inspection records prepared by them and the Ancillary Certifiers when and if instructed to do so by the Employer's Representative/Architect	1	item			
J	at completion the Contractor shall issue the Assigned Certifier with a digital soft and hard copy of all records when and if instructed to do so by the Employer's Representative/Architect, i.e., the records prepared by the Builder and the Ancillary Certifiers to the Assigned Certifier for their records	1	item			
K	the Contractor shall also retain in his own central head office all records prepared by themselves and the Ancillary Certifiers for a minimum period of six (6) years after the issuance of the Final Certificate under the contract	1	item			
L	one (1) hardcopy and one (1) soft copy of all records relevant to the Inspection Plan as implemented shall be issued within a maximum of five (5) days in advance of the nominated completion date	1	item			
	if in soft copy copy format, these final records shall be provided by the Contractor in the following format as advised by the Assigned Certifier:					

A	CD	1	item			
B	web/Cloud based depository	1	item			
C	co-ordinated with the Safety File	1	item			
D	other	1	item			
E	the records kept by the Contractor should include evidence of the successful execution of the Contractors method statement on supervision including tests, reports, check sheets, photographs, records, drawings, dimensional sketches, correspondence and memorandums, etc. All evidence shall be catalogued and indexed by location and date	1	item			
F	acceptance of such records shall not constitute approval or imply that their content has been examined or verified by the Architect/Employer's Representative and/or Assigned Certifier or others	1	item			
	Tender submittal requirements					
G	the Contractors shall submit the following documentation when requested to do so, failure to do so may invalidate the tender entirely at the unilateral discretion of the Employer and/or Employer Representative/Architect	1	item			
	Contractors Competence Assessment certifying the following information (if in soft copy format, these records shall be provided by the Contractor in the following format as advised by the Assigned Certifier):					
H	CD	1	item			
I	web/Cloud based depository	1	item			
J	co-ordinated with the Safety File	1	item			
K	other	1	item			
L	Sub-Contractor/Specialist Competence (Ancillary Certifiers) Assessment	1	item			
	Contractors Method Statement, setting out at least the following:					
M	evidence of member of the Construction Industry Register Ireland (CIRI) or equivalent	1	item			
N	relevant experience over the last 3 years	1	item			
O	evidence of working knowledge of BC(A)	1	item			
P	details of any enforcement or non-compliance with Building Control over the last 5 years	1	item			
Q	contractor's CV's and experience of management and site supervisors	1	item			
R	details of Contractor's QA system for quality of workmanship	1	item			

To Collection €

A	details of QA system used by the Contractors Estimating Department for the selection of competent and experienced specialists and sub-contractors when procuring such specialists and sub-contractors, prior to tender, and during the course of the works	1	item			
B	details of QA System for record keeping including technology use	1	item			
C	relevant Insurances	1	item			
D	how the Builder proposes to supervise the Works	1	item			
E	method of validation of compliance of the works for which the Builder is responsible	1	item			
F	method for recording and supervising concealed works	1	item			
G	method of provision of progress records co-ordinated with the Inspection Notification Framework and the Contractors Programme	1	item			
H	proposed technology/method for recording the progress of the works	1	item			
I	proposed technology/method for recording Builder and Ancillary Certifier (Section 2.7) site inspections	1	item			
	Draft Builder's Preliminary Inspection Plan showing					
J	how the inspection identified in the Inspection Notification Framework issued at tender shall be facilitated by the Builder during the course of the works	1	item			
K	how documentation and Ancillary Completion Certificates for which the Builder is required to provide under this tender, shall be provided in advance of the nominated date for completion	1	item			
	<u>Completion protocol</u>					
	Contractors shall note the Practical Completion/Substantial Completion for this contract is contingent upon the successful registration of the works on the Building Control Management System; in addition the Contractors should note that:					
L	this project shall require a Prior Notification of Completion to be submitted to the Building Control Authority in advance of completion	1	item			

A	the Contractor shall provide a maximum six (6) weeks in advance of the nominated completion date all completed and/or 'prospective' documentation and confirmation for which the Contractor is responsible for, to the Assigned Certifier through the Employer's Representative/Architect, to enable the Certificate of Compliance on Completion to be registered with the Building Contract Authority in accordance with Clause 20 F(8) of SI 9:2014. The Assigned Certifier and the Contractor shall co-sign the required appropriate Completion Certificate supported by all the Ancillary Design Certificates from other members of the Design Team and the Ancillary Completion Certificates for Specialist Sub-Contractors for which the Completion Certificate is relying on	1	item			
	The Contractor shall assist and facilitate the Assigned Certifier to then lodge/upload the following onto the Building Control Authority system:					
B	a) the signed Completion Certificate, and	1	item			
C	b) a schedule of the Ancillary Design Certificate and Ancillary Completion Certificates from other members of the design and construction team, and	1	item			
D	c) outline plans, specifications and particulars for any amendments from thos submitted at commencement or during the course of the works, and	1	item			
E	d) the Inspection Plan as implemented by the Assigned Certifier during the course of the works	1	item			
F	the Assigned Certifier and Contractor shall then lodge/upload the documentation onto the Building Control Authority system	1	item			
G	notwithstanding any statutory duty to retain same, in advance of project completion, the Contractor shall issue to the Assigned Certifier a copy of all inspection records retained by during the course of the project and in addition complying with any other project specific requirements for reconciling and retaining methods for such documents	1	item			
H	the Contractor is also referred to previous Sections of this General Conditions & Preliminaries document for the project specific requirements for records, and method for retaining records, etc.	1	item			
	<u>INSURANCES</u>					
	Generally					
	<u>Provide for the following</u>					
I	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			
J	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			
				To Collection €		

	Provide for all costs in respect of all work people for					
A	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			
B	pensions	1	item			
C	annual and public holidays	1	item			
D	industrial training levies	1	item			
E	travelling time, expenses, fares and transport	1	item			
F	payment of clerical work (including bereavement leave and check off)	1	item			
G	guaranteed time	1	item			
H	redundancy and sick pay scheme	1	item			
I	pay related benefit scheme	1	item			
J	non-productive time and other expenses in connection with overtime	1	item			
K	incentive and bonus payments	1	item			
L	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			
	BOND					
	Performance Guarantee Bond					
	Note					
	the cost of the bond is to be priced separately in the General Summary but the Contractor must include hereunder for any associated costs		Note			
	Generally					
M	the amount of the performance guarantee bond shall be 12.5% of the contract sum up to certification of Substantial Completion of the Works and 50% of that amount for the subsequent period stated in the form of bond in the Works Requirements (450 days)	1	item			

A	before the starting date, the Contractor shall give the Employer a performance guarantee bond in the form required; the performance guarantee bond shall be in the amount stated above and shall be executed by the Contractor and by a surety approved by the Employer	1	item			
B	the Contractor will not be allowed to commence on site until the original performance guarantee bond, issued and signed (sealed) by the surety is produced; a copy of the bond or a faxed copy or a letter will not be accepted	1	item			

COLLECTION					
Page No. P&I/1					
Page No. P&I/2					
Page No. P&I/3					
Page No. P&I/4					
Page No. P&I/5					
Page No. P&I/6					
Page No. P&I/7					
Page No. P&I/8					
Page No. P&I/9					
Page No. P&I/10					
Page No. P&I/11					
Page No. P&I/12					
Page No. P&I/13					
Page No. P&I/14					
Page No. P&I/15					
Page No. P&I/16					
Page No. P&I/17					
Page No. P&I/18					
Page No. P&I/19					
Page No. P&I/20					
Page No. P&I/21					
Page No. P&I/22					
Page No. P&I/23					
Page No. P&I/24					

COLLECTION					
Page No. P&I/25					
Page No. P&I/26					
Page No. P&I/27					
Page No. P&I/28					
Page No. P&I/29					
Page No. P&I/30					
Page No. P&I/31					
Page No. P&I/32					
Page No. P&I/33					
Page No. P&I/34					
Page No. P&I/35					
Page No. P&I/36					
Page No. P&I/37					
Page No. P&I/38					
Page No. P&I/39					
Page No. P&I/40					
Page No. P&I/41					
Page No. P&I/42					
Page No. P&I/43					
Page No. P&I/44					
Page No. P&I/45					
Page No. P&I/46					
Page No. P&I/47					
Page No. P&I/48					

COLLECTION					
Page No. P&I/49					
Page No. P&I/50					
Page No. P&I/51					
Page No. P&I/52					
Page No. P&I/53					
Page No. P&I/54					
Page No. P&I/55					
Page No. P&I/56					
Page No. P&I/57					
Page No. P&I/58					
(06/07) PRELIMINARIES/INSURANCES Carried to Summary					

SUMMARY	Page No.				
(06/07) PRELIMINARIES/INSURANCES	P&I/61				
TOTAL AMOUNT TO GENERAL SUMMARY					
(06/07) PRELIMINARIES/INSURANCES					

2.2 WORK IN EXISTING BUILDINGS

GENERALLY					
Notes					
the Contractor must include for the following in its tender rates:					
the Contractor should note that a temporary cover is required to the existing building to protect it from the elements for the full duration of the works; refer to the 'Obligations & restrictions Imposed by the Employer' section of the Preliminaries & Insurances for further information & to allow for the cost of this work		Note			
the Contractor is required to visit the site and ascertain the nature of work involved in this section		Note			
the Contractor is required to complete all demolition works in accordance with latest version of the BS 6187 code of practice (published 10 days before the tender return date)		Note			
the Contractor must include for getting out, basketing out if necessary, filling onto lorries, removing from site and disposal by Contractor to an accredited tip site, including payment of any fees		Note			
the Contractor must include for all necessary temporary works & propping during the execution of the works; all temporary works must be to the full satisfaction of the Engineer		Note			
the Contractor to apply protective covering to all areas where existing surfaces are to be maintained		Note			
the Contractor is to include for all environmental controls (dust, noise and vibration monitoring) as outlined in the Preliminaries section of this document and the Works Requirements		Note			
the Contractor is to include in his tender for all costs associated with working to existing structure, finishes, fittings and services should be included within the rates		Note			
the Contractor is to include in his tender for all costs associated with making good at wall, floor and ceiling junctions where existing walls, partitions and finishes are removed as required		Note			
the Contractor is to include in his tender for all costs associated with preparing remaining structures for new structures and finishes where existing walls are removed as required		Note			
the Contractor is to include in his tender for all costs associated with providing temporary weathering where forming new openings in existing envelope		Note			
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	the Contractor should note that the execution of the works is to be concluded within an existing building as set on the drawings; the Contractor shall make allowance in his rates for completing all the works described below within the existing building		Note			
	the Contractor is required to make himself aware of the presence and location of all existing services on site, identify their locations & mark them appropriately; all necessary precautions must be made to avoid interference or damage to these services during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary; any damage caused shall be made good at the Contractors own expense		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	Work adjacent to neighbouring property					
A	the Contractor must note that 20m2 of lifting floor boards, cleaning voids above ceilings, inserting insulation, fixing firring pieces and refixing floor boards is to an area which is directly above the neighbouring building No. 2 great Georges Street; the Contractor must allow in his rates for all necessary precautions and work methodologies associated with undertaking this work without disturbing the adjoining occupier; any damage or defects caused to neighbouring property during the course of this element of the works must be made good at the Contractor's own expense; allow for all necessary liaison with the adjoining property owner when undertaking this work as required	1	item			
	DEMOLITION & ALTERATIONS: Demolition					
	Notes					
	The following items shall be read to include reference to Architect Drawing Nr's. 1020 - 1027 Demo;		Note			
	General clearance; all loose materials, fitted furniture, waste, debris, internal furnishings, finishes, completions and all other miscellaneous items; segregating all debris as required by the local authority and disposal off site to accredited tip					
	General clearance					
B	generally	1	item			

Asbestos removal; works to be undertaken by a qualified & certified specialist contractor; carefully remove all existing asbestos containing material and dispose off site to an accredited facility; providing all necessary certification on completion; independent accredited air monitoring as required; all as per the Asbestos Survey; in accordance with the Health & Safety Authority - Practical Guidelines on ACM Management and Abatement & S.I. No. 386 of the Safety, Health and Welfare at Work Regulations 2006; refer to ASTC Ltd. Refurbishment & Demolition Survey Rev 03 - 13th July 2026 included within the tender documents; all in accordance with the Preliminary Health and Safety Plan					
Notes					
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 with the required insurances. Certificates of disposal must be provided within 10 working days of the asbestos removal.		Note			
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			
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			
Following removal of the asbestos containing materials a site clearance for reoccupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.		Note			
All works must be undertaken in strict accordance with the Safety Health and Welfare at Work Act 2005, Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010, Safety Health and Welfare at Work (Construction) Regulations 2013, HSG264 The Survey Guide HSE Books, HSG248 The Analysts Guide HSE Books and the HSG247 The Contractors Guide HSE Books; as per the Asbestos Survey Report Dated November 2022		Note			
The Asbestos Removal Specialist must have the required insurances to undertake this work to the full satisfaction of the Employer.		Note			
The Asbestos Removal Specialist must provide a Collateral Warranty to the full satisfaction of the Employer.		Note			
				To Collection €	

	During the removal process, reassurance air tests must be carried out together with clearance testing following removal.		Note			
	All dimensions and quantities are approximate and subject to the Specialist Asbestos Contractors site survey and inspection; the tendered rates are deemed to include removal of all ACM's from site.		Note			
	Removing					
A	asbestos cement gutter & down pipe; located to external rear elevation; approx. 4m gutter & 17m downpipe; (refer to App. B Ref. No 1); (Ref: Demo 04 - Ele N&S)	1	item			
B	asbestos cement gutter & down pipe; located to external rear elevation; approx. 4m gutter & 17m downpipe; (refer to App. B Ref. No 2); (Ref: Demo 04 - Ele N&S)	1	item			
C	presumed asbestos rope seals; located to conservatory roof lights; (refer to App. B Ref. No 17)	1	item			
D	no-access presumed asbestos rope insulation to low level pipework; located to conservatory asbestos rope pipe insulation; (refer to App. B Ref. No 18)	1	item			
E	old water heater- internal components could have ACM; located to kitchen ground floor; (refer to App. B Ref. No 20)	1	item			
F	asbestos gaskets presumed to heating system – TBD; located to heating system/pipe work; (refer to App. B Ref. No 21)	1	item			
G	asbestos gaskets presumed to heating system – TBD; located to heating system/pipe work; (refer to App. B Ref. No 23)	1	item			
H	presumed ACM's to external roof areas - flat roof & substrate material; the cost for removal of the bitumen clad roof deck and supporting roof joists is included under the demolition of existing structures (Demo 05); this item shall be extra over only for the additional costs associated with the safe removal, handling, containment, transport and disposal of asbestos-containing materials, should the bitumen clad roof deck be confirmed as ACM's; (refer to App. B Ref. No 25)	1	item			
I	asbestos cement corrugated sheet liner to head of door; liner was installed as a temporary form to support new wall build up over door opes during previous reduction in wall heights associated with existing flat roof construction; 8nr. locations to top floor above door head; refer to Architect's Drawing Nr. 1024 for locations (Ref: Demo 21 - TFL); (refer to Asbestos Report App. B Ref. No 131)	1	item			
J	asbestos cement flat wall sheeting; located to conservatory external wall ; asbestos exterior wall cladding board (above and below cill detail); refer to Architect's Drawing Nr. 1021 for location; approx. 1m2; (Ref: Demo 32 - UGF); (refer to Asbestos Report App. B Ref. No 132)	1	item			

	Hygienic clean / removal; works to be undertaken by a qualified & certified specialist Contractor; survey the building prior to completing any works; carefully remove any animal waste, carcasses, nesting material etc; cleaning of all surfaces as necessary; allow for all necessary detergents, disinfectants and the like; dispose off site to an accredited facility; in accordance with the Health & Safety Authority, EPA & Safety, Health and Welfare at Work Regulations 2006					
	General clearance					
A	generally	1	item			
	Demolishing parts of existing structures; temporary supports, needling and propping; making good any damage caused from temporary supports; removal of all furnishes, fittings, finishes, completions and joinery on or within the structure; saw cutting and making good at junctions with retained structures; making good to structures, finishes and any other work disturbed; segregating all debris as required by the local authority and disposal off site to accredited tip; Contractor to visit site to ascertain scope of works; all in strict accordance with Architect's Specification C20 & C41					
	Internal - Walls					
B	demolition of lime rendered brick nogging wall sections and associated door frames (brick infill set between the timber structural frame); overall approx. dimensions 7730mm (w) x 2370mm (h) x 150mm (d); (Ref: Demo 04 - LGF)	1	item			
C	demolition of lime rendered brick nogging wall sections and associated door frame and former internal window frame W-19 (brick infill set between the timber structural frame); overall approx. dimensions 5865mm (w) x 2370mm (h) x 130mm (d); (Ref: Demo 06 - LGF)	1	item			
D	demolition of partial brick wall section; overall approx. dimensions 1570mm (w) x 2370mm (h) x 500mm (d); (Ref: Demo 10 - LGF)	1	item			
E	demolition of lime rendered brick nogging wall section and associated door frame ID-11 (brick infill set between the timber structural frame); overall approx. dimensions 1910mm (w) x 2370mm (h) x 138mm (d); (Ref: Demo 11 - LGF)	1	item			
F	demolition of lime rendered brick nogging wall section and associated door frame ID-10 (brick infill set between the timber structural frame); overall approx. dimensions 5275mm (w) x 2370mm (h) x 150mm (d); (Ref: Demo 12 - LGF)	1	item			
G	demolition of lime rendered brick/ stone masonry wall section and associated door frame ID-12; overall approx. dimensions 2023mm (w) x 2370mm (h) x 665mm (d); (Ref: Demo 13 - LGF)	1	item			
H	demolition of brick chimney breast; overall approx. dimensions 2020mm (w) x 2370mm (h) x 360mm (d); (Ref: Demo 18 - LGF)	1	item			

A	demolition of lime rendered brick/ stone masonry wall section, associated door & frame ID-05 and built in wall shelving unit/door ID-06; overall approx. dimensions 2600mm (w) x 2370mm (h) x 900mm (d); (Ref: Demo 22 - LGF)	1	item			
B	demolition of under stairs partition, lime rendered brick nogging wall sections and associated door & frame ID-04 (brick infill set between the timber structural frame); overall approx. dimensions 2485mm (w) x 2100mm (h) x 120mm (d); (Ref: Demo 23 - LGF)	1	item			
C	demolition of lime rendered brick nogging wall sections and associated door & frame ID-07 (brick infill set between the timber structural frame); overall approx. dimensions 6220mm (w) x 2370mm (h) x 158mm (d); (Ref: Demo 27 - LGF)	1	item			
D	demolition of lime rendered brick nogging wall sections and associated door & frame (brick infill set between the timber structural frame); overall approx. dimensions 4035mm (w) x 2370mm (h) x 158mm (d); (Ref: Demo 29 - LGF)	1	item			
E	demolition of lime rendered stone masonry wall section, associated door & frame ID-15 and built in wall shelving wall unit / door ID-14; overall approx. dimensions 3590mm (w) x 2370mm (h) x 1120mm (d); (Ref: Demo 33 - LGF)	1	item			
F	demolition of lime rendered brick nogging wall sections (brick infill set between the timber structural frame); overall approx. dimensions 4300mm (w) x 2370mm (h) x 120mm (d); (Ref: Demo 35 - LGF)	1	item			
G	demolition of lime rendered brick nogging wall sections (brick infill set between the timber structural frame); overall approx. dimensions 2800mm (w) x 2370mm (h) x 120mm (d); (Ref: Demo 36 - LGF)	1	item			
H	demolition of door infill to under stair store; timber stud & plasterboard; overall approx. dimensions 900mm (w) x 2000mm (h) x 100mm (d); (Ref: Demo 16 - UGF)	1	item			
I	demolition of lime rendered brick nogging wall sections (brick infill set between the timber structural frame); overall approx. dimensions 6330mm (w) x 3900mm (h) x 159mm (d); (Ref: Demo 18 - UGF)	1	item			
	Internal - Ceiling					
J	demolition of brick vault ceiling; overall approx. area 5.5m2; retain brick for re-use on site for repairs; allow for excess to be offered for salvage; (Ref: Demo 34 - LGF)	1	item			
	Internal - Stairs					
K	demolition of complete existing stairs; all flights and landings from lower ground floor to third floor; (Ref: Demo 14 - LGF, 11 - UGF, 14 - 1st Floor, 25 - 2nd Floor, 09 - 3rd Floor)	1	item			

	External - Walls					
A	demolition of external parapet level wall to north elevation; parapet wall reduced in height to facilitate construction of concrete ring beam; overall approx. dimensions 18,000mm (l) x 1,000mm (h) x 600mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S)	1	item			
B	demolition of external parapet level wall to south elevation; parapet wall reduced in height to facilitate construction of concrete ring beam; overall approx. dimensions 21,000mm (l) x 700mm (h) x 600mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S)	1	item			
C	demolition of external parapet level wall to eastern elevation; parapet wall reduced in height to facilitate construction of concrete ring beam; overall approx. dimensions 20,000mm (l) x 700 - 1,000mm (h) x 600mm (d); (Ref: Demo 06 - Roof & 11 - Ele E)	1	item			
	External - Roof					
D	existing chimney stack to be reduced in height; 6nr. chimney pots; overall approx. dimensions 3600mm (l) x 2450mm (h) x 840mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S & Ele E)	1	item			
E	existing chimney stack to be reduced in height; 4nr. chimney pots; overall approx. dimensions 2600mm (l) x 2450mm (h) x 840mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S & Ele E)	1	item			
F	existing chimney stack to be reduced in height; 5nr. chimney pots; overall approx. dimensions 3850mm (l) x 2450mm (h) x 890mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S & Ele E)	1	item			
G	existing chimney stack to be reduced in height; 6nr. chimney pots; overall approx. dimensions 3940mm (l) x 2450mm (h) x 890mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S & Ele E)	1	item			
H	existing chimney stack to be reduced in height; 2nr. chimney pots; overall approx. dimensions 1100mm (l) x 2450mm (h) x 800mm (d); (Ref: Demo 06 - Roof & 11 - Ele N&S & Ele E)	1	item			
I	existing chimney stack to be reduced in height; 4nr. chimney pots; L-shaped; overall approx. dimensions 1700mm (l) x 1900mm (h) x 1000mm (d); works to neighbouring property No. 5 Great Georges Street; (Ref: Demo 13 - Ele E)	1	item			
J	demolition of copper clad lean-to roof structure and associated roof light and access hatch; overall approx. dimensions 3100mm (w) x 8200mm (l) x 3600mm (h); (Ref: Demo 01 - Roof & 10 - Ele N&S & Ele E)	1	item			
K	demolition of bitumen clad roof deck build up complete and supporting roof joists including timber battens fixed to underside of joists; overall 361m2; (Ref: Demo 05 - Roof)	1	item			

	Making good remaining structures following demolition works; making good to junctions with retained structures, finishes and any other work disturbed ready for new finishes; junction with existing structure					
	Internal - Walls					
A	making good to vertical junctions with retained structures; approx. total 500mm (w) x 3000mm (l) junction with existing stone masonry wall; (Ref: Demo 10 - LGF)	1	item			
B	making good to vertical junctions with retained structures; approx. total 665mm (w) x 6000mm (l) junction with existing stone masonry wall; (Ref: Demo 13 - LGF)	1	item			
C	making good to vertical junctions with retained structures; approx. total 900mm (w) x 5000mm (l) junction with existing stone masonry wall; (Ref: Demo 22 - LGF)	1	item			
D	making good to vertical junctions with retained structures; approx. total 159mm (w) x 8000mm (l) junction with existing stone masonry wall; (Ref: Demo 18 - UGF)	1	item			
E	making good to vertical junctions with retained structures; approx. total 150mm (w) x 39000mm (l) junction with existing stone masonry wall	1	item			
F	making good to existing retained structure following demolition of complete existing stairs; all flights and landings from lower ground floor to third floor; (Ref: Demo 14 - LGF, 11 - UGF, 14 - 1st Floor, 25 - 2nd Floor, 09 - 3rd Floor)	1	item			
G	making good to existing retained structures following demolition of brick chimney breast; overall approx. junction 2020mm (w) x 2370mm (h) with existing stone masonry wall; (Ref: Demo 18 - LGF)	1	item			
H	making good to existing retained neighbouring boundary wall following demolition of copper clad lean-to roof structure; overall approx. junction 8200mm (l) x 2800mm (h); (Ref: Demo 01 - Roof & 10 - Ele N&S & Ele E)	1	item			
	Temporary protections to all retained finishes, completions and fittings					
	Temporary weather protection to building; to prevent water ingress during the works; allow for the design, supply, installation, removal, and disposal off site on completion of permanent weathering works; Contractor shall be responsible for ongoing alterations, maintenance, repairs and replacements as necessary throughout the works; including all required rainwater disposal measures; all in accordance with the Architects requirements; as per Architect's Specification					
I	temporary weathering to all openings during remedial works to windows and doors	1	item			
J	temporary weathering to roof	1	item			

	Temporary protections; all in accordance with Architect's Specifications					
A	allow for all costs associated with the protection and maintenance of existing drainage installations (gutter and downpipe) serving No. 2 Great Georges Street during construction works; Contractor to note assembly currently drains the rooflight to No. 2 Great Georges Street and surrounding roof; refer to Architect's Drawing Nr. 2004	1	item			
	Allow for all costs associated with protecting existing structures; including all associated re-instatements from damage caused during the works; including but not limited to the following retained features: all areas of stone masonry walls, cills, windows, doors, internal walls and floors, 3no. internal stairs, glazed conservatory, metal gates and railings, fanlights, decorative lime plasterwork; existing Georgian sliding sash windows, including: boxes, pulleys, weights, parting beads, staff beads, shutter boxes, shutters, and associated ironmongery, window architraves and moulded linings; internal doors, including: original door leaves; door frames and architraves; associated historic ironmongery where present; fireplaces, including: fireplace surrounds, mantels, and overmantels; hearths (stone, tile, or brick as existing); second floor cast iron travel stove to be retained; staircases, including: balustrades, handrails, newel posts, spindles, and soffit boarding; any stair noted for retention on drawings; floor finishes, including: original floorboards, historic tiles, cobbles, limestone pavers and thresholds; ceiling finishes, including: lath and plaster ceilings, cornice and frieze mouldings; wall joinery and mouldings, including: chair rails, skirting boards, picture rails; existing clay bricks to be retained for reuse on site, surplus to be offered for salvage; and any other item as indicated on drawings; refer to Architect's Specification C20/150					
B	generally	1	item			
	DEMOLITION & ALTERATIONS: Alterations					
	Notes					
	The following items shall be read to include reference to Architect Drawing Nr's. 1020 - 1027 Demo		Note			

	Cutting openings or recesses and altering openings in existing structures ; saw cutting and making good at junctions with retained structures to form finished edge; temporary supports, needling and propping; making good any damage caused from temporary supports; segregating all debris as required by local authority and disposal off site to accredited tip ; making good finishes disturbed; refer to Engineer's Drawing Nr's. SA/03, SA/04, SA/05, LG-03, G-04, 1-02, 2-02 & 3-02 and Architect's Drawing Nr's. 1020, 1021, 1022, 1023 & 1024; all in strict accordance with Architect's Method Statement Section K New Structural Opes					
	Openings in existing structure (LGF)					
A	forming new structural opening in existing stone masonry wall; 900mm (w) x 2100mm (h) x 529mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 07 - LGF)	1	nr			
B	forming new structural opening in existing stone masonry wall; 900mm (w) x 2100mm (h) x 533mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 08 - LGF)	1	nr			
C	raising existing structural opening in existing stone masonry wall; including removal of timber door and frame ID-09 and removal of stone masonry lintel above existing door head height; 1035mm (w) x 876mm (h) x 455mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout); (Ref: Demo 09 - LGF)	1	nr			
D	forming new structural opening in existing brick/ stone masonry wall; 1000mm wide x 2100mm high x 522mm deep overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 26 - LGF)	1	nr			
E	forming new structural opening in existing stone masonry wall; 1000mm wide x 2100mm high x 860mm deep overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 19 - LGF)	1	nr			

A	forming new structural opening in existing stone masonry wall; 1000mm wide x 2100mm high x 560mm deep overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 30 - LGF)	1	nr			
B	forming new structural opening in existing masonry wall/ chimney breast; 1400mm x 2100mm high x 650/950mm deep (depth varies) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 32 - LGF)	1	nr			
C	raising existing structural opening in existing stone masonry wall; existing ope 1570mm x 1900mm high x 770mm deep; new ope 1570mm x 2200mm high x 770mm deep overall size; provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 47 - LGF)	1	nr			
D	following demolition of lime rendered brick/ stone masonry wall section 2023mm (w) x 2370mm (h) x 665mm (d); (Ref: Demo 13 - LGF); provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 47 - LGF)	1	nr			
E	carefully remove and alter the existing limestone kerb at door threshold (LG ED-02) and gate to increase the opening width and provide compliant wheelchair access; all works to be carried out without damage to adjoining finishes and to match existing materials on completion; refer to Architect's Drawing Nr. 5033	1	nr			
	Openings in existing structure (UGF)					
F	forming new semi-circular structural opening in existing lath and plaster timber stud wall; 3800mm (w) x 2100mm (max. height; curved headed to form semi circle) x 200mm (d) overall size; provision and installation of all necessary structural trimming, lintels, headers, studs, noggins and supports; making good and reinstatement of adjoining lath and plaster finishes, complete; (Ref: Demo 05 - UGF)	1	nr			

A	raising and widening existing structural opening in existing masonry wall; 2315mm (w) x 3400mm (h) x 700mm (d) overall size; provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 10 - UGF)	1	nr			
B	raising and widening existing structural opening in existing masonry wall; 1800mm (w) x 2100mm (h) x 315mm (d) overall size; masonry brick arch to be formed and constructed using traditional construction to suit dimensions of new required ope; refer to Architect's Drawing Nr. 5010 Detail 10 & 7653 elevation 2; (Ref: C - Lintel Layout); (Ref: Demo 17 - UGF)	1	nr			
C	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 310mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 22 - UGF)	1	nr			
D	forming new structural opening in existing stone masonry wall between G-05 & G-18; 1000mm (w) x 3500mm (h) x 290mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 31 - UGF)	1	nr			
	Openings in existing structure (FF)					
E	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 06 - 1st Floor)	1	nr			
F	forming new structural opening in existing brick masonry wall; 1850mm (w) x 2840mm (h) x 700mm (d) overall size; masonry brick arch to be formed and constructed using traditional construction to suit dimensions of new required ope; refer to Architect's Drawing Nr. 7653 elevation 2; (Ref: C - Lintel Layout); (Ref: 12 - 1st Floor)	1	nr			

A	forming new structural opening in existing brick masonry wall; 1900mm (w) x 2100mm (h) x 270mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: 15 - 1st Floor)	1	nr			
B	forming new structural opening in existing brick masonry wall; 1900mm (w) x 2100mm (h) x 330mm (d) overall size; masonry brick arch to be formed and constructed using traditional construction to suit dimensions of new required ope; (Ref: C - Lintel Layout); (Ref: 16 - 1st Floor)	1	nr			
C	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: 25 - 1st Floor)	1	nr			
D	forming new structural opening in existing lath and plaster timber stud wall; 1000mm (w) x 2100mm (h) x 130mm (d) overall size; provision and installation of all necessary structural trimming, lintels, headers, studs, noggins and supports; making good and reinstatement of adjoining lath and plaster finishes, complete; (Ref: Demo 26 - 1st Floor)	1	nr			
E	forming new structural opening in first floor to accommodate proposed new stair core; existing floor consisting of floor joists and timber floor boards; approx area 24m2; irregular shape; approx. dimensions 6000mm long x 4000mm wide approx; include all necessary trimming around new floor opening; (Ref: Demo 23 - 1st Floor)	1	nr			
F	forming new structural opening in first floor to accommodate lift core; approx area 7.43m2; 2850mm long x 2610mm wide approx; (Ref: Demo 02 - 1st Floor)	1	nr			
	Openings in existing structure (SF)					
G	forming new structural opening in existing lath and plaster timber stud wall; 1000mm (w) x 2100mm (h) x 130mm (d) overall size; provision and installation of all necessary structural trimming, lintels, headers, studs, noggins and supports; making good and reinstatement of adjoining lath and plaster finishes, complete; (Ref: Demo 08 - 2nd Floor)	1	nr			
H	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 295mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 08 - 2nd Floor)	1	nr			

A	forming new structural opening in existing stone masonry wall; 1850mm (w) x 2840mm (h) x 700mm (d) overall size; provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 12 - 2nd Floor)	1	nr			
B	forming new structural opening in existing brick masonry wall; 1900mm (w) x 2100mm (h) x 330mm (d) overall size; provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 13 - 2nd Floor)	1	nr			
C	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 290mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 20 - 2nd Floor)	2	nr			
D	forming new structural opening in existing lath and plaster timber stud wall; 1000mm (w) x 2100mm (h) x 130mm (d) overall size; provision and installation of all necessary structural trimming, lintels, headers, studs, noggins and supports; making good and reinstatement of adjoining lath and plaster finishes, complete; (Ref: Demo 22 - 2nd Floor)	1	nr			
E	forming new structural opening in second floor to accommodate proposed new stair core; existing floor consisting of floor joists and timber floor boards; approx area 24m2; irregular shape; approx. dimensions 6000mm long x 4000mm wide approx; include all necessary trimming around new floor opening; (Ref: Demo 26 - 2nd Floor)	1	nr			
F	forming new structural opening in first floor to accommodate lift core; approx area 7.43m2; 2850mm long x 2610mm wide approx; (Ref: Demo 02 - 2nd Floor)	1	nr			
	Openings in existing structure (TF)					
G	forming new structural opening in existing lath and plaster timber stud wall; 1000mm (w) x 2100mm (h) x 130mm (d) overall size; provision and installation of all necessary structural trimming, lintels, headers, studs, noggins and supports; making good and reinstatement of adjoining lath and plaster finishes, complete; (Ref: Demo 05 - 3rd Floor)	1	nr			

A	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 290mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 06 - 3rd Floor)	1	nr			
B	forming new structural opening in existing stone masonry wall; 1850mm (w) x 2840mm (h) x 700mm (d) overall size; provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 08 - 3rd Floor)	1	nr			
C	forming new structural opening in existing brick masonry wall; 1930mm (w) x 2100mm (h) x 290mm (d) overall size; provide 152 x 152 x 30 UC steel lintels over openings with min. 250mm bearing; encase in concrete reinforced with D98 wrapping mesh; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; fixing steel lintels to bearing pads with M20 bolts 150mm long; dry pack high strength non-shrink grout between underside of wall and steel lintels; (Ref: B - Lintel Layout); (Ref: Demo 11 - 3rd Floor)	2	nr			
D	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout)	1	nr			
E	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 15 - 3rd Floor)	1	nr			
F	forming new structural opening in existing brick masonry wall; 1000mm (w) x 2100mm (h) x 160mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: A - Lintel Layout); (Ref: Demo 16 - 3rd Floor)	1	nr			

A	forming new structural opening in third floor to accommodate proposed new stair core; existing floor consisting of floor joists and timber floor boards; approx area 24m2; irregular shape; approx. dimensions 6000mm long x 4000mm wide approx; include all necessary trimming around new floor opening; (Ref: Demo 04 - 3rd Floor)	1	nr			
B	forming new structural opening in first floor to accommodate lift core; approx area 7.43m2; 2850mm long x 2610mm wide approx; (Ref: Demo 02 - 3rd Floor)	1	nr			
	Building up openings in existing structures; making good structure, finishes and any other work disturbed; including segregating all debris as required by local authority and disposal off site to accredited tip					
	Openings in existing structure					
C	800mm (w) x 2100mm (h) x 300mm (d) overall; infill section of brick masonry wall construction; traditional lime mortar joints; wall depth of varying thickness; refer to Architect's Drawing Nr. 1032; (Ref: IW_05)	1	nr			
D	700mm (w) x 1700mm (h) x 710mm (d) overall; infill section of stone masonry wall construction; traditional lime mortar joints; wall depth of varying thickness; refer to Architect's Drawing Nr. 1033; (Ref: EW_05) & 2003 (Ref: 31)	1	nr			
E	650mm (w) x 1300mm (h) x 600mm (d) overall; infill section of stone masonry wall construction; traditional lime mortar joints; wall depth of varying thickness; refer to Architect's Drawing Nr. 1034; (Ref: EW_05) & 2003 (Ref: 31)	1	nr			
F	1200mm (w) x 1900mm (h) x 215mm (d) overall; infill section of stone masonry wall construction with 215mm thick solid concrete block on flat; refer to Architect's Drawing Nr. 1031; (Ref: IW_09) & 7101 (Ref: B-03)	1	nr			
G	900mm (w) x 2120mm (h) x 215mm (d) overall; infill section of stone masonry wall construction with 215mm thick solid concrete block on flat; refer to Architect's Drawing Nr. 1031; (Ref: IW_09) & 7101 (Ref: B-04)	1	nr			
H	900mm (w) x 2120mm (h) x 215mm (d) overall; infill section of stone masonry wall construction with 215mm thick solid concrete block on flat; refer to Engineer's Drawing Nr. 1/01	1	nr			
I	900mm (w) x 2120mm (h) x 215mm (d) overall; infill section of stone masonry wall construction with 215mm thick solid concrete block on flat; refer to Engineer's Drawing Nr. 2/01	1	nr			
J	900mm (w) x 2120mm (h) x 215mm (d) overall; infill section of stone masonry wall construction with 215mm thick solid concrete block on flat; refer to Engineer's Drawing Nr. 3/01	2	nr			
K	540mm (w) x 700mm (h) x 204mm (d) overall; infill section of brick masonry wall construction; traditional lime mortar joints; refer to Architect's Drawing Nr. 1031; (Ref: IW_05) & 7102 (Ref: B-15)	1	nr			

A	1800mm (w) x 4220mm (h) x 204mm (d) overall; incorporating curved heading opening to G-13 Stairwell 04; (forming arch measured separately); infill section of brick masonry wall construction; traditional lime mortar joints; refer to Architect's Drawing Nr. 1032; (Ref: IW_05)	1	nr			
B	1800mm (w) x 4230mm (h) x 204mm (d) overall; incorporating curved heading opening to F-10 Stairwell 04; (forming arch measured separately); infill section of brick masonry wall construction; traditional lime mortar joints; refer to Architect's Drawing Nr. 1033; (Ref: IW_05)	1	nr			
C	1900mm (w) x 3190mm (h) x 204mm (d) overall; incorporating square heading opening to S-12 Stairwell 04; (steel beams measured separately); infill section of brick masonry wall construction; traditional lime mortar joints; refer to Architect's Drawing Nr. 1034; (Ref: IW_05)	1	nr			
D	2000mm (w) x 3204mm (h) x 204mm (d) overall; incorporating square heading opening to T-12 Stairwell 04; (steel beams measured separately); infill section of brick masonry wall construction; traditional lime mortar joints; refer to Architect's Drawing Nr. 1034; (Ref: IW_05)	1	nr			
E	1400mm (w) x 2100mm (h) x 530mm (d) overall; infill section of stone masonry wall construction; traditional lime mortar joints; refer to Architect's Drawing Nr. 1031; (Ref: IW_02)	1	nr			
	Removing; carefully remove and disposal off site to accredited tip unless otherwise noted; making good any work disturbed to existing structure and finishings					
	Structural Timbers (Floor Joists) - Internal					
F	careful removal and disposal of existing floor joists (joists vary 60 - 80mm thick x 240 - 250mm deep) from masonry walls; (Ref: Demo 01 - UGF) & C&S Engineer's Drawing Nr. G/01	475	m			
G	careful removal of existing floor joists (joists vary 60 - 80mm thick x 240 - 250mm deep) from masonry walls; joists to be retained; store on site for re-use; reinstatement measured elsewhere; (Ref: Demo 01 - UGF) & C&S Engineer's Drawing Nr. G/01	159	m			
H	careful removal of existing floor joists (joists vary 60 - 80mm thick x 240 - 250mm deep) from masonry walls; intact joists to be retained, and utilised to make repairs to floorboards and other elements of joinery within the building; (Ref: Demo 02 - UGF)	134	m			
I	extra over for disposal of floor joists in poor condition unsuitable for re-use; (Ref: Demo 02 - UGF)	108	m			

	Structural Timbers (Floor Boards) - Internal					
A	careful lifting and storage of existing floorboards; to be re instated upon completion of structural works to floors; reinstatement measured in Element (23); lifting of floorboards to be carried out in a phased programme as directed by the Structural Engineer; refer to Engineer's Drawing SA/01 for sequence of floor strengthening work; begin lifting at locations where boards are missing or previously disturbed; where floors are intact, start with a short board in good condition and not adjacent to a wall; use a bolster chisel and timber block to protect adjoining boards; gently lever side-to-side; increase leverage at mid-span, working progressively until the board loosens; if nails resist, use a nail punch to drive them deeper to release the board; once one end is free, insert a batten beneath the board and work toward the next nail line; when nails rise proud, remove the batten, lower the board, and extract nails with a claw hammer; take particular care at board ends to avoid splitting; for fragile boards, cut nails with a hacksaw rather than forcing removal; store boards in an adjacent room of similar temperature and humidity to prevent warping; stack boards flat on timber battens with air circulation between layers; maintain clear labelling throughout storage; protect ceiling, carefully remove existing debris, dust, loose mortar, historic service fragments, and accumulated material between joists using controlled hand methods only to avoid damaging the plaster ceiling key below; no heavy loads or impacts permitted on exposed joists; all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS; (Ref: Demo 01 - UGF, 1st Floor, 2nd Floor & 3rd Floor)	1139	m2			
B	careful removal of existing floorboards; intact floorboards to be retained, and utilised to make repairs to floorboards and other elements of joinery within the building; (Ref: Demo 02 - UGF)	56	m2			
C	extra over for disposal of floorboards in poor condition unsuitable for re-use	45	m2			
	Fittings and Fixtures					
D	removal of timber door and frame ID-01; door to be offered for salvage; (Ref: Demo 02 - LGF)	1	nr			
E	removal of timber door and frame ID-02; door to be offered for salvage; (Ref: Demo 03 - LGF)	1	nr			
F	removal of timber door and frame ID-03; door to be offered for salvage; (Ref: Demo 05 - LGF)	1	nr			
G	removal of timber door and frame ID-13; door to be offered for salvage; (Ref: Demo 15 - LGF)	1	nr			
H	removal of timber door and frame ID-03; door to be offered for salvage; (Ref: Demo 25 - UGF)	1	nr			
I	removal of timber door and frame ID-32; door to be offered for salvage	1	nr			

A	removal of timber door and frame ID-27; door to be offered for salvage; (Ref: Demo 07 - 1st Floor)	1	nr			
B	removal of internal window frame; (Ref: Demo 24 - LGF)	1	nr			
C	removal of external timber door and frame ID-08; approx. 900mm (w) x 1600mm (h); (Ref: Demo 28 - LGF & 06 - Ele N&S)	1	nr			
D	removal of external timber door and frame ID-17; approx. 940mm (w) x 1740mm (h); (Ref: Demo 37 - LGF & 06 - Ele N&S)	1	nr			
E	removal of plywood door and frame; (Ref: Demo 38 - LGF)	1	nr			
F	removal of remnants of historic wrought iron security grill; (Ref: Demo 39 - LGF)	1	nr			
G	removal of timber sash windows; (Ref: Demo 31 - LGF & 03 - Ele N&S)	2	nr			
H	removal of remnants of cast metal oil boiler unit and associated pipework ; (Ref: Demo 17 - LGF)	1	nr			
I	removal of remnants of cast metal oil boiler unit and associated pipework ; (Ref: Demo 25 - LGF)	1	nr			
J	removal of timber door and frame ID-20; door to be offered for salvage; (Ref: Demo 12)	1	nr			
K	removal of boarded up window; removal of timber framed sliding sash window and associated boarding and security bars; (Ref: Demo 13 - UGF & 03/07 - Ele E)	1	nr			
L	removal of timber door and frame ID-24; door to be offered for salvage; (Ref: Demo 19 - UGF)	1	nr			
M	carefully remove existing timber lining to service box-out, retaining adjacent fabric undisturbed; (Ref: Demo 20 - UGF)	1	nr			
N	carefully remove existing timber lining to service box-out, retaining adjacent fabric undisturbed; (Ref: Demo 13 - 1st Floor)	1	nr			
O	carefully remove existing timber sliding sash window; architrave and shutter liners to be retained in place and fully protected; sash window to be reused within the property; (Ref: Demo 21 - UGF)	1	nr			
P	carefully remove existing aluminium double door set with fanlight; architrave and shutter liners to be retained in place and fully protected; door set to be removed from the property; (Ref: Demo 23 - UGF)	1	nr			
Q	removal of fireplace surround and hearth; to be carefully removed, retained and reinstated in new location; reinstatement measured elsewhere; approx. 1900mm wide x 1800mm high overall dimensions; (Ref: Demo 11 - 1st Floor)	1	nr			

A	removal of existing non-historic aluminium window; approx. overall dimensions 500mm (w) x 1100mm (h); (Ref: Demo 17 - 1st Floor & 02 - Ele E)	1	nr			
B	removal of timber door and frame ID-30; (Ref: Demo 27 - 1st Floor)	1	nr			
C	removal of low level hot press and associated timber door and frame ID-38; (Ref: Demo 06 - 2nd Floor)	1	nr			
D	removal of existing sash window frame W-45; approx. overall dimensions 440mm (w) x 1000mm (h); (Ref: Demo 14 - 2nd Floor & 03 - Ele E)	1	nr			
E	relocation of cast iron solid fuel travel store and chimney breast; new location room B-18; 1100mm wide; (Ref: Demo 15 - 2nd Floor)	1	nr			
F	removal of timber door and frame ID-44; (Ref: Demo 23 - 2nd Floor)	1	nr			
G	removal of timber door and frame ID-46; door to be offered for salvage	1	nr			
H	removal of existing sash window frame; approx. 830mm (w) x 1240mm (h); (Ref: Demo 10 - 3rd Floor & 03 - Ele E)	1	nr			
I	removal of steel I-beams supporting roof structure; 5nr. I-beams total; spanning approx. 6300mm each; (Ref: Demo 17 - 3rd Floor)	32	m			
J	removal of steel roof access ladder; located in stairwell 03; (Ref: Demo 19 - 3rd Floor)	1	nr			
K	removal of steel roof access ladder; located in stairwell 04; (Ref: Demo 20 - 3rd Floor)	1	nr			
L	removal of roof lanterns and associated 2nr. glazed roof lanterns below; including all supporting structures; overall approx. dimensions 2500mm (w) x 3200mm (l) x 1000mm (h); (Ref: Demo 02 - Roof)	2	nr			
M	removal of roof light; including all supporting structures; overall approx. dimensions 2500mm (w) x 2300mm (l) x 1000mm (h); (Ref: Demo 03 - Roof)	1	nr			
N	removal of access hatch; overall approx. dimensions 800mm (w) x 800mm (l); (Ref: Demo 04 - Roof)	1	nr			
O	removal of non-historic aluminium windows; overall approx. dimensions 1230mm (w) x 2340mm (h); (Ref: Demo 02 - Ele N&S & Ele E)	18	nr			
P	careful removal of existing historic cast-iron rainwater downpipes; all in strict accordance with Architect's Method Statement Section R Rainwater Goods Restoration; (Ref: Demo 04 - Ele N&S)	19	m			
Q	removal of external wastewater downpipes; (Ref: Demo 05 - Ele N&S & Ele E)	65	m			
R	removal of mesh security panels to windows; approx. 1250mm (w) x 1650mm (h); (Ref: Demo 07 - Ele N&S)	4	nr			

A	removal of mesh security panels to windows; approx. 700mm (w) x 1000mm (h); (Ref: Demo 07 - Ele N&S)	2	nr			
B	removal of existing post box from external facade; post box to be permanently decommissioned; making good existing structure	1	nr			
C	careful removal of Church Notice Boards from external facade for the duration of the works; set aside and reinstate upon completion of the works	2	nr			
D	careful removal of existing flag and pole to front of building; include for grubbing up associated concrete base; backfilling to void with compacted crushed stone to SR21; pole and flag to be handed over to WCCC	1	nr			
E	careful removal of structural timber beam (approx. 6800mm long), beam support and cast iron central column (approx. 2370mm high); set aside for reinstatement; (Ref: Demo 26 - LGF)	1	item			
	Finishes (Floor) - Internal					
F	removal of existing timber boarded floor finish to lower ground floor	39	m2			
G	removal of existing tiled linoleum floor finish	27	m2			
H	removal of existing sheet linoleum floor finish	155	m2			
I	extra over for removal of raised floor and gentle sloping ramp to bathroom S-01	9	m2			
J	removal of existing sheet linoleum floor finish; to landings	10	m2			
K	removal of existing sheet linoleum floor finish	133	m2			
L	removal of existing carpet floor finish	605	m2			
M	removal of existing carpet floor finish; to landings	4	m2			
N	removal of existing laminate floor finish	20	m2			
O	removal of tiled floor finish	22	m2			
P	removal of hardboard sheeting	194	m2			
	Finishes (Wall) - Internal (lower ground floor)					
Q	careful removal of internal timber cladding; (Ref: Demo 48 - LGF)	5	m2			
R	careful removal of internal dry lining and timber studwork; (Ref: Demo 48 - LGF)	54	m2			
S	careful removal of internal lime plaster; to internal stone masonry walls at lower ground floor; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster; (Ref: Demo 48 - LGF)	355	m2			

A	careful removal of internal lime plaster; to internal face of external stone masonry wall; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster; (Ref: Demo 48 - LGF)	124	m2			
B	careful removal of internal lime plaster; to internal face of external stone masonry wall; to window/ door reveals > 300mm wide; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster; (Ref: Demo 48 - LGF)	30	m2			
C	careful removal of internal lime plaster; to internal face of external stone masonry wall; to window/ door reveals < 300mm wide; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster; (Ref: Demo 48 - LGF)	22	m			
	Finishes (Wall) - Internal (upper ground floor - third floor)					
D	careful removal of internal lime plaster; localised damaged lime plaster to internal stone masonry walls; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster	572	m2			
E	careful removal of internal lime plaster; localised damaged lime plaster to internal brick masonry walls; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster	55	m2			
F	careful removal of internal lime plaster; localised damaged lime plaster to internal lath and plaster walls; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster	43	m2			
G	careful removal of remaining wallpaper from historic lime-plastered walls; remove wallpaper and adhesive residue without damaging the underlying lime plaster; condition to be recorded photographically before works commence; wallpaper may include multiple layers, including vinyl, lining paper, or painted paper; all in strict accordance with Architect's Method Statement Section V Wallpaper Removal	2059	m2			
H	careful removal of tiled wall finish	15	m2			
	Finishes (Ceiling) - Internal					
I	removal of existing ceiling linings to LGF ceiling; (Ref: Demo 01 - UGF)	185	m2			
J	removal of existing ceiling linings to LGF ceiling; (Ref: Demo 02 - UGF)	56	m2			
	Finishes - External					
K	careful removal of existing cementitious external render; existing plaster quoins dimensions to be recorded prior to the removal of existing render; removal of all plant growth from masonry prior to removal of render; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render; (Ref: Demo 01 - EL N&S & EL E)	805	m2			
L	careful removal of existing cementitious external render; to adjoining chimney stack serving neighbouring property No. 5 Great Georges Street; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render	17	m2			

A	careful removal of existing cementitious external render; to adjoining chimney stacks & property wall to neighbouring property No. 2 Great Georges Street; all in strict accordance with Architect's Drawing Nr. 2004 & Method Statement Section A Exterior Walls Lime Render	102	m2			
B	careful removal of existing cementitious external render; to window/ door reveals; removal of all plant growth from masonry prior to removal of render; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render; (Ref: Demo 01 - EL N&S & EL E)	402	m			
C	extra over for careful removal of existing render up to, but excluding decorative surrounds to windows; taking care to protect and retain decorative surrounds undamaged	38	m			
D	extra over for careful removal of existing render up to, but excluding decorative surrounds to doors; taking care to protect and retain decorative surrounds undamaged	29	m			
	Partitions - Internal					
E	demolition of timber stud partition; approx. dimensions 3900mm (h) x 210mm (d); (Ref: Demo 04 - UGF)	7	m			
F	demolition of timber stud partition and associated glazed screens W-16, W-17, W-18 and doors ID-11, ID-12, ID-13 and ID-14; approx. dimensions 3900mm (h) x 120mm (d); (Ref: Demo 06 - UGF)	19	m			
G	demolition of timber stud partition; approx. dimensions 3900mm (h) x 150mm (d); (Ref: Demo 07 - UGF)	7	m			
H	demolition of timber stud partition and associated door and frame ID-17; approx. dimensions 3900mm (h) x 100mm (d); (Ref: Demo 08 - UGF)	2	m			
I	demolition of timber stud partition and associated door and frame ID-23; approx. dimensions 3900mm (h) x 100mm (d); (Ref: Demo 14 - UGF)	3	m			
J	careful removal of plasterboard timber stud partition and associated door and frame ID-05; stairs, handrail and balustrade to be fully protected; approx. dimensions 3900mm (h) x 100mm (d); (Ref: Demo 24 - UGF)	5	m			
K	careful removal of timber stud partition and associated door and frame ID-25; approx. dimensions 3940mm (h) x 130mm (d); (Ref: Demo 05 - 1st Floor)	6	m			
L	careful removal of timber stud partition and associated door and frame ID-27; approx. dimensions 3940mm (h) x 130mm (d); (Ref: Demo 07 & 08 - 1st Floor)	4	m			
M	careful removal of timber stud partition and associated door and frame ID-28; approx. dimensions 3940mm (h) x 130mm (d); (Ref: Demo 09 & 10 - 1st Floor)	7	m			
N	careful removal of timber stud partition with timber cladding and associated door and frame ID-34; approx. dimensions 3940mm (h) x 120mm (d); (Ref: Demo 19 - 1st Floor)	4	m			

A	careful removal of timber stud partition with timber cladding and associated door and frame ID-33; approx. dimensions 3940mm (h) x 120mm (d); (Ref: Demo 20 - 1st Floor)	2	m			
B	careful removal of timber stud partition with timber cladding and associated door and frame ID-36; approx. dimensions 3940mm (h) x 160mm (d); (Ref: Demo 21 - 1st Floor)	4	m			
C	careful removal of timber stud partition with timber cladding; approx. dimensions 3940mm (h) x 200mm (d); (Ref: Demo 24 - 1st Floor)	7	m			
D	careful removal of timber stud partition with timber cladding and associated door and frame ID-37 with glazed screen to top of partition/ door; approx. dimensions 2835mm (h) x 100mm (d); (Ref: Demo 05 - 2nd Floor)	4	m			
E	careful removal of L shaped timber stud partition and associated door and frame ID-39 with glazed screen to top of partition/ door; approx. dimensions 2835mm (h) x 130mm (d); (Ref: Demo 07 - 2nd Floor)	5	m			
F	careful removal of timber stud partition; approx. dimensions 2835mm (h) x 135mm (d); (Ref: Demo 11 - 2nd Floor)	7	m			
G	careful removal of timber stud partition; approx. dimensions 2835mm (h) x 120mm (d); (Ref: Demo 16 - 2nd Floor)	7	m			
H	careful removal of timber stud partition; approx. dimensions 2835mm (h) x 110mm (d); (Ref: Demo 18 - 2nd Floor)	4	m			
I	careful removal of timber stud partition and associated 2nr. doors and frames ID-47 & ID-48; approx. dimensions 2835mm (h) x 90mm (d); (Ref: Demo 19 - 2nd Floor)	6	m			
J	careful removal of timber stud partition; approx. dimensions 2835mm (h) x 110mm (d); (Ref: Demo 21 - 2nd Floor)	7	m			
K	careful removal of timber stud partition; approx. dimensions 2585mm (h) x 125mm (d); (Ref: Demo 07 - 3rd Floor)	7	m			
L	careful removal of timber stud partition and associated doors and frames ID-53, ID-54, ID-55; approx. dimensions 2585mm (h) x 105mm (d); (Ref: Demo 12 - 3rd Floor)	8	m			
M	careful removal of timber stud partition; approx. dimensions 2585mm (h) x 160mm (d); (Ref: Demo 13 - 3rd Floor)	7	m			

	Decommissioning and removing plumbing and electrical services installations in existing structure; including segregating all debris as required by local authority and disposal off site to accredited tip; making good work disturbed; in strict accordance with the Architects and Service Engineers drawings and specifications					
	Sanitary Fittings					
A	remove all existing sanitary ware items within the buildings; including wc, whb, shower, bath & associated sink stands/ raised floors to baths	1	item			
B	associated fittings including mirrors, handrails, shower curtain & rail, toilet roll dispensers etc.	1	item			
	M&E Installations					
C	removing existing redundant mechanical installations complete; isolate and disconnect all services; making good work to structure/finishes disturbed; in accordance with the Architects Works Requirements and the M&E Engineers drawings & specification	1	item			
D	removing existing redundant electrical installations complete; isolate and disconnect all services; making good work to structure/finishes disturbed; in accordance with the Architects Works Requirements and the M&E Engineers drawings & specification	1	item			
	Decommission redundant underground drainage, including locating, isolating, removing or sealing redundant drainage runs and associated manholes, gullies and connections as required; backfill and make good all affected areas, complete in accordance with the C&S Engineer's Drawings and Specification					
E	sewer drainage; 225mm diameter pipe; average depth of trench 1000-1500mm deep	23	m			
F	manholes; breaking out existing concrete manholes and covers: 1000-1500mm deep	2	nr			

	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Fireplace restoration; repair of stone & cast-iron Georgian fireplace surrounds; including temporary removal of surrounds and lifting/repair of stone hearths for fire-resistance upgrade works; Contractor to refer to Section 3 of Architect's Conditions report for photographic record of fireplaces; Contractor to undertake a condition survey of existing fireplaces; allow for all necessary protection & temporary works for the duration of the works; full restoration to include temporary removal of fireplace surround, lifting and repair of existing stone hearths, fire-resistance upgrade works to intermediate floor joists, repair of stone fireplace surrounds, repair of cast-iron fireplace components & reinstall all components in original configuration and repoint in compatible lime mortar; maintain a comprehensive photographic record of all stages and provide a formal completion report including materials and methods; all work subject to stage-by-stage inspection by Conservation Architect; all in strict accordance with Architect's Drawing Nr's. 5140 & 5141 and Architect's Method Statement Section O Fireplaces Restoration					
	Notes					
	the Contractor's tendered rates shall include full allowance for complying with the following requirements: 1- regarding hearth-stones: each hearth stone needs to be lifted out of its position so that the area below it can be fire protected and any gaps between the wall and the hearth can be fire-stopped; in order to do this, the base of the fireplace may need to be dismantled by removing the plinth covers and perhaps the pilaster panels; the floor boards and hearth-trimmer boards will have been removed to expose the structural trimmers the aim is to extract the hearth stone (or stones where there are two superimposed flagstones) by applying suction to the stone(s) and easing them out at an angle; cutting of the stone(s) will only be considered as a last resort where partial dismantling of the base of the fire surround and the suction method proposed are insufficient, and only with conservation architect's agreement; Contractor is to price for partial dismantling/suction removal as described; Contractor's attention is drawn to the fact that there are more hearths than current fireplaces - refer to GA plans for locations; 2- refer to the internal elevation drawings for the approximate overall dimensions of the fireplaces; 3- a fireplace screen must be provided for each fireplaces; powder coated metal screen with fine mesh infill; the mesh density to be agreed with Architects upon presentation of samples; dimensions vary to align with existing fireboxes; refer to detail 01 for typical dimensions		Note			
	Restoration of Fireplace 01; lower ground floor - meeting room 01/B17					
A	brick fire surround to be cleaned and missing bricks to be replaced so as to restore its form; brick masonry to be repointed; addition of new flat timber mantlepiece to same dimensions as the existing; cast-iron damper to be cleaned, repainted and reset in-situ; firebox to be cleaned out; firebox cover to be provided (see architect's detail)	1	item			

	Restoration of Fireplace 02; upper ground floor - office 01/G11					
A	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle with perspex viewing panel 300mm w x 200mm h; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 03; first floor - office 02/F01					
B	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle with Perspex viewing panel 300mm w x 200mm h; remove hearth stone(s) to carry out fire-stopping works; carefully clean all marble surfaces and details using mild alkaline solution (ph max); later insert consisting of ceramic tiles and cast-iron hood etc to be left in-situ; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 04; first floor - office 02/F02					
C	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; existing hearth stone, including terra-cotta tile insert, to be lifted and reinstalled at new location- new structural opening in floor surface to be provided by general contractor; missing white marble escutcheon to lintel to be reproduced and refixed, cracked stones to be repaired; carefully clean all marble surfaces and details using milk alkaline solution (ph max); firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 05; first floor - office 03/F07					
D	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; tiled kerb and raised heart base to be carefully demolished; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail); the scumbled paint-finish and the modern tiled insert are to left in-situ- scumbling to be restored where damaged	1	item			
	Restoration of Fireplace 06; first floor - office 03/F08					
E	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; painted finish on fire surround and mantle to be removed and stone finish to be restored (probably polished black limestone/ kilkenny marble); remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			

	Restoration of Fireplace 07; first floor - office 03/F09					
A	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; tiled insert and raised hearth (glazed kerbs and hearth tiles) to be demolished; earlier firebox configuration (assumed to be present behind the tiling) to be restored; if there is no longer any earlier material present, then a larger firebox screen is to be used to hide the firebox volume - detail to be agreed with conservation architect once tiled surround is removed; remove hearth stone(s) to carry out fire-stopping works; firebox screen to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 08; second floor - WC/S01					
B	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; painted finish on fire surround to be removed and stone finish to be restored (probably polished black limestone/ kilkenny marble); new mantle piece in kilkenny marble to be provided; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 09; second floor - 04/S03					
C	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; painted finish on fire surround and mantle to be removed and stone finish to be restored (probably polished black limestone/ Kilkenny marble); paint to firebox surround/insert (face and cast-iron arch) to be removed and surfaces/materials repainted; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 10; second floor - lift lobby					
D	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; remove hearth stone(s) to carry out fire-stopping works; cast-iron surround, mantle and details to be cleaned and painted; clean hearth and firebox, restore internal surfaces (re-point masonry, repair and repaint cast-iron); firebox cover to be provided (see architect's detail).	1	item			
	Restoration of Fireplace 11; second floor - office 05/S09					
E	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; demolish tiled raised hearth; if fireplace surround does not extend to floor (behind raised hearth) then complete this detail in an appropriate material to be agreed with conservation architect; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			

	Restoration of Fireplace 12; second floor - office 05/S10					
A	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; existing applied finish on fire surround and mantle to be removed and stone finish to be restored (probably polished black limestone/ kilkenny marble); repair existing mantle (appears to have been truncated on partition side); remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 13; second floor - office 05/S11					
B	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; paint finish to fire surround and mantle to be removed and stone finish restored; tiled insert and raised hearth (glazed kerbs and hearth tiles) to be removed; firebox insert and cast-iron goods to be cleaned and repainted; remove hearth stone(s) to carry out fire-stopping works; firebox screen to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 14; third floor - WC/T01					
C	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; white paint finish to fire surround and mantle to be removed and stone finish restored; firebox insert and cast-iron goods to be cleaned and repainted remove hearth stone(s) to carry out fire-stopping works; firebox screen to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 15; third floor - office 06/ T02					
D	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; note: this firebox seems to be identical to FP 16 so please refer to its volumes and dimensions in order to better inform these remedial/restoration works; remove paint from stone fire surround and clean stone to original finish; remove mortar infill from firebox and from around hearth irons etc as carefully as possible; clean and restore all surfaces; paint the cast-iron elements, and repoint the firebox masonry; remove hearth stone(s) to carry out fire-stopping works; clean hearth and firebox, restore internal surfaces (re-point masonry, prep and repaint cast-iron); firebox cover to be provided (see architect's detail)	1	item			

	Restoration of Fireplace 16; third floor - office 06/ T03					
A	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; remove paint from stone fire surround and clean stone to original finish; paint the cast-iron elements, and repoint the firebox masonry; remove hearth stone(s) to carry out fire-stopping works; clean hearth and firebox - restore internal surfaces (re-point masonry, prep and repaint cast-iron); firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 17; third floor - lift lobby					
B	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; it appears that the stone surround and much of the cast-iron firebox and grates etc have been deposited in the firebox (as per photo); these are to be removed, checked for completeness and integrity and restored to their original configuration; cast-iron insert and hearth irons to be cleaned and painted and firebox masonry to be pointed; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 18; third floor - office 06/ T03					
C	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; cast-iron fire surround and mantle to be cleaned and painted; firebox and hearth irons to be cleaned and painted/repointed as required; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 19; third floor - office 07/ T10					
D	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; painted finish on fire surround and mantle to be removed and stone finish to be restored (probably polished black limestone/ kilkenny marble); paint to firebox surround/insert (face and cast-iron arch) to be removed and surfaces/materials repainted; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			
	Restoration of Fireplace 20; third floor - office 07/ T11					
E	provide secure, robust and demountable protective box in 18mm ply or osb board to cover the entire fire surround and mantle, with perspex viewing panel 300mm w x 200mm h; painted finish on fire surround and mantle to be removed and stone finish to be restored (probably polished black limestone/ Kilkenny marble); paint to firebox surround/insert (face and cast-iron arch) to be removed and surfaces/materials repainted; remove hearth stone(s) to carry out fire-stopping works; firebox cover to be provided (see architect's detail)	1	item			

	Cast-iron stove - current location: beside eastern stairwell, second floor					
A	stove bears inscription 'Joseph Knox Waterford'; 'Made in Scotland'; 'New Leader No. 20/31' all stove components are to labelled and photographed and a record made of their disassembly; all components to be cleaned and repainted; all features and details to be restored; the stove is to be reassembled for display in meeting room 02 at lower ground floor level; refer to Architect's Drawing Nr. 1031	1	item			
	Restoration of Fireplace; second floor - office 04/ S02					
B	former fireplace location, the fireplace surround was removed at some point in the past, the fireplace ope has been infilled; hole to be replastered; hearth stone to remain	1	item			
	Removal of Hearth; upper ground floor - office 01/G12					
C	former fireplace location, the fireplace surround was removed at some point in the past. The fireplace ope has been infilled; removal of hearth	1	item			
	Cleaning and lining of Georgian chimney flues; flues forming part of the building's natural ventilation strategy; cleaning, inspection, and conservation-appropriate lining of existing Georgian chimney flues; Contractor to carry out CCTV survey of each flue to map condition, obstructions, and areas of instability; record all findings photographically and in written form; protect all adjacent finishes, hearths, and decorative elements with breathable coverings; seal fireplaces temporarily to prevent dust migration; cleaning of flues by use of soft-bristle chimney brushes or vacuum-assisted low-abrasion systems suitable for historic flues; avoid rotary power sweeping unless specifically approved, as it may damage fragile lime parging; remove loose soot, debris, and nesting material manually; where mortar fragments are present, assess whether they indicate structural failure before removal; maintain adequate ventilation during works to avoid dust accumulation; lining of flues must be minimally invasive, reversible where possible, and must not compromise the building's natural ventilation strategy; acceptable lining approaches: lime parging repairs to reinstate original breathable lining; pumice or clay modular liners where fire safety requires a defined flue; flexible stainless-steel liners only where structurally necessary and where they do not obstruct passive airflow; re-survey flues using CCTV to confirm condition following works; provide photographic record of all interventions; record of materials used, including batch numbers for mortars; sign-off by Conservation Architect before closure of flues; refer to Chimney CCTV Report within Information Pack for existing flue construction and diameters; all in strict accordance with Architect's Method Statement Section U Chimney Flues Cleaning and Lining					
	Cleaning and lining of flues					
D	CF.01; starting at third floor level	3	m			
E	CF.02; starting at second floor level	7	m			
F	CF.03; starting at first floor level	11	m			

A	CF.04; starting at first floor level	10	m			
B	CF.05; starting at second floor level	7	m			
C	CF.06; starting at third floor level	3	m			
D	CF.07; starting at third floor level	3	m			
E	CF.08; starting at second floor level	6	m			
F	CF.09; starting at first floor level	10	m			
G	CF.10; starting at upper ground floor level	14	m			
H	CF.11; starting at third floor level	3	m			
I	CF.12; starting at third floor level	4	m			
J	CF.13; starting at upper ground floor level	14	m			
K	CF.14; starting at upper ground floor level	14	m			
L	CF.15; starting at second floor level	7	m			
M	CF.16; starting at third floor level	3	m			
N	CF.17; starting at first floor level	11	m			
O	CF.18; starting at third floor level	3	m			
P	CF.19; starting at second floor level	7	m			
Q	CF.20; starting at second floor level	10	m			
R	CF.21; starting at upper ground floor level	14	m			
S	CF.22; starting at first floor level	8	m			
T	CF.24; starting at second floor level	11	m			
U	CF.25; starting at second floor level	6	m			
V	CF.26; starting at third floor level	3	m			
W	CF.27; unknown	15	m			

	Careful lifting, cleaning and retention for reinstatement of clay floor tiles; reinstatement measured in Element (43); tile to existing lower ground floor; conduct moisture readings of substrate and surrounding walls; agree lifting strategy with the Conservation Architect; careful lifting of tiles; Contractor to use the least invasive method; avoid levering against tile edges; retain bedding material samples for analysis; begin at an area of known failure or loose tiles; use fine hand tools (e.g., thin spatulas, bolster chisels with guards) to gently ease tiles free; work slowly to avoid cracking or chipping; store tiles in padded crates or trays, separated to prevent abrasion for later re-use; cleaning of tiles by removing loose dust and debris with soft natural-bristle brushes; clean tile faces using: warm water, pH-neutral conservation-grade detergent (if required), natural sponges; avoid aggressive scrubbing or chemical cleaners; remove old mortar from tile backs using wooden or plastic tools; avoid metal scrapers; retain fragments of historic bedding for documentation; all in strict accordance with Architect's Method Statement Section Y Hallway Tiles Lifting, cleaning and storage					
A	existing clay floor tiles; (Ref: Demo 49 - LGF)	32	m2			
	Careful lifting, cleaning and retention for reinstatement of stone paving slabs; reinstatement measured in Element (43) & (40); paving slabs to existing lower ground floor; conduct moisture readings of substrate and surrounding walls; agree lifting strategy with the Conservation Architect; careful lifting of slabs; Contractor to use the least invasive method; avoid levering against adjacent slabs; lift each slab evenly to prevent cracking or edge spalling; transport slabs manually or with padded lifting equipment to the protected storage area; clean using soft bristle brushes and water; no acids, power-washing, or aggressive mechanical cleaning ; all in strict accordance with Architect's Method Statement Section M Exterior Basement Pavement Lifting, cleaning and storage					
B	existing stone paving slabs; internal; (Ref: Demo 50 - LGF)	62	m2			
	Careful lifting, cleaning and retention for reinstatement of stone paving cobbles; reinstatement measured in Element (43) & (40); stone paving cobbles to existing lower ground floor; conduct moisture readings of substrate and surrounding walls; agree lifting strategy with the Conservation Architect; careful lifting of slabs; Contractor to use the least invasive method; avoid levering against adjacent slabs; lift each slab evenly to prevent cracking or edge spalling; transport slabs manually or with padded lifting equipment to the protected storage area; clean using soft bristle brushes and water; no acids, power-washing, or aggressive mechanical cleaning; all in strict accordance with Architect's Method Statement Section M Exterior Basement Pavement Lifting, cleaning and storage					
C	existing stone paving cobbles; internal; (Ref: Demo 50 - LGF)	36	m2			

	Dismantling, cleaning and safe storage of brick cellar vault shelving of timber- brick partition wall for rebuilding; rebuilding measured in Element (22); existing structure consists of 2 rows of brick cellar vault shelving, each row comprising 3 no. vertical brick columns, with brick shelving from floor level within each column; shelving constructed in solid brickwork, lime-based mortar, and integrated into the cellar vault geometry; adjacent timber-and-brick partition wall, comprising: timber studs and rails, brick infill panels & lime mortar bedding; Contractor to provide comprehensive photographic record of shelving rows, columns, joints, and partition wall; number and tag all bricks, timber elements, and infill panels intended for reuse; prepare measured drawings of existing layout and profiles; careful dismantling of brick vault shelving; works to be carried out by experienced conservation masons; dismantling to proceed by hand only; no percussive tools permitted; remove shelving sequentially from top to bottom to avoid overloading lower courses; dismantling by carefully rake out lime mortar joints using hand tools; remove individual bricks one at a time, supporting adjacent elements as required; tag and store sound bricks for reuse; set aside damaged bricks for recording and disposal; maintain stability of remaining vault structure at all times; avoid disturbance to vault soffit and adjacent cellar walls; store salvaged bricks on pallets in a dry, ventilated area; protect with breathable covers; avoid plastic sheeting that traps moisture; dismantling of timber-brick partition wall by removing timber studs, rails, and braces intact where possible; record joint types, fixing methods, and dimensions; assess timbers for decay; retain sound elements for reference or reuse where appropriate; carefully remove brick infill panels by hand; salvage reusable bricks; record decorative or unusual brick types; clean bricks of loose mortar without damaging arrises; ensure adjacent vault walls and floor surfaces are protected from impact and debris; all in strict accordance with Architect's Method Statement Section AA Brick Cellar Vault Shelving					
	Dismantling, cleaning and storage					
A	2no. rows of brick cellar shelving to be carefully dismantled, cleaned and stored for reinstatement following installation of new floor; reinstatement measured in Element (22); overall approx. dimensions 2000mm (w) x 3000mm (l) x 2370mm (h); (Ref: Demo 20)	1	item			
B	lime washed nogging wall sections and associated door frame (brick infill set between the timber structural frame) to be carefully dismantled, cleaned and stored for reinstatement following installation of new floor; reinstatement measured in Element (22); overall approx. dimensions 6660mm (w) x 2370mm (h) x 115mm (d); (Ref: Demo 21)	1	item			

	Metal repair; existing steel cast iron columns to be cleaned, repaired and repainted and reinstated; corroded layers are to be removed using dry mechanical methods such as abrasives or with a needle gun, care to be taken to remove only the corrosive layer and not polish the metal; standards to be followed - BS EN ISO 8501-3:2007, BS 7079-A3:2006; surface protection: following treatment of the metalwork, anti-corrosion paint such as zinc-rich alkyd paint is to be applied; a min. of 3nr. coats is to be applied, each layer is to be a different colour (e.g., red, grey, silver) so that the coverage can be clearly seen; include for intumescent coating to all steelwork as per Architect's specification; in strict accordance with the manufacturers instructions; all in strict accordance with Architect's Specification					
	Metal repair					
A	existing cast iron columns; CHS; column set aside form demolitions; cleaned, repaired and repainted; erected for architectural reasons (non structural); approx. dimensions 250mm dia. x 2500mm high; refer to Architect's Drawing Nr. 1020; (Ref: Demo 26 - LGF)	2	nr			
	Timber beam repair & reinstatement; existing timber beam to be cleaned, repaired as necessary, primed and repainted with minimum 3 coats of suitable paint system; finish to Architect's specification, all in accordance with manufacturer's instructions					
	Timber repair					
B	existing beam; beam set aside during demolitions; cleaned, repaired and repainted; erected for architectural reasons (non structural); approx. 250mm wide x 400mm deep; refer to Architect's Drawing Nr. 1020; (Ref: Demo 26 - LGF)	7	m			
	Embedded timbers; remove all embedded timbers within existing masonry wall subject to wet/ dry rot; after the removal of embedded timbers and prior to the rebuilding of the voids, treat masonry void with a boron based fungicidal solution; infill cavity with approved fill material consisting of lime mortar or mortared brick/ stone slabs (sandstone or slate); all necessary support to surrounding structures and making good on completion; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment & Specification C41 & C52 and Engineer's Drawings and Specification					
	Embedded timbers in brick/ stonework wall					
C	timber binders to window/ door reveals	50	nr			
D	timber joists ends	376	nr			
E	timber plugs	80	nr			
F	timber levellers/ bond beam	469	m			

	Stonework / brick infill repairs; brick and stone masonry wall repairs, damaged or missing masonry to window and door ope surrounds, redundant fireplaces and general voids to be infilled with reclaimed clay brick or stone masonry to match surrounding masonry material and styles ; holes to be filled in preparation for new internal thermal linings or wall finishes; allow for fill deep holes in existing masonry with brick or stone pinnings set in bedding mortar taking care to carefully compact each layer of material so that the wall's structural integrity is restored; all necessary making good; basic workmanship to comply with the clauses of the following that are relevant, unless otherwise specified or shown on drawings: BS EN 1996, parts 1-3; 2005 and 2006, and PD 6697 :2010; all in strict accordance with Architect's Method Statement Section W Cleaning and Conservation of Stonework & Specification C41					
	Brickwork/ stonework repair					
A	areas < 30 units	115	nr			
B	areas > 30 units; isolated locations	142	m2			
	Repair to cracks; stitching across major cracks; stitching using high tensile stainless steel crack stitching bars/ straps or similar technique may be required where instructed and as directed specifically by the structural/conservation engineer; prior to filling any structural cracks; remove stones as instructed for a distance of a minimum of 900mm across the crack; clean stones, mark and set aside for possible re-use; do not adjust adjacent sound stonework to accommodate new stone unless instructed to do so; using removed stone or matching stone salvaged from elsewhere, fill each pocket with pieces of stone at least 200mm long; set stones in specified mortar; ensure vertical joints are between 15mm and 25mm wide and that the crack line is covered by a stone placed centrally across it; all in strict accordance with Architect's Method Statement Section W Cleaning and Conservation of Stonework					
	Brickwork/ stonework repair					
C	generally; isolated locations	120	m			

	Lead flashing replacement; removal and disposal of existing leadwork; install new lead flashings as specified; to BS EN 12588:206; patination oil to both sides; fixed in accordance with the manufacturer's instructions ; all lead work to be carried out to approved Lead Sheet Association details; all in strict accordance with Architect's Method Statement Section Q Roof Weathering Works at Boundary to Neighbouring Building; all in accordance with Architect's Drawing Nr's. 5151 and Specification					
	Flashings					
A	lead apron at existing roof abutment detail to no. 5 Great Georges St. (neighbouring property); 150 - 300mm girth; bends - 2; lead apron code 4 flashing over slate and into mortar joint, using lead wedges to secure; underlay turned up abutment behind lead apron; existing asbestos-containing slates to remain in situ and shall not be disturbed or damaged; allow for all necessary precautions and protection associated with working adjacent to asbestos-containing slates; refer to Architect's Drawing Nr. 5151 Detail O-O	14	m			
B	lead soakers at existing roof abutment detail to no. 5 Great Georges St. (neighbouring property); 150 - 300mm girth; bends - 1; stepped; slates interleaved with code 3 lead soakers with min. upstand of 75mm; fixed between roof tiles and dressed vertically to existing masonry wall; existing asbestos-containing slates to remain in situ and shall not be disturbed or damaged; allow for all necessary precautions and protection associated with working adjacent to asbestos-containing slates; refer to Architect's Drawing Nr. 5151 Detail O-O	14	m			
C	lead flashing at existing roof abutment detail to no. 2 Great Georges St. (neighbouring property); 600 - 750mm girth; bends - 2; code 4 lead ridge flashing to neighbouring property roof - existing fibre cement slate finish, may contain asbestos; flashing to be dressed over roof finish and turned up min. 150mm against vertical surfaces; refer to Architect's Drawing Nr. 5151 Detail N-N	9	m			
D	lead flashing & counter flashing at existing roof to no. 2 Great Georges St. (neighbouring property); 450 - 600mm girth; bends - 2; code 4 lead flashing to laid to junction of repaired small roof structure and main roof of no. 2 to ensure weatherproof junction; refer to Architect's Drawing Nr. 2004	4	m			
E	lead counter flashing at existing roof abutment detail to no. 2 Great Georges St. (neighbouring property); 150 - 300mm girth; bends - 1; code 4 lead counter flashing chased into existing masonry joints min. 25mm deep above primary flashing; counter flashing to overlap flashing below by min. 150mm to ensure weatherproof junction; refer to Architect's Drawing Nr. 5151 Detail N-N	9	m			
F	lead flashing at existing wall abutment to no. 2 Great Georges St. (neighbouring property); 150 - 300mm girth; bends -1; code 4 lead flashing chased into existing stone wall of existing neighbouring building; refer to Architect's Drawing Nr. 5151 Detail L-L	14	m			

A	lead flashing at verge to no. 2 Great Georges St. (neighbouring property) ; 150 - 300mm girth; bends -1; code 4 lead flashing; refer to Architect's Drawing Nr.1037	19	m			
	Localised repair of slate roof to neighbouring property No. 2 Georges Street (Protected Structure); careful removal of vegetation and existing slate roof covering to small roof structure (approx. 4m2); setting aside existing slates for reuse; protect adjoining building fabric and maintain weatherproofing throughout the works; allow for replacement of existing roofing underlay, battens and associated fixings; reinstate existing slates, including repair or replacement of existing slipped or damaged slates and renewal of fixings as necessary, with replacement slates to match existing (600 x 300 x 4mm Cedral Thruton Smooth blue/black or equivalent); potential risk of asbestos roof tiles; carefully execute all works to avoid damage to the existing roof and neighbouring Protected Structure; Contractor to undertake asbestos test prior to carrying out works; all in strict accordance with Architect's Method Statement Section Q Roof Weathering Works at Boundary to Neighbouring Building; all in accordance with Architect's Drawing Nr. 2004 and Specification H61/105					
	Repair & reinstatement					
B	existing slate roof covering	4	m2			
C	extra over for potential asbestos slates; careful removal & disposal of approx. 4m2 of asbestos containing roof slates, if identified by testing; works to be undertaken by a qualified & certified specialist contractor; allow for new slates to match existing	1	item			

COLLECTION

Page No. WEB/1

Page No. WEB/2

Page No. WEB/3

Page No. WEB/4

Page No. WEB/5

Page No. WEB/6

Page No. WEB/7

Page No. WEB/8

Page No. WEB/9

Page No. WEB/10

Page No. WEB/11

Page No. WEB/12

Page No. WEB/13

Page No. WEB/14

Page No. WEB/15

Page No. WEB/16

Page No. WEB/17

Page No. WEB/18

Page No. WEB/19

Page No. WEB/20

Page No. WEB/21

Page No. WEB/22

Page No. WEB/23

Page No. WEB/24

COLLECTION

Page No. WEB/25

Page No. WEB/26

Page No. WEB/27

Page No. WEB/28

Page No. WEB/29

Page No. WEB/30

Page No. WEB/31

Page No. WEB/32

Page No. WEB/33

Page No. WEB/34

Page No. WEB/35

Page No. WEB/36

Page No. WEB/37

Page No. WEB/38

(--) DEMOLITION AND ALTERATIONS
Carried to Summary

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	EXCAVATION & EARTHWORKS: Excavation				
	Excavation				
	Reduce levels				
A	depth < 2.00m	226	m3		
	Foundation slab thickenings				
B	depth < 2.00m; starting at reduced level	4	m3		
	Lift Pit				
C	< 2.00m deep; starting at reduced level	23	m3		
	Isolated pits (5nr.)				
D	< 2.00m deep; starting at reduced level	2	m3		
	Extra on excavation items for				
	Breaking out rock; excavation & disposal; mobilise & demobilise all plant as necessary				
E	generally	12	item		
	Excavation below ground water level				
F	excavating in groundwater below 3.2 datum level	255	m3		
	Breaking up existing structures; segregating all debris as required by the local authority and disposal off site to accredited tip				
G	breaking up existing lower ground floor reinforced concrete ramp; refer to Architect's Drawing Nr. 1020	6	m3		
H	breaking up existing lower ground floor slab; existing approx. 150mm concrete slab and 250mm stone filling; leave ready to receive new concrete ground floor slab; all as per the Engineer's Drawings Nr. LG/01 and Specification and Architect's Drawing Nr. 1020 (Ref: Demo 01)	283	m2		

	Excavation in a confined space					
A	excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/egress restrictions for labour, plant and material including hand excavation, reduced size plant where appropriate, basket out etc.	254	m3			
	Being next to existing building					
B	excavation next to existing building; excavate carefully and in a controlled sequence to avoid undermining, movement or damage to existing foundations, walls and other retained structures	164	m2			
	Working space; to lift pit; including backfilling with compacted granular fill material, T1 Structural 0/31.5mm crushed rock; as per SR21: 2016 Annex E; depositing in layers 150mm maximum thickness; compacting by mechanical means; include for all necessary earthwork supports to face of excavation as required; disposal of surplus excavated material off site; all in strict accordance with Engineers drawings and specification					
	Lift pit (1nr.)					
C	< 2.00m deep	25	m2			
	Disposal					
	Water					
D	surface	1	item			
E	ground	1	item			
	Excavated material					
F	off site	255	m3			
	Filling; compacted granular fill material, T1 Structural 0/31.5mm crushed rock; as per SR21: 2016 Annex E; all in accordance with Engineers Specification					
	To excavations					
G	average thickness > 250mm	7	m3			
	To make up levels					
H	average thickness < 250mm	86	m3			

	Filling; T2 perm 4-40mm compacted crushed limestone to SR 21: 2016 Annex E, laid and compacted in 225mm layers; all in accordance with Engineers specification					
	To make up levels					
A	average thickness < 250mm	71	m3			
	Blinding; T3 0-04mm crushed stone (DoP required); all in accordance with Engineers specification					
	Surface treatments					
B	50mm thick	285	m2			
	EXCAVATION AND EARTHWORK: Underpinning					
	Notes					
	extent of underpinning necessary to be decided by the engineer on excavation of trial pits prior to demolition; the Contractor shall be responsible for ensuring that their operations do not impair the safety of the existing structure; underpinning is to be carried out in short sections dug by hand not exceeding 600mm in length and in sequence indicated; the underside of the existing wall is to be cleaned off and hacked free of any dirt, soil or loose material before underpinning; underpinning is to be constructed in mass concrete 30N20 and excavating & concreting of any section of underpinning shall be carried out the same day; the mass concrete shall be poured to a depth of at least the same as the level of the adjacent excavation; it shall be well compacted with a bent podger or other means so that the concrete penetrates all the interstices of the underside of the existing wall; excavation of any section of underpinning shall not be commenced until at least 48 hours after completion of any adjacent section of work		Note			
	the Contractor shall appoint a competent person, properly qualified and experienced who shall be capable of recognising and assessing any potential hazards as they arise, to supervise underpinning operations		Note			
	the Contractor shall immediately inform the engineer if unexpected circumstances or obstructions are revealed on site by the underpinning excavations		Note			
	underpinning concreting in each section shall commence as soon as possible after the excavation is complete and shall be carried out as quickly as possible		Note			
	if delays between excavating and concreting occur the bottoms of all excavations which remain open for 12 hours or overnight shall be blinded with 50mm of mass concrete blinding		Note			
	the work shall be carried out in sections whose length shall not exceed one metre		Note			

	at no time shall a section be excavated immediately adjacent to a section in which concreting has just been completed		Note			
	compact the concrete with a vibrator so that the concrete penetrates all the gaps to the underside of existing wall/foundation		Note			
	Temporary support; in strict accordance with the Engineer's Drawings and Specifications					
	Under existing walls					
A	the Contractor is to allow in his tender rates for all temporary supports (labour, materials and plant) necessary to complete the underpinning works including undermining, needling, propping or bracing to raking resistance; the Contractor is also to allow in his tender rates for the design of the temporary works including calculations, details and specifications prepared by suitably qualified Consultant Engineer engaged by Contractor and approved by Project Engineer prior to execution (engaged Consultant Engineer must have suitable professional indemnity insurance to complete design works)	1	item			
	Excavation; disposal of surplus material offsite; in strict accordance with the Engineer's Drawings and Specifications					
	Preliminary					
B	depth < 2.00m	8	m3			
	Under existing walls					
C	depth < 2.00m	12	m3			
	Working space; filling with crushed stone; clause T1; compacting; disposing of excavated material off site; in strict accordance with the Engineer's Drawings and Specifications					
	To underpinning					
D	depth < 2.00m	12	m2			
	Underpinning; in strict accordance with the Engineer's Drawings and Specifications					
	Under existing stone walls					
E	mass concrete underpinning; prepare existing wall by cleaning and removing all dirt, soil and loose material; underpinning to be carried out in 1.0m max. segments; in situ concrete C32/40; vibrated and poured to underside of existing stone corballed foundation wall; 1700mm wide x 700mm deep; including 1 nr layer of A393 reinforcement mesh; shear keys between adjoining pours with T8 bars at 200mm spacings; as per Engineer's Drawing F-01 & F-05	7	m			
				To Collection €		

	Disposal; in strict accordance with the Engineer's Drawings and Specifications					
	Water					
A	surface	1	item			
	Excavated Material					
B	off site	20	m3			
	Filling; crushed stone to Annex E of SR21, laid and compacted in layers of 225mm deep; reference NSAI; in strict accordance with the Engineer's Drawings and Specifications					
	To excavations					
C	average thickness	8	m3			
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete; C8/10 lean-mix concrete					
	Blinding					
D	poured on and against earth or unblinded hardcore	1	m3			
	Reinforced screed; sand cement screed; SR3; all as per Architect's Specification M10/115					
	Screed					
E	75mm thick	283	m2			
	Reinforced in-situ concrete; grade C32/40 in accordance with I.S E.N 206-1:2002: exposure class XC2; all in accordance with Engineers specification					
	Foundation slab thickenings					
F	generally; reinforced	3	m3			
G	extra over for new foundation to be dowelled into existing stone corballed wall foundations at 400mm ctrs.	1	item			
	Foundation; to lift pits					
H	generally; reinforced	5	m3			
I	extra over for new foundation to be dowelled into existing stone corballed wall foundations at 400mm ctrs.	1	item			
	Isolated foundations					
J	generally; reinforced	1	m3			

A	extra over for new foundation to be dowelled into existing stone corballed wall foundations at 400mm ctrs.	1	item			
	Beds					
B	< 150mm thick; reinforced	43	m3			
	Lift pit walls					
C	> 150mm thick; reinforced	5	m3			
	CONCRETE WORK: Sundries					
	Treating surfaces of unset concrete					
	Powerfloating					
D	generally	283	m2			
	Trowelling					
E	generally	283	m2			
	Joints in floor slab; as per Engineers Drawing Nr. J-01 and Specifications					
	Isolation joint; 12.5mm thick TF70 to be sealed with Expoflex 800 or equivalent					
F	generally	242	m			
	Control joint; saw cut surface groove 5-10mm wide; joint to be sealed with Expoflex 800 or equivalent					
G	generally	150	m			
	Construction joint; including 16mm diameter tie-bars set parallel with the slab and with minimum half-length embedment each side of the joint, T16 dowels 1000mm long at 400mm centres, together with polyethylene closed-cell expanded joint foam filler board, sealed with Expoflex 800 or equivalent; joint to b formed not cut with plastic strip joint strip struck onto hardened edge before pouring infill to form sealing groove					
H	generally	75	m			
	CONCRETE WORK: Reinforcement					
	Reinforcement; bars; BS 4449:2005; high yield steel; all as per Engineer's Specification					
	Straight or bent, including links					
I	nominal size < 12mm diameter	11.26	tn			
J	nominal size 12-25mm diameter	2.80	tn			

	Fabric; hard drawn mild steel wire Grade B500B to BS 4449:2005; lapped as indicated (no allowance in measurement for laps)					
	Reference A393; 350 minimum laps					
A	horizontal; to foundation thickenings	14	m2			
B	horizontal; to isolated foundations	15	m2			
C	horizontal; to floor slab	565	m2			
	CONCRETE WORK: Formwork					
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; as per the Engineer's Specification, Section ; all to comply with the Engineer's Specification, Formwork Sections					
	Sides of foundations					
D	250 - 500mm high	43	m			
	Kickers					
E	to walls	21	m			
	Lift Pit Walls					
F	vertically; to lift pit	33	m2			
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Concrete thermal block; Mannok Aircrete or equivalent; to create thermal break; laid in half lap stretcher bonding; blockwork minimum compressive strength of 13N/mm2 bedded in M12 mortar to BS EN 998-2; all to be in accordance with the Engineers Specification and Architect's Specification F10/355					
	Door threshold					
G	215mm thick	2	m2			
	Labours					
H	on blockwork generally	1	item			

	ROOFING, CLADDING AND WATERPROOFING: Mastic Asphalt, Waterproof & Gas Proof Non-Metal Flexible Sheet Coverings					
	Tanking; protection board 03 on bituthene 800XP waterproofing membrane on bithuthene primer S2 to reinforced concrete lift pit walls and base; all in strict accordance with manufacturers recommendations; all as per Engineer's Drawing Nr. F-05 Section 2-2 and Specifications					
	Tanking					
A	horizontal; > 300mm wide: to top of lift pit base perimeter	8	m2			
B	vertical; > 300mm wide: to lift pit walls, base & face of underpinning	40	m2			
C	extra over for hydrophilic strip; Adcor 500s or equivalent; refer to Engineer's Drawing Nr. F-05 Section 2-2	10	m			
	Tanking; bithuthene preprufe 300R Plus LT waterproofing membrane or equivalent to reinforced concrete lift pit walls and base; all in strict accordance with manufacturers recommendations; all as per Engineer's Drawing Nr. F-05 Section 2-2 and Specifications					
	Tanking					
D	horizontal; > 300mm wide: to lift pit base & underpinning	18	m2			
E	vertical; > 300mm wide: to sides of lift pit base & underpinning	8	m2			
	Cavity drainage membrane system; Delta membrane MS20 or equivalent ; to BS EN 13252; Type C cavity drainage to BS 8102:2022; dimpled sheeting membrane with plastic mesh; high density polyethylene (HDPE) cavity drain; 20mm stud height; membrane corner strip and DPC to internal stone walls to be supplied and fitted in accordance with the manufacturers instructions; all as per Architect's Drawings Nr. 5012 Detail 11 and Specification J40/290					
	Damp proofing					
F	horizontal; > 300mm wide	283	m2			
G	extra over for; membrane corner strip and DPC to internal stone walls	264	m			
H	vertical; > 300mm wide	159	m2			
	Polythene sheet separating layer; lapping, fixing & sealing in strict accordance with the manufacturers and to the full satisfaction of the Architect; all as per Architect's Drawing Nr's. 5012 Detail 09 & 5033 and Specification J40/140					
	Horizontal					
I	> 300mm wide; laid under concrete screed	283	m2			
J	extra; turned up at edges	272	m			

A	> 300mm wide; laid under concrete bed	283	m2			
B	extra; turned up at edges	272	m			
	Radon protection system; gas resistant cavity membrane; Monarflex RMB 400 or equivalent; four-layer gas and moisture barrier comprising a multifilament reinforcing grid with films of extruded low density polyethylene (LDPE) laminated on both sides to form a monolithic membrane; all joints fully bonded with jointing tape; liquid radon sealant to pipes and ducts, self adhesive tapes to columns; lapped; in strict accordance with the manufacturers instructions and agreement certificate; all as per Architect's Drawing Nr. 5012 Detail 11 and Specification J40/140 & D21/140					
	Horizontal					
C	> 300mm wide	283	m2			
	Vertical					
D	> 300mm wide; to existing stone walls	124	m2			
E	> 300mm wide; to new blockwork/ RC walls	36	m2			
	Radon vent pipe; approved uPVC pipes and fittings; laid in elsewhere measured hardcore filling; all as per the Architect's Drawing Nr. 1031 and Specification D21/110					
	Radon gas protection					
F	110mm diameter; horizontal	28	m			
G	110mm diameter; vertical	2	m			
	Extra over on					
H	Extra over for; forming ope through approx. 1000mm thick internal stonework wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	2	nr			
I	Extra over for; forming ope through 660mm thick external stonework wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	2	nr			
J	Extra over for; excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	item			

	Easi-Sump & Cap-Link system or equivalent; medium density polyethylene; proprietary units; complete with all necessary & associated fittings; BBA Certificate; all in strict accordance with the manufacturers instructions; all as per the Architect's Drawing Nr. 1031 and Specification D21/110					
	Laid in position					
A	400 x 400 x 160mm radon sump	2	nr			
B	sealed termination cap; pipework turned up to ground level and capped; filling around with cement lime mortar (1:1:6)	2	nr			
	Collars; vacuum-formed LDPE collar designed to seal 110mm diameter pipes; fitted in strict accordance with the manufacturer's instructions					
	Fixed in position					
C	110mm diameter protrusions through membrane	15	nr			
	Damp proof courses; to Architect's approval; 100mm laps at joints and full laps at angles; no allowance in measurement for laps; bedding in cement mortar; as per Architect's Drawings and Specification F30/330A					
	Damp proof courses					
D	width exceeding 225mm; horizontal	5	m2			
E	extra; bonding to radon membrane with double side radon tape	11	m			
	WOODWORK: Ironmongery, Accessories & Sundries					
	Floor insulation board; Polyisocyanurate 'PIR' foam boards; Kingspan Kooltherm K3 or equivalent; Phenolic, load-bearing foil-backed insulation boards; boards butted, no gaps (to take a floating screed finish); to achieve maximum thermal conductivity 0.025W/mK; fixed in strict accordance with the manufacturers instructions and Architects specification; all as per Architect's Drawing Nr. 5012 Detail 09 and 5033 and Specification E20/215 & P10/111 Type B					
	Thermal					
F	horizontal; 120mm thick	283	m2			
G	vertical; 50mm thick; 75mm high	240	m			
	Airtightness tapes; Pro Clima Contega Solido or equivalent; sealing between existing stone walls and radon barrier; sealed all penetrations though air barrier with flexible sealant; fixed in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr. 5033 and Specification P10					
	Air penetration sealant & tapes					
H	to edge of floor slab at wall junctions	258	m			

	STRUCTURAL: Steelwork					
	Structural steelwork; execution class EXC2; Grade S355 manufactured in accordance with BS 7079, BS EN ISO 8501-1, BS EN ISO 8503-2, BS EN 10163-1 & EN 10210-1 where relevant unless otherwise noted in Engineer's Drawings; the specification for the structural steel elements of the structure shall be the National Structural Steel Specification (NSSS) for Building Construction (5th Edition CE Marking Version), published by the BCSA, in conjunction with the attached particular information and amendments; steel to steel bolted connections with Grade 8.8 bolts; all holes to be drilled to 2mm clearance; ends of all stiffeners to be machined for contact end bearing and chamfered 15mm to avoid root fillet if required; where necessary steel packing plates shall be provided to ensure gap between adjacent surfaces does not exceed 2mm; washers to be used where slotted holes are specified; all weld sizes to be 6mm; all in accordance with Engineers Specification					
	Fabricated members; columns; < 25kg/m					
A	120 x 120 x 10 SHS	0.07	tn			
	Pre-Fabrication; blast clean to Swedish Standard Sa 2 1/2 BS 4232; as per Engineers Specification					
B	Protective coatings; off site	0.07	tn			
	Post-Fabrication; primed and painted with high build epoxy to a DFT of 100 microns in two coatings; spot primed after erection; all in accordance with Engineers Specification					
C	Protective coatings; off site	0.07	tn			
	Bolts					
	M20 Hilti HIT-HY200 and HIT-V rod, or equivalent; 100mm embedment; including all bolts, washers, etc; complete; installed in strict accordance with the manufacturer's recommendations; all as per Engineer's Drawing Nr. F-05					
D	M20; 150mm long	24	nr			
	Holding down assembles					
	Galvanised mild steel base plate; 4nr. 20mm diameter holes, 1 nr. neoprene washer per hole					
E	200 x 200 x 10mm thick; bolted to concrete pad	4	nr			
F	300 x 300 x 10mm thick; bolted to concrete pad	2	nr			

	Grouting					
	Base plates; with 20mm non-shrink epoxy grout under steel; all as per Engineer's Drawing Nr. F-05 and Specification					
A	200 x 200mm	4	nr			
B	300 x 300mm	2	nr			
	Sundries					
	Drilling holes through reinforced concrete pads					
C	for M20 bolts	24	nr			
	DRAINAGE: Below Ground (Drainage Beneath Floor Slab)					
	Excavating trenches to receive pipes; starting at new hardcore bed level; fill bed and surround with granular fill material as per SR21: 2014 Annex E, laid and compacted in 150mm layers; removal of surplus excavated material off site; all as per Engineer's Drawings Nr. DP01 and Specification 2.2					
	Excavating trenches to receive pipes; < 250mm nominal diameter					
D	average depth of trench 0.50 - 1.00m; excavating in groundwater below 3.2 datum level	231	m			
	Extra over excavating trenches irrespective of depth					
E	bedding and surrounding 110mm pipes in C20/25 concrete; 600mm wide x 400mm high	149	m			
F	bedding and surrounding 150mm pipes in C20/25 concrete; 600mm wide x 400mm high	82	m			
G	forming ope through 660mm thick internal stonework wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	10	nr			
H	forming ope through 1000mm thick internal stonework wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	1	nr			
I	forming ope through 660mm thick internal stonework wall for 150mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	4	nr			
J	forming ope through 660mm thick external stonework wall for 150mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	3	nr			

A	excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	item			
	Disposal					
	Water					
B	surface	1	item			
C	ground	1	item			
	Drains; uPVC; SN8; to BS4514; complete with flexible ring sealed jointing, complete with all ancillary fittings; all as per Engineer's Drawing Nr. DP01 and Specification					
	Pipework; laid in trenches					
D	110mm nominal size	149	m			
E	extra over; bends	13	nr			
F	110 x 110 x 110mm swept branch	27	nr			
G	150mm nominal size	82	m			
H	150mm bends	28	nr			
I	110 x 150 x 150mm swept branch	28	nr			
J	vertical pipework cast into floor slab; < 1000mm long overall; including capping end and sealing to elsewhere allowed waste pipe; 110mm diameter	15	nr			
K	extra over for non return valve on drainage exit pipework from unit 3	1	nr			
	Foul sewer access junction, uPVC type; 150mm diameter outlet, trapped ; bedding & surrounding in concrete; necessary excavation & disposal; standard 600 x 600mm clear opening; complete with Kent Stainless Solo Paver cover and frame or equivalent, incorporating locking bolts; all as per the Engineer's Drawing Nr. DP01 and Specifications; as per Architect's Specification P30/301					
	Pipe accessories					
L	access junctions	4	nr			

	Combined sewer access junction, uPVC type; 150mm diameter outlet, trapped; bedding & surrounding in concrete; necessary excavation & disposal; standard 600 x 600mm clear opening; complete with Kent Stainless Solo Paver cover and frame or equivalent, incorporating locking bolts; all as per the Engineer's Drawing Nr. DP01 and Specifications; as per Architect's Specification P30/301					
	Pipe accessories					
A	access junctions	9	nr			
	Non return valve chamber; 150mm diameter outlet, trapped; bedding & surrounding in concrete; necessary excavation & disposal; standard 450 x 450mm clear opening; complete with Kent Stainless Solo Paver cover and frame or equivalent, incorporating locking bolts; all as per the Engineer's Drawing Nr. LG/01 and Specifications; as per Architect's Specification P30/301					
	Non return valve chamber					
B	450 x 450 x 450mm deep	1	nr			
	Sump chamber; 150mm diameter outlet, trapped; bedding & surrounding in concrete; necessary excavation & disposal; standard 450 x 450mm clear opening; complete with Kent Stainless Solo Paver cover and frame or equivalent, incorporating locking bolts; all as per the Engineer's Drawing Nr. LG/01 and Specifications; as per Architect's Specification P30/301					
	Sump chamber					
C	450 x 450 x 450mm deep	1	nr			
	Drainage channel; Delta drainage channel or equivalent; 80mm wide x 50mm high with 20mm upstand; including all necessary connector pieces: corner pieces, T pieces, end caps and drainage outlets; 110mm drainage outlet every 25m; inspection flushing port every 6m; cores through wall to link channels through rooms; including 50mm thick screed filler surround; all as per the Architect's Drawings Nr. 5012 Detail 11					
	Drainage channel					
D	generally	271	m			
E	sump	1	nr			
F	forming ope through 660mm thick internal stonework wall for channels; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	12	nr			

	Connection to existing manhole					
	Connection to existing foul water manhole; carefully removing/lifting to prevent damage; including all necessary saw cutting, excavation, forming openings, adapting channels and benching as required; including all necessary temporary diversions; temporary and permanent reinstatement to match existing; all temporary and permanent reinstatement shall be in strict accordance with the Architect's and Engineer's Specifications					
A	150mm diameter pipe; connection at 1500mm (approximately) below existing cover level; to existing drainage line	1	nr			
	SITE SERVICES: Below Ground (Services Ducts Beneath Floor Slab)					
	Excavating trenches to receive pipes; starting at new hardcore bed level; 150mm 10mm granular material bed and surround to pipe; backfilling above covering to pipes with clause 808; granular fill material as per SR21: 2004 Annex E; removal of surplus excavated material off site; all as per the Services Engineer's Drawing Nr. SI-DR-E-0201 and Specification					
	Excavating trenches for pipes; < 250mm nominal diameter					
B	average depth of trench 0.50 - 1.00m; 1 no. duct; excavating in groundwater below 3.2 datum level	12	m			
C	average depth of trench 0.50 - 1.00m; 2 no. ducts; excavating in groundwater below 3.2 datum level	6	m			
D	extra over for; bedding and surrounding 110mm pipes in C20/25 concrete; 300mm wide x 300mm high	12	m			
E	extra over for; bedding and surrounding 2no. 125mm pipes in C20/25 concrete; 700mm wide x 300mm high	6	m			
F	extra over for; forming ope through 660mm thick external stonework wall for 2no. 125mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	2	nr			
G	extra over for; forming ope through 660mm thick external stonework wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	2	nr			
	Extra over excavating trenches irrespective of depth					
H	excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	item			

	Disposal				
	Water				
A	surface	1	item		
B	ground	1	item		
	uPVC pipes and fittings; watertight; couplers in the running length; complete with draw wire				
	Pipework; laid in trenches				
C	110mm nominal size	12	m		
D	110mm nominal size; vertical pipework cast into floor slab; not exceeding 1000mm long overall; including capping end and sealing to elsewhere allowed pipe	2	nr		
E	extra over; bends, including haunching in concrete	4	nr		
F	extra over; long radius bends, including haunching in concrete	3	nr		
G	125mm nominal size	12	m		
H	125mm nominal size; vertical pipework cast into floor slab; not exceeding 1000mm long overall; including capping end and sealing to elsewhere allowed pipe	4	nr		
I	extra over; bends, including haunching in concrete	4	nr		
J	extra over; long radius bends, including haunching in concrete	4	nr		

COLLECTION					
Page No. WEB/41					
Page No. WEB/42					
Page No. WEB/43					
Page No. WEB/44					
Page No. WEB/45					
Page No. WEB/46					
Page No. WEB/47					
Page No. WEB/48					
Page No. WEB/49					
Page No. WEB/50					
Page No. WEB/51					
Page No. WEB/52					
Page No. WEB/53					
Page No. WEB/54					
Page No. WEB/55					
Page No. WEB/56					
(19) SUBSTRUCTURES Carried to Summary					

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	DEMOLITION & ALTERATIONS: Treatment/Repairs				
	Removal of existing timber lintels and replacement with new precast prestressed concrete lintels; including temporary supports, needling and propping as required; careful removal of existing lintels; install new lintels, including all bearings, packing, bedding, fixings and associated works; making good any damage caused by temporary supports and removal works; making good all disturbed finishes and junctions with retained structures; segregation and disposal of all debris off site to an accredited facility; include for treating masonry void with a boron based fungicidal solution; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment, Section K New Structural Opes MS & Specification C41 & C52; refer to Engineer's Drawing Nr's. SA/03, SA/04, SA/05, LG-03, G-04, 1-02, 2-02 & 3-02				
	Replacement lintels (LGF)				
A	approx. structural opening in existing stone masonry external wall; 1500mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	6	nr		
B	approx. structural opening in existing stone masonry external wall; 1100mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	1	nr		
C	approx. structural opening in existing stone masonry external wall; 800mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr		

	Existing timber lintels to be inspected and replaced accordingly; where necessary replace with standard precast prestressed concrete lintels; including temporary supports, needling and propping as required; careful removal of existing lintels; install new lintels, including all bearings, packing, bedding, fixings and associated works; making good any damage caused by temporary supports and removal works; making good all disturbed finishes and junctions with retained structures; segregation and disposal of all debris off site to an accredited facility; include for treating masonry void with a boron based fungicidal solution; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment, Section K New Structural Opes MS & Specification C41 & C52; refer to Engineer's Drawing Nr's. SA/03, SA/04, SA/05, LG-03, G-04, 1-02, 2-02 & 3-02					
	Replacement lintels (UGF)					
A	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	12	nr			
B	approx. structural opening in existing stone masonry external wall; 1500mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	8	nr			
	Replacement lintels (FF)					
C	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	13	nr			
D	approx. structural opening in existing stone masonry external wall; 1500mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	8	nr			
	Replacement lintels (SF)					
E	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	13	nr			

A	approx. structural opening in existing stone masonry external wall; 1500mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	8	nr			
	Replacement lintels (TF)					
B	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	13	nr			
C	approx. structural opening in existing stone masonry external wall; 1500mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	8	nr			
	Re-build parapet walls; reconstruct stone masonry wall over and around proposed new concrete ring beam with reclaimed brick/ stonemasonry; min. 25mm thick layer of lime mortar to separate existing and new brickwork from concrete ring beam; take each dismantled and marked masonry unit (stored on site and adequately protected from damage / adverse weather conditions) and re-build with strict adherence to its original position in the construction; match previous face and joint lines, joint widths and bonding; adequately bonded to retained work / backing masonry as appropriate; mortar mix as Section Z21; hydraulic lime and sand or lime-putty and sand; cleaned, sharp sand as per lime supplier's recommendations; dampen joint surfaces as necessary, to control suction; laying masonry units on a full bed of mortar, perpend joints filled; remove mortar and grout splashes immediately from exposed faces; do not disturb, damage or mark adjacent retained masonry; all other masonry to be adequately propped to prevent collapse; all as per Architects Drawing Nr. 5011 Detail 02 & Engineer's Drawing 4/02 Section D-D and Specification Section C41/320					
	Re-building wall					
D	650mm thick solid wall; to north elevation; refer to Architects Drawing Nr. 5011 Detail 09	22	m2			
E	extra over for 100mm thick high performance thermal concrete blocks (AAC) with λ ≤0.11 W/mK to IS EN 771-4; grade 13N/sqmm	22	m2			
F	650mm thick solid wall; to south elevation (terrace); refer to Architects Drawing Nr. 5010 Detail 02	9	m2			

A	extra over for 100mm/215mm thick high performance thermal concrete blocks (AAC) with λ ≤0.11 W/mK to IS EN 771-4; grade 13N/sqmm; refer to Architects Drawing Nr. 5010 Detail 02	9	m2			
B	650mm thick solid wall; to south elevation; refer to Architects Drawing Nr. 5011 Detail 02	15	m2			
C	extra over for 100mm/215mm thick high performance thermal concrete blocks (AAC) with λ ≤0.11 W/mK to IS EN 771-4; grade 13N/sqmm; refer to Architects Drawing Nr. 5011 Detail 02	15	m2			
D	650mm thick solid wall; to east elevation; refer to Architects Drawing Nr. 5012 Detail 02	16	m2			
E	extra over for 215mm thick high performance thermal concrete blocks (AAC) with λ ≤0.11 W/mK to IS EN 771-4; grade 13N/sqmm; refer to Architects Drawing Nr. 5011 Detail 02	16	m2			
	Replacement window cill; limestone; 1200 x 300 x 120mm approx. dimensions; recovered cill where possible; free from vents, cracks, fissures, discolouration, or other defects that may adversely affect strength, durability or appearance; repair by indenting new piece of stone to match; bedding in mortar mix: 1:3:12 white cement: lime: sand; 1:3 feebly hydraulic lime: sand, to approval; as all per Architects Drawing Nr's. 2001, 2002 & 2003 & Specification C41					
	Stone cill replacement					
F	1900mm x 300 x 120mm approx. dimensions	1	nr			
G	1800mm x 300 x 120mm approx. dimensions	4	nr			
H	1600mm x 300 x 120mm approx. dimensions	1	nr			
	Reinstatement window cill; limestone; cill retained from demolition works; remove form storage and refurbish as per MS; repair by indenting new piece of stone to match; bedding in mortar mix: 1:3:12 white cement: lime: sand; 1:3 feebly hydraulic lime: sand, to approval; as all per Architect's Drawing Nr. 2003 (Ref: 07) & Specification C41					
	Stone cill reinstatement					
I	1200mm x 300 x 120mm approx. dimensions	2	nr			

	Cleaning and repair of existing limestone cills; including removal of loose and defective material and localised stone repairs to cracks, chips, spalling and weathered areas; removal of existing paint coatings to north facade cills using suitable approved methods; cleaning of limestone to remove dirt, staining and surface deposits; making good repairs to match existing stone profile and finish; including all necessary preparation, protection and making good; complete; as all per Architect's Drawing Nr's. 2001, 2002 & 2003 (Ref: 06) & Specification C41; all in accordance with the Architect's Method Statement Section W Cleaning and Conservation of Stonework					
	Cleaning and repair of limestone cill					
A	generally	84	m			
B	extra over for; existing paint layer to be removed, where applicable exposing natural stone beneath	36	m			
	METALWORK: Non-Structural					
	Bespoke aluminium flashing; 3mm thick aluminium extruded flashing; powder coated to selected RAL colour; flashing to provide surface to weld roof membrane; joints between sections to be sealed with compatible exterior grade sealant; complete with all necessary accessories and fixings; fixed in strict accordance with the manufacturer's instructions; all in accordance with Architect's Drawing Nr. 5013 Detail 07 and Specification					
	Flashing					
C	girth 300mm - 450mm; bend - 3rs.	46	m			
	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Decking					
	Capping; Soladrilho 'Face TR' extruded glazed terracotta (faience) ventilated rainscreen facade system or equivalent; used as capping to the perimeter of masonry wall; capping to be mechanically fixed to concrete below; 30mm thick tongue and groove terracotta panel capping to be mechanically fixed to concrete below with Elemental proprietary stainless steel clip system or equivalent glazed terracotta cladding system; faience capping slabs to be laid on and jointed with lime mortar mix; mortar: NHL 2 Coarse (Premix Mortar), mix ratio -2:5, aggregate - 5mm down; lime mortar bed to be laid on and including angled, levelling poured concrete capping over masonry below; proprietary clips to secure capping in place, fixed to concrete base; including flexible polyethylene DPC (min. 500 micron) to BS EN 14909, laid full width of wall in mortar bed with 150mm laps, continuous with adjacent DPM / cavity tray; all in accordance with Architects Drawing Nr's. 1036 & 1037 & Specification H92/110					
	Capping; to rebuilt masonry wall					
D	700mm wide; refer to Architect's Drawing Nr. 5010 Detail 02 & 10	41	m			

A	400mm wide; refer to Architect's Drawing Nr. 5012 Detail 02	17	m			

COLLECTION

Page No. WEB/58

Page No. WEB/59

Page No. WEB/60

Page No. WEB/61

Page No. WEB/62

Page No. WEB/63

(21) EXTERNAL WALLS
Carried to Summary

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Removal of existing timber lintels and replacement with new precast prestressed concrete lintels; including temporary supports, needling and propping as required; careful removal of existing lintels; install new lintels, including all bearings, packing, bedding, fixings and associated works; making good any damage caused by temporary supports and removal works; making good all disturbed finishes and junctions with retained structures; segregation and disposal of all debris off site to an accredited facility; include for treating masonry void with a boron based fungicidal solution; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment, Section K New Structural Opes MS & Specification C41 & C52; refer to Engineer's Drawing Nr's. SA/03, SA/04, SA/05, LG-03, G-04, 1-02, 2-02 & 3-02					
	Replacement lintels (LGF)					
A	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 400mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr			

	Existing timber lintels to be inspected and replaced accordingly; where necessary replace with standard precast prestressed concrete lintels; including temporary supports, needling and propping as required; careful removal of existing lintels; install new lintels, including all bearings, packing, bedding, fixings and associated works; making good any damage caused by temporary supports and removal works; making good all disturbed finishes and junctions with retained structures; segregation and disposal of all debris off site to an accredited facility; include for treating masonry void with a boron based fungicidal solution; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment, Section K New Structural Opes MS & Specification C41 & C52; refer to Engineer's Drawing Nr's. SA/03, SA/04, SA/05, LG-03, G-04, 1-02, 2-02 & 3-02					
	Replacement lintels (UGF)					
A	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	7	nr			
B	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr			
C	approx. structural opening in existing stone masonry internal wall; 1500mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr			
D	approx. structural opening in existing stone masonry internal wall; 1300mm (w) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr			
	Replacement lintels (FF)					
E	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	10	nr			

A	approx. structural opening in existing stone masonry external wall; 1200mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	1	nr			
B	approx. structural opening in existing stone masonry external wall; 800mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	1	nr			
C	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	3	nr			
D	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr			
	Replacement lintels (SF)					
E	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	10	nr			
F	approx. structural opening in existing stone masonry external wall; 1200mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	1	nr			
G	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	3	nr			

A	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	3	nr			
	Replacement lintels (TF)					
B	inspection of existing timber lintel; including opening up as necessary to expose the lintel, inspection of its condition, size, bearing and extent, and reporting findings to the Engineer prior to commencement of replacement works; including making good all disturbed finishes on completion	10	nr			
C	approx. structural opening in existing stone masonry external wall; 1200mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	1	nr			
D	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	3	nr			
E	approx. structural opening in existing stone masonry internal wall; 1100mm (w) x 300mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	2	nr			
F	approx. structural opening in existing stone masonry internal wall; 600mm (w) x 700mm (d) overall size; provide precast prestressed concrete lintels over openings with min. 150mm bearing; number of lintels to suit depth of wall; including 2nr. 450 x 225mm high concrete bearing pads and forming pocket opening in wall for same; dry pack high strength non-shrink grout between underside of wall and concrete lintels; (Ref: D - Lintel Layout)	1	nr			

	Rebuilding of brick cellar vault shelving of timber-brick partition wall; partition to be rebuilt in a new oak frame with timber-brick infill to match original proportions and appearance; new oak frame to match original proportions, stud spacing, and jointing; use traditional mortice-and-tenon joints pegged with oak dowels; oak to be air-dried, free of sapwood, and suitable for internal structural use; construct brick infill panels with salvaged bricks where possible, supplement with matching handmade bricks; bed bricks in lime mortar (NHL 2 or equivalent) to ensure breathability; infill to be laid flush or slightly recessed, matching original appearance; ensure no rigid connection between infill and oak frame to allow differential movement; adequately bonded to existing stone masonry wall as appropriate; limewash or breathable finish to be applied if historically appropriate; no cementitious materials permitted; all in accordance with the Architect's Drawing Nr's. 1031 & 7102; all in strict accordance with Architect's Method Statement Section AA Brick Cellar Vault Shelving					
	Walls					
A	102mm thick; vertical cellar walls	21	m2			
B	160mm thick; timber-brick partition wall	6	m2			
C	extra over for; forming openings; overall size 770mm x 2100mm	1	nr			
	Shelving					
D	950mm (w) x 650mm (d) x 150mm to 310mm thick approx. dimensions; brick cellar shelving with arch	12	nr			
	Labours					
E	on blockwork generally	1	item			
	CONCRETE WORK: Precast Concrete					
	Lintels; precast, prestressed units; bedding & jointing in gauged mortar (1 :1:6); fixed in strict accordance with the manufacturers instructions; refer to Engineer's Drawing Nr's. LG-03, G-04, 1-02, 2-02 & 3-02 and Specification for details					
	Lintels					
F	100 x 65mm	8	m			
G	215 x 65mm	10	m			

	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Exposed red clay brick walls; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; tying brickwork to blockwork with stainless steel wall ties at 450mm ctrs.; all in accordance with the Architect's Drawing Nr's. 1031 & 7102 and Specification F10/230					
	Walls					
A	102mm thick; (Ref: IW_05)	17	m2			
	Labours					
B	on brickwork	1	item			
	Standard quality solid concrete blocks to IS 20; grade 13N/mm2; in gauged mortar (1:1:6)					
	Walls					
C	215mm thick; (Ref: IW_08 & IW_09)	183	m2			
D	extra over for 215mm thick high performance thermal concrete blocks (AAC) with λ ≤0.11 W/mK to IS EN 771-4; grade 13N/sqmm; refer to Engineer's Drawing Nr. F/05	5	m2			
	Labours					
E	on blockwork generally	1	item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
F	bonding 215mm thick blockwork to existing stone corballed wall; blockwork mechanically fixed to existing stone masonry wall with galvanised steel wall starters at 450mm ctrs; as per Engineers Drawings and Specification	13	m			
G	bonding 102mm thick brickwork to proposed blockwork wall; brickwork mechanically fixed to existing stone masonry wall with galvanised steel wall starters at 450mm ctrs; as per Engineers Drawings and Specification	3	m			

	WOODWORK: Ironmongery, Accessories and Sundries					
	Fire stopping system; sealing junction between fire rated partition and other finishes; in strict accordance with the manufacturers instructions; all as per Architect's Drawings and Specification P12					
	Sundries					
A	intumescent seals; 60min fire rated; horizontal; to blockwork	13	m			
B	intumescent seals; 60min fire rated; vertical	396	m			
	FLOOR, WALL AND CEILING FINISHES: Stud Partitions					
	Notes					
	metal angle beads and lathing at junctions of differing backgrounds are deemed to be included		Note			
	metal stop beads, shadow gaps, irrespective of background, are deemed to be included		Note			
	Metal stud partitions; 60 minute fire rated; fire resistant metal stud partition built around steel frame (frame measured elsewhere); 70mm metal stud framing including head and sole plates, studs fixed at 600mm centres; 70mm thick acoustic insulation roll installed between studs, fixed in accordance with the frame manufacturer's specification; 2 no. layers Type F 12.5mm fire-resistant plasterboard, each sides of partition; all vertical and horizontal joints taped, joint filler and joint paper tape applied in accordance with plasterboard manufacturer's instructions; 1no. layer 18mm plywood between plasterboard and metal stud to allow for elsewhere measured timber panel fixing; 2mm skim coat plaster both sides, steel-trowelled to a smooth finish, both sides; perimeter fire-rated sealant installed in accordance with manufacturer's specification; fixings, board installation and system build-up to be carried out in strict accordance with the manufacturers' instructions; completed partition to achieve 60 minute fire resistance; all as per Architect's Drawing Nr's. 1031 - 1035 (Ref: IW-10) and Specification K10/115					
	Partitions					
C	height 4280mm; nominal thickness 142mm; to upper ground floor	7	m			
D	height 4320mm; nominal thickness 142mm; to first floor	7	m			
E	height 3190mm; nominal thickness 142mm; to second floor	7	m			
F	height 3200mm; nominal thickness 142mm; to third floor	7	m			
	Extra over for					
G	abutments to other finishes; fill and scrim joints both sides of partition	8	nr			
H	forming openings; overall size 900mm x 2140mm	2	nr			

	Metal stud partitions; 60 minute fire rated; 70mm metal stud framing including head and sole plates, studs fixed at 600mm centres; 70mm thick acoustic insulation roll installed between studs, fixed in accordance with the frame manufacturer's specification; 2 no. layers Type F fire-resistant plasterboard, both sides of partition; all vertical and horizontal joints taped, joint filler and joint paper tape applied in accordance with plasterboard manufacturer's instructions; 2mm skim coat plaster, steel-trowelled to a smooth finish, both sides; perimeter fire -rated sealant installed in accordance with manufacturer's specification; fixings, board installation and system build-up to be carried out in strict accordance with the manufacturers' instructions; completed partition to achieve 60 minute fire resistance; all as per Architect's Drawing Nr's. 1031 - 1035 (Ref: IW-11) and Specification K10/115				
	Partitions				
A	height 2740mm; nominal thickness 124mm; to lower ground floor	23	m		
B	height 4280mm; nominal thickness 124mm; to upper ground floor	2	m		
C	height 4320mm; nominal thickness 124mm; to first floor	3	m		
D	height 3190mm; nominal thickness 124mm; to second floor	16	m		
E	height 3200mm; nominal thickness 124mm; to third floor	15	m		
	Extra over for				
F	angles to partitions	11	nr		
G	three way intersections	10	nr		
H	abutments to other finishes; fill and scrim joints both sides of partition	45	nr		
I	forming openings; overall size 1800mm x 2100mm	6	nr		
J	forming openings; overall size 1270mm x 1980mm	4	nr		
K	forming openings; overall size 1000mm x 2110mm	2	nr		
L	forming openings; overall size 985mm x 2110mm	1	nr		
M	forming openings; overall size 1275mm x 2805mm	3	nr		
N	forming openings; overall size 900mm x 2100mm	6	nr		
O	12mm plywood board fixed between plasterboard and studs to allow for timber panelling fixing rails on one side of stud wall; (Ref: IW_11A)	28	m2		

	Metal stud partitions; 30 minute fire rated; 70mm metal stud framing including head and sole plates, studs fixed at 600mm centres; 50mm thick acoustic insulation roll installed between studs, fixed in accordance with the frame manufacturer's specification; 1 no. layer Type F fire-resistant plasterboard, both sides of partition; all vertical and horizontal joints taped, joint filler and joint paper tape applied in accordance with plasterboard manufacturer's instructions; 2mm skim coat plaster, steel-trowelled to a smooth finish, both sides; perimeter fire -rated sealant installed in accordance with manufacturer's specification; fixings, board installation and system build-up to be carried out in strict accordance with the manufacturers' instructions; completed partition to achieve 30 minute fire resistance; all as per Architect's Drawing Nr's. 1031 - 1035 (Ref: IW-12) and Specification K10/115				
	Partitions				
A	height 2740mm; nominal thickness 95mm; to lower ground floor	49	m		
B	height 4280mm; nominal thickness 95mm; to upper ground floor	7	m		
C	height 4230mm; nominal thickness 95mm; to first floor	11	m		
D	height 3190mm; nominal thickness 95mm; to second floor	11	m		
E	height 3200mm; nominal thickness 95mm; to third floor	11	m		
	Extra over for				
F	angles to partitions	15	nr		
G	three way intersections	7	nr		
H	fair ends to partitions	1	nr		
I	abutments to other finishes; fill and scrim joints both sides of partition	45	nr		
J	forming openings; overall size 1800mm x 2100mm	7	nr		
K	forming openings; overall size 1670mm x 2100mm	5	nr		
L	forming openings; overall size 1080mm x 2150mm	1	nr		
M	forming openings; overall size 1100mm x 2180mm	4	nr		
N	forming openings; overall size 1000mm x 2100mm	1	nr		
O	upgrading standard 12.5mm thick plasterboard to 12.5mm thick moisture resistant plasterboard to wet areas; all in accordance with Architect's Specification	32	m2		
P	upgrading standard 12.5mm thick plasterboard to 12.5mm thick tilebacker plasterboards; all in accordance with Architect's Specification	37	m2		

A	12mm plywood board to one side fixed between plasterboard and studs to allow for timber panelling fixing rails on one side of stud wall; (Ref: IW _12A)	115	m2			

COLLECTION

Page No. WEB/65

Page No. WEB/66

Page No. WEB/67

Page No. WEB/68

Page No. WEB/69

Page No. WEB/70

Page No. WEB/71

Page No. WEB/72

Page No. WEB/73

Page No. WEB/74

(22) INTERNAL WALLS
Carried to Summary

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	Work adjacent to neighbouring property				
A	the Contractor must note that 20m2 of lifting floor boards, cleaning voids above ceilings, inserting insulation, fixing firring pieces and refixing floor boards is to an area which is directly above the neighbouring building No. 2 great Georges Street; the Contractor must allow in his rates for all necessary precautions and work methodologies associated with undertaking this work without disturbing the adjoining occupier; any damage or defects caused to neighbouring property during the course of this element of the works must be made good at the Contractor's own expense; allow for all necessary liaison with the adjoining property owner when undertaking this work as required	1	item		
	DEMOLITION & ALTERATIONS: Treatment/Repairs				
	Treatment of existing timber				
	Notes				
	the Contractors attention is drawn to the Preliminary Timber Condition Report prepared by PJ Barret & Co. dated 4th January 2026		Note		
	Sundries				
B	the Contractor shall appoint an independent timber specialist to inspect and assess existing timber floor joists and stairs to be retained (upper ground floor stairs & landing 01 & 02), identifying timber decay, wood-boring insect infestation, structural defects and other deterioration; provide a written report detailing the condition of the existing timber and recommendations for necessary remedial works, for submission to the Architect and Engineer for approval prior to commencement of remedial works	1	item		
C	the Contractors shall include for all required sampling and testing of the proposed preparation and treatment methodologies as necessary to satisfy the Architect & Engineer in advance of completing the works	1	item		
D	the Contractors shall include for the attendance by a damp and timber decay specialist to attend the site and advise on all damp or timber decay issues uncovered, along with any remedial actions required as the construction progresses	1	item		

	Treatment of existing timber; preparation of existing timbers; carefully clean, remove dust, loose materials and brush down to all timbers; treatment of dry rot by removing mycelium and fruiting bodies from adjacent masonry using brushes and low-pressure vacuum; apply conservation-approved fungicidal paste or gel to affected timber surfaces only where active growth is confirmed; treatment of wet rot by applying preservative to affected areas; treatment of woodworm by applying low-toxicity, conservation-approved boron-based treatments by brush or injection; all applied in strict accordance with manufacturers instructions; works to be undertaken and certified by a specialist sub-contractor; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment				
A	timber joists; to upper ground floor	300	m		
B	timber joists; to first, second and third floors	1810	m		
C	timber beams; to second and third floor landings	34	m		
D	timber floorboards	1207	m2		
	Treatment of existing timber; cutting of section of decayed timber in existing joist; cut out full cross section of member where wood is defective or decayed, plus 50mm of sound wood; new splice section of 255 x 50mm C16 grade treated timber joist; bolted to existing with 12mm coach bolts with double sided 50mm circular toothed plate connectors as indicated; including galvanised mild steel bat joist hangers by Expamet or equivalent fixed to new concrete pocket in existing stone wall; include for forming pockets in existing wall, disposal of surplus materials and making good existing walls upon completion; re-instatement to surrounding area upon completion; complete; as per Engineer's Drawing Nr. SA/06				
E	225 x 50mm x 1000mm long sections of timber floor joists; to first, second and third floors	185	nr		

	Repairs & strengthening existing joists/ beams Strengthening of existing joists to form composite flitch beam joists; following removal of floor boards (measured elsewhere) complete strengthening works in sequence as indicated on Engineer's Drawing Nr. SA/01; existing joists vary approx. 250mm dp x 50-60mm wide at 400mm centres; insert 2nr. 150mm x 6mm thick staggered steel plates to each joist, including all drilling and screwed or bolted connections at 100mm centres, complete with all necessary fixings and making good; include for fire-protection paint finish to all structural steel work arriving on-site for flitch beams; Hempafire Pro 320 Fast Dry, optimised for factory application in one coat or equivalent; include for fire protection paint finish to be applied to bolt-heads, nuts, washers and screw-fixings etc. on site, manually by brush; Contractor to provide Manufacturer's Certificate of Compliance for the on-site application; works to be carried out without cutting or damaging historic joists beyond approved interventions; take care to protect existing plaster ceiling and key below; carefully remove all debris and do not permit heavy loads or impacts on exposed joists; all as per Engineers Drawing Nr's. 1/01, 1/03, 2/01, 2/03, 3/01 & SA/01; all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS and Specification M61/160					
A	timber joists to be strengthened; to first, second and third floors	1473	m			
	Strengthening of existing beams to form composite flitch beam; following removal of floor boards (measured elsewhere) complete strengthening works in sequence as indicated on Engineer's Drawing Nr. SA/02; existing joists vary approx. 250mm dp x 50-60mm wide at 400mm centres running perpendicular to existing beam; insert flitch beam section min. 16mm thick x 220mm steel plate along beam bolted at equal centres across flitch beam approx. 130mm staggered centres; provide new 2nr. 47mm x 225mm deep min. C24 timber with bolted splice connection to existing timber joists; min. 300mm overlap for slice connection; including 45 x 4mm RSA connection to new composite flitch beam; including all drilling and screwed or bolted connections; complete with all necessary fixings and making good; include for fire-protection paint finish to all structural steel work arriving on-site for flitch beams; Hempafire Pro 320 Fast Dry, optimised for factory application in one coat or equivalent; include for fire protection paint finish to be applied to bolt-heads, nuts, washers and screw-fixings etc. on site, manually by brush; Contractor to provide Manufacturer's Certificate of Compliance for the on-site application; works to be carried out without cutting or damaging historic joists beyond approved interventions; take care to protect existing plaster ceiling and key below; carefully remove all debris and do not permit heavy loads or impacts on exposed joists; all as per Engineers Drawing Nr's. 2/01, 2/03, 3/01 & SA/02; all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS and Specification M61/160					
B	timber beams to be strengthened; to second and third floor landings	34	m			

	Repairs & reinstatement of joists/ floorboards					
	Reinstatement of existing timber floor joists; existing timber joists to be reused where appropriate subject to review on site; timber stored on site for re use; timber to be stripped and resized to suit					
A	existing joists vary approx. 50 - 60mm wide x 240 - 250mm deep; joists to be resized to 50mm wide x 200mm deep; at 400mm centres; joists installed into existing pockets in stone wall; allow for packers (slate pieces) where required to make up level difference; to upper ground floor	159	m			
B	extra over for repair of notching in existing joists; hardwood fillet set in resin screw fixed with 2nr. 5mm dia. 65mm long screws; notch cut back square; refer to Engineer's Drawing Nr. SA/06	53	nr			
	Addition of timber shims/ firring pieces to joist heads; to address localised variations in floor levels, tapered timber shims (firring pieces) will be introduced to the upper face of the existing joists; all shims will be formed from seasoned softwood of comparable species and density to the existing structure, installed only where required to achieve a consistent finished plane; fixings will be limited to stainless-steel screws to ensure reversibility and to avoid splitting of the original joists; no adhesive or irreversible bonding agents will be used; the intervention will be kept to the minimum necessary to correct level discrepancies, ensuring that the original joist fabric remains legible and intact; all works will be carried out with care to avoid overloading, notching, or altering the structural performance of the historic timbers, in line with conservation principles of minimal intervention and respect for original fabric; refer to Architect's Drawing Nr. 1033, 1034 & 1035 (Ref: F_01_ & F_02_); all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS					
C	firring pieces to joist heads; finished level of each room to be agreed on site; note deflections of circa 30mm -70mm in localised instances; to first, second and third floors	1530	m			
	Reinstatement of existing timber floorboards; 22mm thick existing floorboards; width varies; re-lay boards in their original sequence and orientation using the recorded numbering system; use non-ferrous wood screws through existing fixing holes wherever possible; screws to be countersunk and plugged with matching timber; ensure tight, even joints without forcing boards into position; maintain ventilation gaps where historically present; all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS and Architect's Specification C51/720					
D	> 300mm wide	1139	m2			
E	extra over for laying in elsewhere measured recessed floor box cover	166	nr			

	Extra over; floorboard access to mechanical and electrical installations within floors; provide 22mm dia. x 7mm inset magnets flush with underside surface of boards (2 no. per joist/bracket crossing per board) in lieu of screw fixing; joists ctrs. vary from 400/450mm; number of boards affected to suit notch width; include for drilling 1nr. 30mm dia. hole fitted with metal collar into first floorboard in each room requiring under floor cable trays to allow the first board to be easily lifted; rooms approx. 5000mm length; all as per Services Engineer's Drawing Nr's. ME-2001 series, Architect's Drawing Nr. 5101 Detail 01 and Specification K20/120 (Timber board floor-access panels)				
A	200mm wide notch	322	m		
B	400mm wide notch	33	m		
C	480mm wide notch	16	m		
D	500mm wide notch	15	m		
E	550mm wide notch	29	m		
F	600mm wide notch	141	m		
G	700mm wide notch	3	m		
H	750mm wide notch	18	m		
I	800mm wide notch	13	m		
J	900mm wide notch	4	m		
	CONCRETE WORK: Composite Construction				
	Bearing pads; grade C30/37 reinforced in-situ concrete; building bearing pads into existing 700mm thick stone masonry walls; forming pockets in existing wall, disposal of surplus materials and making good existing walls upon completion; re-instatement to surrounding area upon completion; complete; in strict accordance with the Engineers Drawings and Specification				
	Bearing pads				
K	300mm x 200mm x 225mm dp; to underside of steel beams	34	nr		
L	extra over; connecting elsewhere measured steel beam to concrete bearing pad; fixed with 2nr. M20 chemical anchors; including necessary back plates, grouting and drilling holes in concrete bearing pad as necessary	34	nr		

	WOODWORK: Structural and First Fixings				
	Carcassing; sawn softwood; treated; grade C16; all to comply with IS 444: 1998				
	Floors				
A	joists; 44mm x 250mm; at 400mm centres	218	m		
B	joists; 50mm x 200mm; at 400mm centres	487	m		
C	bridging; 44mm x 250mm	174	m		
D	bridging; 50mm x 200mm	692	m		
E	extra over; for being built into existing masonry walls; include for modifying existing ope, slate packers as necessary and making good on completion	34	nr		
F	trimmers; 2nr. 50mm x 200mm; bolted together in strict accordance with engineers drawings and specification	20	m		
G	trimmers; 2nr. 44mm x 250mm; bolted together in strict accordance with engineers drawings and specification	52	m		
	Labour				
H	notching joists; allow for ends of joists to be built into steel beams; refer to Engineer's drawing	107	nr		
	WOODWORK: Boarding and Second Fixings				
	Timber boards; softwood; pitch pine or equivalent; 22mm thick; 144mm wide to match existing (existing width varies); square edge profile; to BS EN 14342 and BS EN 13990, Grade A; fixed with 45mm carbon steel wood screws, no nails; timber joists at 450mm ctrs. approximately, distance can vary in existing floors; sand in accordance with manufacturer instructions or BS 8201/AS 4786.2 standards to achieve a smooth finish; after sanding, the entire surface must be thoroughly vacuumed to remove all dust, wood particles, or residues before applying coatings; a final sanding with fine grit (e.g., 45-grit or higher) before applying paint finish; all as per Architect's Drawing Nr. 7050 and Specification K20/120				
	Boarding & sheeting; floors				
I	> 300mm wide	82	m2		

	Extra over; floorboard access to mechanical and electrical installations within floors; provide 22mm dia. x 7mm inset magnets flush with underside surface of boards (2 no. per joist/bracket crossing per board) in lieu of screw fixing; joists ctrs. vary from 400/450mm; number of boards affected to suit notch width; include for drilling 1nr. 30mm dia. hole fitted with metal collar into first floorboard in each room requiring under floor cable trays to allow the first board to be easily lifted; rooms approx. 5000mm length; all as per Services Engineer's Drawing Nr's. ME-2001 series, Architect's Drawing Nr. 5101 Detail 01 and Specification K20/120 (Timber board floor-access panels)				
A	600mm wide notch	12	m		
B	650mm wide notch	10	m		
C	850mm wide notch	6	m		
	Plywood; 18mm thick moisture resistant plywood; to BS EN 636-2 or BS EN 636-3; laid on elsewhere measured floor joists; butt jointed; screw fixed; all as per Architect's Specification K11/515				
	Boarding and sheeting; floors				
D	> 300mm wide	52	m2		
	Plywood; 18mm plywood support; to BS EN 636-2 or BS EN 636-3; fixed to underside of joists; butt jointed; screw fixed; all as per Architect's Drawing Nr's. 1032 - 1035 and Specification K11/315				
	Boarding and sheeting; floors				
E	> 300mm wide	119	m2		
	WOODWORK: Ironmongery, Accessories & Sundries				
	Acoustic separating layer; Hush Felt 25 acoustic resilient layer joist strip or equivalent; on all existing and new joists and new firring pieces to ensure acoustic separation between floor boards and timber supports; strip must be narrower than the joist to allow screw fixing between floor board and joist supports; all in strict accordance with Architect's Specification K11/275A				
	Acoustic strip				
F	to suit existing joists approx. 60 - 80mm thick	1810	m		
G	to suit new joists 44mm thick	188	m		
H	to suit new/ modified existing joists 50mm thick	627	m		

	Insulation; fire-resistant insulation between joists; prepare floor voids in line with Architect's Method Statement Section L; following completion of cleaning and inspection install 90mm thick Isover Siderise (previously called Lamatherm) FF-NPC60 Firefloor Systems or equivalent; pre-compressed internal mineral fibre; fire and acoustic insulation; sheets cut to fit tightly between joists; including proprietary brackets fixed to joists; any service holes to be 1 hr firestopped; no nailing of supports; EPD in accordance with EN 15804 +A2; laid in accordance with manufacturers specification; all wire penetrations through the fire-stopping layer associated with the lath and plaster reinforcement works will be sealed using compatible fire-rated products to maintain the integrity of the system; all M&E service installations will follow insulation manufacturer's published guidance; all works will be carried out in a manner that avoids damage to historic joists, ceiling fabric, or adjacent finishes; system components to supplied and fitted: Siderise firefloor systems: FF-NPC60 Insulation, Siderise Brackets type B355, Foil tape T303 (45m rolls), Siderise Fire & Acoustic Sealant or equivalent; refer to Architect's Drawing Nr's. 1033 - 1035, 5012 Detail 06 and Specification P10/240; all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS					
	Insulation; acoustic					
A	> 300mm wide	852	m2			
	Insulation; 100mm thick; Knauf acoustic roll (ready-cut) or equivalent; to DIN 4108-10; reaction to fire : Euroclass A1 to BS EN 13501-1; friction fitted between joists; laid in accordance with manufacturers specification ; refer to Architect's Drawing Nr's. 1032 - 1036 and Specification P10/113					
	Insulation; acoustic					
B	> 300mm wide	348	m2			

	STRUCTURAL: Steelwork All steelwork to be designed and fabricated in strict accordance with the Structural Engineers Specification; all structural steelwork to be undertaken to execution class EXC2 & grade 275 in accordance with IS EN 1090; the attention of the Contractor is especially drawn to the provision of section 3.1 of BS 5950: Part 1: 2000; must be CE marked; fabrication factory must carry Factory Production Control Certificate, welding certificate and issue a Declaration of Performance; steel fabricator must sign ancillary certificate; bolted site connections grade 8.8 unless otherwise noted; remove loose materials, oil, grease & dirt as described; steel surfaces to be prepared by blast cleaning to give the specified preparation grade of surface quality in accordance with Swedish Standard SIS. 05.59.00, SA2.5; priming surfaces as specified; all steelwork to be sand-blasted to S.A. 2 1/2 and painted with a two pack epoxy zinc rich primer to a D.F.T. of 100 microns; all welds to be 6mm continuous fillet welds; all as per Engineers Drawings Fabricated members; bracing; <25 kg/m					
A	150 x 90 x 10 RSA	0.39	tn			
B	extra over for bolting angle to existing stone wall with M16 250mm long (Hilti HY150 HAS) or equivalent adhesive anchors at 600mm ctrs.; refer to Engineer's Drawing Nr. G/01, 1/01, 2/01 & 3/01	33	nr			
	Fabricated members; beams; 25 - 50 kg/m					
C	200 x 90 x 30 PFC	2.75	tn			
D	extra over for; max. dia. of ope 100mm; notching to steel beams for electrical and mechanical installations	32	nr			
	Fabricated members; beams; 50 - 100 kg/m					
E	203 x 203 x 60 UC	2.71	tn			
F	extra over for; max. dia. of ope 100mm; notching to steel beams for electrical and mechanical installations	15	nr			
	Pre-Fabrication; blast clean to Swedish Standard Sa 2 1/2 BS 4232; as per Engineers Specification					
G	Protective coatings; off site	5.85	tn			
	Post-Fabrication; primed and painted with high build epoxy to a DFT of 80 microns in two coatings; spot primed after erection; all in accordance with Engineers Specification					
H	Protective coatings; off site	5.85	tn			

	Post-Fabrication; hot dipped galvanised to BS 729 to DFT of 130 microns; one coat of Hempels or equivalent epoxy1555 barrier coat primer to DFT of 70 microns; all in accordance with Engineers Specification					
A	Protective coatings; off site	0.39	tn			
	Post-Fabrication; off-site steelwork fireproofing; Hempafire Pro 320 Fast Dry, optimised for factory application in one coat or equivalent; intumescent coat type: dry film thickness to achieve minimum of 1600 microns; finish: as per agreed product; bolt head/ nut protection: as per main steelwork protection spec above: to be applied to boltheads, nuts, washers and screw-fixings etc. on site, manually by brush; Contractor to provide Manufacturer's Certificate of Compliance for the on-site application; fire performance to BS EN 13501-1, A1 and BS EN 13501-2 : to BS EN 13501-2, REI 60; touch up on site as required; application in strict accordance with the manufacturer's instructions; refer to Architect's Specification M61/160					
B	Protective coatings; off site	5.85	tn			

COLLECTION					
Page No. WEB/76 Page No. WEB/77 Page No. WEB/78 Page No. WEB/79 Page No. WEB/80 Page No. WEB/81 Page No. WEB/82 Page No. WEB/83 Page No. WEB/84 Page No. WEB/85					
(23) FLOORS, GALLERIES Carried to Summary					

	ALL SECTIONS					
	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	STAIRS 01 & 02 (EXISTING)					
	DEMOLITION & ALTERATIONS: Alterations					
	Removing; carefully remove and disposal off site to accredited tip unless otherwise noted; making good any work disturbed to existing structure and finishings					
	Finishes (Stairs 01 & 02)					
A	removal of lath & plaster to soffits of stair flights and landings; carefully score plaster edges to avoid breakout into adjoining finishes; remove lath and plaster to underside of stair flights and associated landings; remove plaster systematically in controlled sections using hand tools only ; mechanical tools are prohibited; execute removal in controlled, sequential sections; bag and label removed material for review by the Conservation Architect prior to disposal; fully expose structural timbers, junctions, and fixings for inspection; install dust barriers and negative-pressure extraction where feasible; ensure no vibration or impact that could loosen balusters, handrails or treads; refer to Architect's Drawing Nr's. 5031 & 5032; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration	17	m2			

	DEMOLITION AND ALTERATIONS: Treatment/repairs					
	Existing Georgian timber staircase and balustrade restoration (raising of handrail and balustrade measured separately); timber conservation and repair works; all repairs to follow BS 7913 and good conservation joinery practice; use matching hardwood/softwood species appropriate to the original construction (typically pine or pitch pine for Georgian stairs); typical repairs - splice repairs: resin-free, traditional carpentry splices for decayed tread ends, risers, or stringers; consolidation: application of conservation-grade consolidants only where timber is friable but structurally viable; replacement: only where decay is beyond repair; new timber to match grain, density, and moisture content; fixings: stainless steel or traditional forged fixings; avoid modern brackets unless concealed and agreed; scarf repairs to handrail sections, reinstatement of missing dowels or tenons; structural interventions (if required) - localised strengthening using concealed timber plates or stainless straps, only where approved; no cutting of original members without explicit instruction from the Conservation Architect; refer to Architect's Drawing Nr's. 5102, 5031 & 5032; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration					
	Timber repair					
A	restoration of existing timber staircase (stairs 01); including installation of 2nr. glue blocks to reinforce each tread and riser (total 26nr. tread/riser)	1	item			
B	restoration of existing timber staircase (stairs 02); including installation of 2nr. glue blocks to reinforce each tread and riser (total 26nr. tread/riser)	1	item			
C	replace missing or damaged spindles with new spindles to match existing profiles to balustrade; allow for careful removal of existing damaged spindles; approx. height 950mm	32	nr			
	STAIRS 03 (EXISTING & NEW)					
	GENERALLY					
	Notes					
	manufacture drawings of stairs, handrail and guarding to be provided to Architect for approval before manufacture		Note			
	all stairs, handrails and guarding to comply with all current building regulations, all relevant standards, disability access and fire certificates		Note			
	the contractor is responsible for the Ancillary design, certification and installation of all fixings to the primary structure; all fixings are indicative and subject to the Contractors final approved design and calculations; imposed loadings to uprights, balustrading and handrails acting as guardings must comply with TGD K:2015 and IS EN 1991 Part 1-1:2002 (including Irish National Annex 2005); the contractors tendered rates are deemed to include all costs associated with complying with these standards		Note			

	Sundries					
A	the Contractor should note that the execution of these works is to be concluded within an existing building; this will result in the requirement to assemble the stairs onsite within a confined space; the Contractor shall make allowance in his rates for completing the works described below in this regard; no charge for extra preliminaries, labour, plant or materials will be allowed in consequence of the Contractors failure to do this	1	item			
B	the Contractor should note that no site welding has been measured in accordance with the measurement rules of ARM 4 as it has been determined that all welding will be completed off site. If the Contractor determines that site welding is required based on their proposed execution they must make allowance for this in their rates for completing the works; no additional costs will be allowed in consequence of the Contractors failure to do this	1	item			
	DEMOLITION & ALTERATIONS: Alterations					
	Removing; carefully remove and disposal off site to accredited tip unless otherwise noted; making good any work disturbed to existing structure and finishings					
	Finishes (Stairs 03)					
C	removal of lath & plaster to soffits of stair flights and landings; carefully score plaster edges to avoid breakout into adjoining finishes; remove lath and plaster to underside of stair flights and associated landings; remove plaster systematically in controlled sections using hand tools only ; mechanical tools are prohibited; execute removal in controlled, sequential sections; bag and label removed material for review by the Conservation Architect prior to disposal; fully expose structural timbers, junctions, and fixings for inspection; install dust barriers and negative-pressure extraction where feasible; ensure no vibration or impact that could loosen balusters, handrails or treads; refer to Architect's Drawing Nr. 5030; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration	50	m2			
D	careful removal of cornices to soffits of stair flights and landings; photograph and label prior to removal; carefully remove, set aside for re installation following fire resistant soffit installation works; refer to Architect's Drawing Nr. 5030; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration	77	m			

	DEMOLITION AND ALTERATIONS: Treatment/repairs					
	Existing Georgian timber staircase and balustrade restoration; timber conservation and repair works; all repairs to follow BS 7913 and good conservation joinery practice; use matching hardwood/softwood species appropriate to the original construction (typically pine or pitch pine for Georgian stairs); typical repairs - splice repairs: resin-free, traditional carpentry splices for decayed tread ends, risers, or stringers; consolidation: application of conservation-grade consolidants only where timber is friable but structurally viable; replacement: only where decay is beyond repair; new timber to match grain, density, and moisture content; fixings: stainless steel or traditional forged fixings; avoid modern brackets unless concealed and agreed; balustrade repairs: tightening of loose balusters, scarf repairs to handrail sections, reinstatement of missing dowels or tenons; structural interventions (if required) - localised strengthening using concealed timber plates or stainless straps, only where approved; no cutting of original members without explicit instruction from the Conservation Architect; refer to Architect's Drawing Nr. 5030; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration					
	Timber repair					
A	restoration of existing timber staircase (stairs 03 - lower ground floor to third floor); including installation of 2nr. glue blocks to reinforce each tread and riser (total 89nr. tread/riser)	1	item			
B	replace missing or damaged spindles with new spindles to match existing profiles to balustrade; allow for careful removal of existing damaged spindles; approx. height 800mm	14	nr			
C	replace missing or damaged spindles with new spindles to match existing profiles to balustrade; allow for careful removal of existing damaged spindles; approx. height 950mm	1	nr			
D	existing timber handrail and balustrade repair; raking; approx. 900mm overall height; open type	24	m			
E	existing timber handrail and balustrade repair; horizontal; approx. 950mm overall height; open type	7	m			
F	modification to existing balustrade and handrail at third floor level landing ; remove approx. 1.5m of curved balustrade to third floor landing; making good retained finishes; provide new curved timber balustrade and handrail approx. 1m to match existing one with material, aesthetics and finishes (elements from existing removed section may be used for the new section); refer to Architect's Drawing Nr. 5020 Detail 1	1	item			

	WOODWORK: Composite Items					
	Hardwood stairs including handrails and balustrades; straight stairs and winders to BS 5395-1 to Building Regulations Approved Documents K and M; 32mm thick ash timber treads mechanically fixed to 150 x 50mm timber battens fixed to wall/stair strings; 25mm thick ash timber riser fixed to threads; 430 x 50mm thick ash wall string mechanically fixed to wall; 430 x 50mm thick ash timber string supported by and including 100 x 100mm ash timber corner posts; corner posts fixed to elsewhere measured floor structure or I-beam; raking balustrade, minimum 1100mm high from tread, complete with 50mm dia. polished ash handrail, fitted and bounded together with 20mm dia. ash vertical railings, fitted and bounded together with 50mm thick timber stair string; all in accordance with the Architects Drawing Nr's. 5020 & 5030 and Specifications L30					
	Stair Flight					
A	stairs 03 (third floor to fourth floor; riser 90 to riser 106); 3200mm total rise ; 1000mm wide; 17nr. risers and treads as detailed; 1nr. flight; 2nr. turns in flight; irregular shaped threads as indicated on Architect's Drawing Nr. 5020	1	nr			
	STAIRS 04 (NEW)					
	GENERALLY					
	Notes					
	manufacture drawings of stairs, handrail and guarding to be provided to Architect for approval before manufacture		Note			
	all stairs, handrails and guarding to comply with all current building regulations, all relevant standards, disability access and fire certificates		Note			
	the contractor is responsible for the Ancillary design, certification and installation of all fixings to the primary structure; all fixings are indicative and subject to the Contractors final approved design and calculations; imposed loadings to uprights, balustrading and handrails acting as guardings must comply with TGD K:2015 and IS EN 1991 Part 1-1:2002 (including Irish National Annex 2005); the contractors tendered rates are deemed to include all costs associated with complying with these standards		Note			
	Sundries					
B	the Contractor should note that the execution of these works is to be concluded within an existing building; this will result in the requirement to assemble the stairs onsite within a confined space; the Contractor shall make allowance in his rates for completing the works described below in this regard; no charge for extra preliminaries, labour, plant or materials will be allowed in consequence of the Contractors failure to do this	1	item			

A	the Contractor should note that no site welding has been measured in accordance with the measurement rules of ARM 4 as it has been determined that all welding will be completed off site. If the Contractor determines that site welding is required based on their proposed execution they must make allowance for this in their rates for completing the works; no additional costs will be allowed in consequence of the Contractors failure to do this	1	item			
	CONCRETE WORK: Precast Concrete / Composite Construction / Stone Faced Concrete Panels					
	Bearing pad; precast concrete; Grade C30/37; building bearing pads into existing stone walls; all as per Engineers Drawings and Specification					
	Bearing pad					
B	300mm x 450mm x 225mm deep	29	nr			
C	extra over for; min. 25mm thick lime bedding below and surrounding concrete bearing pad; phasing of the works and assembly to allow for and maximise lime curing time prior to application of loads	29	nr			
D	extra over for; forming pads within existing stone corballed walls including all associated breaking out, working space, saw cutting, disposal of surplus materials and making good existing walls upon completion; re-instatement to surrounding area upon completion; as per Engineers Drawings	29	nr			
	WOODWORK: Boarding and Second Fixings					
	Hardwood landings and treads; 300mm x 1200mm x 40mm thick iroko, quarter sawn timber slab, forming steps to staircase; timber to be mechanically fixed to steel plate below with timber screws; as per Architect's Drawing Nr's. Nr's. 5040, 5041, 7653 & 7654 and Specification L30/250					
	Boarding & sheeting					
E	landings; > 300mm wide	53	m2			
F	treads; < 300mm wide	148	m			
G	threshold; 1200mm x 440mm wide; bespoke natural hardwood 45mm thick iroko timber threshold detail; planed to form flush detail between lift lobby and stairwell landings; exact angle required for tie-in to be confirmed on site; timber slab laid on 5mm acoustic tape and mechanically fixed to timber wall plate below using stainless steel fixings; fixings to be concealed; including 225 x 44mm timber wall plate on 10mm thick lime mortar laid on elsewhere measured brick wall; to form levelling plane and fixing plane for threshold above; refer to Architect's Drawing Nr. 5010 Detail 08	5	nr			

A	extra over for; recessed nosing in pre-cut recess iroko timber slab forming going with slip resistance as outlined in BS8300:2009 Annex E' with PTV >36; 63mm x 10mm groove to be pre-formed to insert Quantum Treadsteps or equivalent, creating visually contrasting rubberised edge with bull nose, with slip resistance noted above, both mechanically and chemically bonded to timber slab to manufacturer's recommendations; nosing to be flush with surface finish; black except for white strip on first tread of each flight and on landing arrival (for colour contrast requirements); refer to Architect's Drawing Nr. 5040 and Specification L30/585	148	m			
	STRUCTURAL: Steelwork All steelwork to be designed and fabricated in strict accordance with the Structural Engineers Specification; all structural steelwork to be undertaken to execution class EXC2 & grade 275 in accordance with IS EN 1090; the attention of the Contractor is especially drawn to the provision of section 3.1 of BS 5950: Part 1: 2000; must be CE marked; fabrication factory must carry Factory Production Control Certificate, welding certificate and issue a Declaration of Performance; steel fabricator must sign ancillary certificate; bolted site connections grade 8.8 unless otherwise noted; remove loose materials, oil, grease & dirt as described; steel surfaces to be prepared by blast cleaning to give the specified preparation grade of surface quality in accordance with Swedish Standard SIS. 05.59.00, SA2.5; priming surfaces as specified; all steelwork to be sand-blasted to S.A. 2 1/2 and painted with a two pack epoxy zinc rich primer to a D.F.T. of 100 microns; all welds to be 6mm continuous fillet welds; all as per Engineers Drawings Fabricated members; beams; 25 - 50 kg/m					
B	120 x 120 x 10.0 SHS	1.03	tn			
	Fabricated members; columns; 25 - 50 kg/m					
C	120 x 120 x 10.0 SHS	3.91	tn			
D	extra over for 2nr. 20mm thick webs, spaced by 30mm forming receiving plates to fix staircase to structural columns; webs to be pre welded to structural columns; refer to Architect's Drawing Nr. 5040 Detail 14 & 15	14	nr			
	Pre-Fabrication; blast clean to Swedish Standard Sa 2 1/2 BS 4232; as per Engineers Specification					
E	Protective coatings; off site	4.94	tn			
	Post-Fabrication; primed and painted with high build epoxy to a DFT of 100 microns in two coatings; spot primed after erection; all in accordance with Engineers Specification					
F	Protective coatings; off site	4.94	tn			

	Post-Fabrication; off-site steelwork fireproofing; Hempafire Pro 320 Fast Dry, optimised for factory application in one coat or equivalent; intumescent coat type: dry film thickness to achieve minimum of 1600 microns; finish: as per agreed product; bolt head/ nut protection: as per main steelwork protection spec above: to be applied to boltheads, nuts, washers and screw-fixings etc. on site, manually by brush; Contractor to provide Manufacturer's Certificate of Compliance for the on-site application; fire performance to BS EN 13501-1, A1 and BS EN 13501-2 : to BS EN 13501-2, REI 60; touch up on site as required; application in strict accordance with the manufacturer's instructions; refer to Architect's Specification M61/160					
A	Protective coatings; off site	4.94	tn			
	Baseplate assemblies					
	250 x 250 x 20mm thick baseplate complete with 4nr. pre drilled holes; welded to and including 2nr. 20mm thick webs to fix staircase to surrounding walls; webs to be complete with 3nr. pre drilled holes; length and angle of web varies based on gap to surrounding wall					
B	250 x 250 x 20mm thick baseplate welded to and including 2nr. 20mm thick webs; refer to Architect's Drawing Nr. 5040 Detail 08 & 10	29	nr			
	Bolts					
	M20, Grade 8.8 through bolts; including all bolts, washers, etc; complete ; installed in strict accordance with the manufacturer's recommendations ; all as per Engineer's Specification and Drawings					
C	min. embedment depth of 150mm	116	nr			
	Grouting					
	Base/ end plates; with non-shrink epoxy grout under steel					
D	215 x 215mm end bearing	29	nr			
	Sundries					
	Drilling / forming holes in concrete					
E	for M12 bolts; min. embedment depth of 125mm	116	nr			

	METALWORK: Non-Structural Composite Item; galvanised steel plate with powder coated finish risers and stringers; comprising of 145mm x 30mm thick & 175mm x 20mm primary structure staircase steel cut stringers to create staircase profile and 200mm x 20mm thick to landings; structure to Engineer's specification and dimensions; 1200mm x 6mm thick steel sheet forming riser plates to staircase, 'Z' profiled as shown and dimensioned, pre-perforated to allow mechanical fixing of elsewhere measured timber steps above and below; steel sheet to be fixed in place via countersunk screws to steel angles below; steel angles formed of 6mm thick steel providing fixing point to steel riser plates; pre-welded to primary structure and pre-drilled to allow for fixing; 6mm folded steel forming 45mm deep support rails with pre-drilled holes along the flanges at 300mm c/c to fix elsewhere measured timber slabs at all landings; 6mm thick U-shaped angle, pre-drilled to allow fixing of floor support rails above, at landings; angle to be pre-welded to 180 x 100 x 6mm baseplate as part of staircase stringer assembly; 50 x 50 x 4mm SHS to be welded to stringer (primary structure) and proving base for welded angle and elsewhere measured LED conduit; 70 x 40 x 3mm thick continuous L-bracket welded to primary structure forming fixing base for elsewhere measured soffit; including 30mm thick steel web (pre-drilled to accommodate 3nr. fixing bolts & including bolts) forming part of staircase's primary structure, protruding to fix to surrounding walls; including 30mm thick x 50/60mm plate pre welded to staircase stringer with pre drilled fixing points for uprights (refer to Architect's Drawing Nr. 5041); including 15mm thick horizontal plate welded to primary structure (stringer and landing plates) to form horizontal base for glass assembly; all steelwork to be galvanised and powder coated; all steelwork to be buffed out and sharp edges smoothened before finishing is applied; Contractor to provide samples of steelwork finishes, including corners and welded joints for approval; all fixings to have round headed bolts; powdercoating - metallic variant to be allowed for to all painted surfaces; all fixings to also be metallic-powdercoated to Architect's colour of choice; Contractor to allow for min. 6no. colour samples for architect's review; powdercoated areas of steel to be shotblasted with stainless steel to roughen up surface ahead of hot zinc spraying with thermal spray gun to achieve anti-corrosive layer as per BS EN ISO 1461 with min. 140 microns; zinc layer to be smoothened as lightly polished as required post application to ensure consistent and uniform surface after powdercoating; fabricated off-site - assembled by bolting or fixing - non welding on site; all as per Engineer's Drawing Nr. G/02, Architect's Drawing Nr's. 5040 & 5041 and Specification L30/250 Composite Items					
A	stairs 04; 17,540mm total rise; 1200mm wide; 116nr. risers; including all flights from lower ground floor to fourth floor; including all landings and half landings from lower ground floor to fourth floor	1	nr			

	PAINTING AND DECORATING: Painting					
	Natural Linseed oil application; prepare surfaces: ensure surfaces are smooth, clean and dry; finishing coats as per timber grain, absorption, etc.; number of coats: until timber is protected but still dry to the touch; all applied in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr's. 5040 & 5041; all as per Architect's Specification M60/160					
	Landings					
A	> 300mm wide	53	m2			
	Treads					
B	< 300mm wide	148	m			

COLLECTION					
Page No. WEB/87 Page No. WEB/88 Page No. WEB/89 Page No. WEB/90 Page No. WEB/91 Page No. WEB/92 Page No. WEB/93 Page No. WEB/94 Page No. WEB/95 Page No. WEB/96					
(24) STAIRS, RAMPS Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Notes					
	Each window and door is to be priced individually (do not group windows and doors together in one price)		Note			
	all dimensions provided are indicative and must be measured and verified on-site		Note			
	Inspection Report prior to commencement					
A	prior to commencing the repair and restoration works to the existing windows and doors, the Contractor must carry out a detailed inspection report of all windows and doors for issue to the Conservation Architect; this will include temporary removal of sashes to inspect the full extent of decay to the frames as required; the report must be issued to the Conservation Architect in a sequential / phased manner to allow full review and finalisation of the proposed scope of works to be undertaken prior to commencement	1	item			

	Existing sliding sash window restoration; carefully dismantle and remove existing timber sashes, beads, cords, ironmongery and defective glazing, retaining all reusable components; carry out in-situ works to sash box frames; remove sashes to workshop for off-site works; strip loose paint, clean, inspect, cut out decayed timber and execute spliced repairs with matching timber; carefully remove, protect and reinstate existing glazing, replacing damaged panes with 4mm float glass and re-bedding in linseed oil putty; clean, repair and refix existing ironmongery, replace sash cords, and ensure pulleys and weights are fully operational; reassemble windows on site including installation of refurbished sashes, new/replacement beads and draught seals; provide 1 no. vent to all sliding sash windows with a nominal width under 2185mm; Titon Trimvent Select Xtra R16, internal: TVSXR16 ventilator - white, external : Titon SW380 flat grille - white or equivalent; prepare and apply paint system comprising 1 no. coat Teknos Futura Aqua Primer or equivalent (durable water-borne, full-matt, alkyd based adhesion primer) and 3 no. coats Teknos Futura Aqua 20 or equivalent (semi-matt, water-borne urethane alkyd based top coat) to all surfaces; refer to Architect's Drawing Nr's. 6001 - 6005; all in strict accordance with Architect's Method Statement Section D Sliding Timber Sash Windows Restoration					
	Existing sliding sash windows					
A	1245mm (w) x 1670mm (h) overall dimensions; unit type D; 6 panes over 6 panes sash window; (Ref: LG W-04)	1	nr			
B	1245mm (w) x 1670mm (h) overall dimensions; unit type D; 6 panes over 6 panes sash window; (Ref: LG W-05)	1	nr			
C	705mm (w) x 1065mm (h) overall dimensions; unit type E; 3 panes over 6 panes sash window; (Ref: LG W-06)	1	nr			
D	1255mm (w) x 2285mm (h) overall dimensions; unit type F; 6 panes over 6 panes sash window; (Ref: UG W-01)	1	nr			
E	1255mm (w) x 2285mm (h) overall dimensions; unit type F; 6 panes over 6 panes sash window; (Ref: UG W-02)	1	nr			
F	1345mm (w) x 2680mm (h) overall dimensions; unit type G; 1 pane over 1 pane sash window; (Ref: UG W-03)	1	nr			
G	1345mm (w) x 2680mm (h) overall dimensions; unit type G; 1 pane over 1 pane sash window; (Ref: UG W-04)	1	nr			
H	1255mm (w) x 2285mm (h) overall dimensions; unit type I; 1 pane over 1 pane sash window; (Ref: UG W-07)	1	nr			
I	1255mm (w) x 2285mm (h) overall dimensions; unit type I; 1 pane over 1 pane sash window; (Ref: UG W-08)	1	nr			
J	1395mm (w) x 1655mm (h) overall dimensions; unit type J; 1 pane over 1 pane sash window; (Ref: UG W-09)	1	nr			
K	1395mm (w) x 1360mm (h) overall dimensions; 1 pane over 1 pane sash window; (Ref: FF W-14)	1	nr			

A	1040mm (w) x 1350mm (h) overall dimensions; 1 pane over 1 pane window; (Ref: FF W-15)	1	nr			
B	1185mm (w) x 1675mm (h) overall dimensions; 3 panes over 6 panes sash window; (Ref: SF W-01)	1	nr			
C	1185mm (w) x 1675mm (h) overall dimensions; unit type Q; 3 panes over 6 panes sash window; (Ref: SF W-02)	1	nr			
D	1185mm (w) x 1675mm (h) overall dimensions; unit type Q; 3 panes over 6 panes sash window; (Ref: SF W-03)	1	nr			
E	1215mm (w) x 1675mm (h) overall dimensions; unit type R; 1 pane over 1 pane sash window; (Ref: SF W-04)	1	nr			
F	1215mm (w) x 1675mm (h) overall dimensions; unit type R; 1 pane over 1 pane sash window; (Ref: SF W-05)	1	nr			
G	1215mm (w) x 1675mm (h) overall dimensions; unit type R; 1 pane over 1 pane sash window; (Ref: SF W-06)	1	nr			
H	1215mm (w) x 1675mm (h) overall dimensions; unit type S; 3 panes over 6 panes sash window; (Ref: SF W-09)	1	nr			
I	1215mm (w) x 1675mm (h) overall dimensions; unit type S; 3 panes over 6 panes sash window; (Ref: SF W-10)	1	nr			
J	1215mm (w) x 1675mm (h) overall dimensions; unit type T; 1 pane over 1 pane sash window; (Ref: SF W-11)	1	nr			
K	1215mm (w) x 1675mm (h) overall dimensions; unit type T; 1 pane over 1 pane sash window; (Ref: SF W-12)	1	nr			
L	1215mm (w) x 1675mm (h) overall dimensions; unit type T; 1 pane over 1 pane sash window; (Ref: SF W-13)	1	nr			
M	1395mm (w) x 1845mm (h) overall dimensions; unit type U; 1 pane over 1 pane sash window; (Ref: SF W-14)	1	nr			
N	430mm (w) x 1040mm (h) overall dimensions; unit type U.1; 1 pane over 1 pane sash window; (Ref: SF W-15)	1	nr			
O	1215mm (w) x 1145mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-01)	1	nr			
P	1195mm (w) x 1140mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-02)	1	nr			
Q	1215mm (w) x 1140mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-03)	1	nr			
R	1100mm (w) x 1165mm (h) overall dimensions; unit type W; 1 pane over 1 pane sash window; (Ref: TF W-04)	1	nr			

A	1100mm (w) x 1165mm (h) overall dimensions; unit type W; 1 pane over 1 pane sash window; (Ref: TF W-05)	1	nr			
B	1100mm (w) x 1165mm (h) overall dimensions; unit type W; 1 pane over 1 pane sash window; (Ref: TF W-06)	1	nr			
C	1195mm (w) x 1140mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-07)	1	nr			
D	1195mm (w) x 1140mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-08)	1	nr			
E	1195mm (w) x 1140mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-09)	1	nr			
F	1195mm (w) x 1140mm (h) overall dimensions; unit type V; 3 panes over 3 panes sash window; (Ref: TF W-10)	1	nr			
G	1195mm (w) x 1165mm (h) overall dimensions; unit type X; 1 pane over 1 pane sash window; (Ref: TF W-11)	1	nr			
H	1195mm (w) x 1165mm (h) overall dimensions; unit type X; 1 pane over 1 pane sash window; (Ref: TF W-12)	1	nr			
I	1195mm (w) x 1165mm (h) overall dimensions; unit type X; 1 pane over 1 pane sash window; (Ref: TF W-13)	1	nr			
J	830mm (w) x 1200mm (h) overall dimensions; unit type Y; 1 pane over 1 pane sash window; (Ref: TF W-14)	1	nr			

	Existing casement window restoration; carefully dismantle and remove existing timber casements and ironmongery; carry out in-situ works to casement frames; remove casements to workshop for off-site works; remove loose putty, defective glazing, and non-original sealants, retaining all reusable components; probe timber for decay and execute repairs including conservation-grade consolidation and piecing-in/splice repairs using matching timber species with traditional scarf or half-lap joints to match original profiles; clean, de-rust and lubricate original ironmongery and reinstate where functional (replace missing or broken items with heritage-pattern equivalents); re-glaze using salvaged historic glass or new hand-drawn/cylinder glass bedded in traditional linseed oil putty; install concealed, reversible draught-proofing seals; remove loose, flaking, or friable coatings using hand tools only (scrapers, bronze brushes); do not use heat guns, blowtorches, chemical strippers, or mechanical sanders that risk damaging timber; provide 1 no. vent to all sliding sash windows with a nominal width under 2185mm; Titon Trimvent Select Xtra R16, internal: TVSXR16 ventilator – white, external : Titon SW380 flat grille – white or equivalent; prepare and apply paint system comprising 1no. coat primer using a linseed oil or microporous system, apply 1no. full coat of linseed oil undercoat or microporous undercoat and apply 2no. finishing coats of selected breathable finish linseed oil paint, mineral silicate paint (if approved) or vapour-open acrylic (heritage range); rehang casements using original hinge positions; refer to Architect's Drawing Nr's. 6001 - 6005; all in strict accordance with Architect's Method Statement Section E Timber Casement Windows Restoration					
	Existing casement windows					
A	1060mm (w) x 1165mm (h) overall dimensions; unit type B; (Ref: LG W-02)	1	nr			
B	1095mm (w) x 955mm (h) overall dimensions; unit type C; (Ref: LG W-03)	1	nr			

	Existing Georgian front entrance door restoration; photograph the doors (front and rear) prior to commencement to record condition; doors repaired in situ wherever possible; where elements are removed for off-site repair, each component shall be tagged with a unique metal reference label wired securely to the piece to ensure accurate reassembly; sand and clean back all joinery to expose the timber surface and assess repair needs; treat any areas affected by wood-boring insects or fungal decay with an approved conservation grade insecticide/preservative; salvaged pitch pine shall be used where replacement timber is required; splice in new timber to match the original profile and dimensions; where decay is extensive, full replacement may be required subject to Design Team approval; small areas of decay may be consolidated or rebuilt using a suitable two-pack repair system (epoxy or polyurethane); carefully release door panels where they have been over-painted or nailed in place; remove mouldings using timber shims and gentle pressure to avoid splitting or loss of original detail; label mouldings where necessary to ensure correct reinstatement; panel repair by cleaning cracks using compressed air and solvent-dampened cloths; inject conservation-grade adhesive using a syringe and clamp until fully cured; re-fix mouldings in their original positions using traditional methods ; remove inappropriate modern sealants; caulk gaps between the reveal and frame using lime mortar or a traditional burnt sand and boiled linseed oil compound; install discreet brush-strip draught seals to improve thermal performance while maintaining historic character; inspect all existing hardware (hinges, locks, knobs, escutcheons); retain original hardware for reuse wherever possible; overhaul seized mechanisms through dismantling, cleaning, reassembly, and lubrication; replace only where absolutely necessary and only with items approved by the Design Team; redundant historic fittings shall remain in situ unless they impede door function; remove inappropriate modern hardware and closers; repair timber beneath to match existing profiles; retain visible scarring from historic hinge or lock positions as evidence of the door's evolution; install new hardware strictly in accordance with the Architect's Hardware Schedule; reinstall doors into their opes following repair of door linings; prime all bare timber with appropriate conservation-grade primer; apply linseed oil paint undercoats and finish coats as specified; all in strict accordance with Architect's Method Statement Section G Exterior Entrance Doors Restoration and Specification M60					
	External Doors					
A	1200mm wide x 2170mm high overall dimensions; (Ref: UG-ED-01)	1	nr			
B	1200mm wide x 2170mm high overall dimensions; (Ref: UG-ED-02)	1	nr			

	Existing external door fanlights; metal units; protect adjacent joinery, glazing, plasterwork, and floor finishes; photograph fanlights (internal and external faces) prior to commencement; record existing defects: cracked glass, failed putty, corrosion, timber decay, overpainting, and previous inappropriate repairs; removal of overpainting; adopt a gentle, controlled, and non-destructive approach; avoid aggressive sanding, heat guns, or chemical strippers that may damage timber fibres, glazing, or metal profiles; for metal frames remove overpainting using: fine wire brushes, non-abrasive pads, approved solvent gels; avoid grinding wheels, power sanders, or any method that risks loss of profile or historic tool marks; stabilise exposed metal immediately to prevent flash rusting; repair of timber fanlight frames; inspect for decay, loose joints, failed putty, and structural weakness; identify areas requiring consolidation, splicing, or full component replacement; repair of metal fanlight frames; remove loose corrosion using hand tools only; apply rust converter or inhibitor where required; avoid excessive metal loss; retain original profiles and casting details; where fractures or losses occur, repair using: brazing or welding (only by specialists), mechanical fixings where appropriate; ensure repairs are discreet and do not distort the frame; removal of damaged glass by carefully removing cracked or broken panes; score putty lines and gently prise out glass without damaging rebates; retain any surviving historic glass fragments for reference; replacement glass shall: match original type (e.g., cylinder, crown, drawn, or early float glass), match thickness, colour, and visual distortion characteristics, be cut to size with minimal tolerances to avoid stress points; where original glass survives, it shall be retained; bed new glass in traditional linseed oil putty or approved glazing compound to match historic profiles; apply metal primer (zinc-rich or rust-inhibiting, as specified); apply finish coats to match the approved colour schedule; ensure full coverage of joints, rebates, and concealed areas; reinstall any removed fanlight components; photograph works during and after completion; record all repairs, materials used, and any deviations from the original scope; submit documentation to the Design Team for inclusion in the conservation record; all in strict accordance with Architect's Method Statement Section X Refurbishment of Internal & External Door Fanlights; refer to Architect's Drawing Nr. 6121					
	Existing external door metal fanlights					
A	approx. 1200mm wide x 700mm high; (Ref: ED-01)	1	nr			
B	approx. 1200mm wide x 700mm high; (Ref: ED-02)	1	nr			

	Existing timber panelled window surround, including timber panels, shutter leaves, dado panels, windowboards, architraves and associated mouldings; mixture of both triple and double leaf shutters; carry out works in-situ; strip loose paint, clean, inspect, cut out decayed timber and execute spliced repairs with matching timber; salvaged timber may be used for the repairs from compatible materials; all reused timber must be carefully selected to ensure compatibility in species, grain, and workmanship; prepare and apply paint system comprising 1 no. coat Teknos Futura Aqua Primer or equivalent (durable water-borne, full-matt, alkyd based adhesion primer) and 3 no. coats Teknos Futura Aqua 20 or equivalent (semi-matt, water-borne urethane alkyd based top coat) to all surfaces; including replacement ironmongery as necessary; min. 2 closing knobs per window and 4 hinge replacement per window; refer to Architect's Drawing Nr's. 6001 - 6005; all in strict accordance with Architect's Method Statement Section D Sliding Timber Sash Windows Restoration and Method Statement Section T Skirting, Architrave, Chair- & Picture-Rail Restoration; including treatment of existing timber; preparation of existing timbers; carefully clean, remove dust, loose materials and brush down to all timbers; treatment of dry rot by removing mycelium and fruiting bodies from adjacent masonry using brushes and low-pressure vacuum; apply conservation-approved fungicidal paste or gel to affected timber surfaces only where active growth is confirmed; treatment of wet rot by applying preservative to affected areas; treatment of woodworm by applying low-toxicity, conservation-approved boron-based treatments by brush or injection; all applied in strict accordance with manufacturers instructions; works to be undertaken and certified by a specialist sub-contractor; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment					
	Existing timber panelled window surround, including timber panels, shutter leaves, dado panels, windowboards, architraves and associated mouldings					
A	to suit window 1255mm (w) x 2285mm (h) overall dimensions; (Ref: UG W-01)	1	nr			
B	to suit window 1255mm (w) x 2285mm (h) overall dimensions; (Ref: UG W-02)	1	nr			
C	to suit window 1345mm (w) x 2680mm (h) overall dimensions; (Ref: UG W-03)	1	nr			
D	to suit window 1345mm (w) x 2680mm (h) overall dimensions; (Ref: UG W-04)	1	nr			
E	to suit window 1255mm (w) x 2285mm (h) overall dimensions; (Ref: UG W-07)	1	nr			
F	to suit window 1255mm (w) x 2285mm (h) overall dimensions; (Ref: UG W-08)	1	nr			
G	to suit window 1395mm (w) x 1655mm (h) overall dimensions; (Ref: UG W-09)	1	nr			

A	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-01)	1	nr			
B	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-02)	1	nr			
C	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-03)	1	nr			
D	to suit window 1230mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-04)	1	nr			
E	to suit window 1230mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-05)	1	nr			
F	to suit window 1230mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-06)	1	nr			
G	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-07)	1	nr			
H	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-08)	1	nr			
I	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-09)	1	nr			
J	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-10)	1	nr			
K	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-11)	1	nr			
L	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-12)	1	nr			
M	to suit window 1260mm (w) x 2330mm (h) overall dimensions; (Ref: FF W-13)	1	nr			
N	to suit window 1185mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-02)	1	nr			
O	to suit window 1185mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-03)	1	nr			
P	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-04)	1	nr			
Q	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-05)	1	nr			
R	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-06)	1	nr			

A	to suit window 1215mm (w) x 1705mm (h) overall dimensions; (Ref: SF W-07)	1	nr			
B	to suit window 1215mm (w) x 1705mm (h) overall dimensions; (Ref: SF W-08)	1	nr			
C	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-09)	1	nr			
D	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-10)	1	nr			
E	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-11)	1	nr			
F	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-12)	1	nr			
G	to suit window 1215mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-13)	1	nr			
H	to suit window 1395mm (w) x 1845mm (h) overall dimensions; (Ref: SF W-14)	1	nr			
I	to suit window 430mm (w) x 1040mm (h) overall dimensions; (Ref: SF W-15)	1	nr			
J	to suit window 1215mm (w) x 1145mm (h) overall dimensions; (Ref: TF W-01)	1	nr			
K	to suit window 1195mm (w) x 1140mm (h) overall dimensions; (Ref: TF W-02)	1	nr			
L	to suit window 1215mm (w) x 1140mm (h) overall dimensions; (Ref: TF W-03)	1	nr			
M	to suit window 1100mm (w) x 1165mm (h) overall dimensions; (Ref: TF W-04)	1	nr			
N	to suit window 1100mm (w) x 1165mm (h) overall dimensions; (Ref: TF W-05)	1	nr			
O	to suit window 1195mm (w) x 1140mm (h) overall dimensions; (Ref: TF W-07)	1	nr			
P	to suit window 1195mm (w) x 1140mm (h) overall dimensions; (Ref: TF W-08)	1	nr			
Q	to suit window 1195mm (w) x 1140mm (h) overall dimensions; (Ref: TF W-09)	1	nr			
R	to suit window 1195mm (w) x 1140mm (h) overall dimensions; (Ref: TF W-10)	1	nr			

A	to suit window 830mm (w) x 1200mm (h) overall dimensions; (Ref: TF W-14)	1	nr			
B	to suit window 1395mm (w) x 1360mm (h) overall dimensions; (Ref: FF W-14)	1	nr			
C	to suit window1040mm (w) x 1350mm (h) overall dimensions; (Ref: FF W-15)	1	nr			
	STONEWORK: Natural Stonework					
	Window limestone cill special; 'Kilkenny Blue' as described in the Architects Specification; to internal window cills at stairwell 04; profile and dimension to match surrounding timber window surround; Contractor to measure on-site based on architrave and decorative panel profiling; sanded and bush hammered finish as indicated; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 10mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr. 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Special purpose stones					
D	1838mm (max.) x 495mm x 214mm thick; to base of window FF-W-13; (Ref: LC1 & LC2)	1	nr			
E	1838mm (max.) x 495mm x 214mm thick; to base of window SF-W-13; (Ref: LC3 & LC4)	1	nr			
F	1838mm (max.) x 495mm x 214mm thick; to base of window TF-W-13; (Ref: LC5 & LC6)	1	nr			
G	1300mm (max.) x 240mm x 155mm thick; to base of door UG ED-04; door cill threshold	1	nr			
	Window cill granite special; 'Rosa Moncao' as described in the Architects Specification; to internal window cills at stairwell 04; profile and dimension to match surrounding timber window surround; Contractor to measure on-site based on architrave and decorative panel profiling; bush hammered finish; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 10mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr. 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Special purpose stones					
H	1834mm (max.) x 495mm x 110mm thick; to base of external door UG ED-04; (Ref: LC7 & LC8)	1	nr			

	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	Leadwork; code 5 lead drip weathering detail forming capillary break to door threshold detail, laid underneath elsewhere measured limestone threshold slabs; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing Nr. 5010 Detail 12 and Specification					
	Flashings					
A	600mm - 750mm girth	23	m			
	WOODWORK: Boarding and Second Fixings					
	Softwood; slow growth pitch pine windowboard; 18mm thick; screwed, countersinking and flush pelleting, at 300mm centres; pencil rounded edges; on and including treated softwood timber bearer; as per Architect's Drawing Nr's. 6001 - 6005 and Specification					
	Second Fixings; window board					
B	410mm x 18mm; angled to suit existing reveals	27	m			
C	540mm x 18mm; angled to suit existing reveals	2	m			
	WOODWORK: Composite Items					
	Notes					
	Generally					
	doors leaves together with frames and associated screen members, glazing stop beads, glazing strips, intumescent materials and smoke stops necessary to achieve the required fire rating are collectively described as doorsets and enumerated		Note			
	frame anchors and all mortices, holes and mastic pointing (including anti-fungicidal type in bathrooms) is deemed to be included		Note			
	rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets is deemed to be included		Note			
	decoration to be included within rates for doorsets / windows unless otherwise stated		Note			
	ironmongery to be included within rates for doorsets / windows unless otherwise stated		Note			
	The Contractor shall ensure they have allowed for all hardware, brackets, window and curtain wall sleeved brackets, fixing bolts, channel fixings, secondary steel, flashings, cills, insulated panels, flashings, trims, etc. All as detailed and to the architects approval		Note			

	all units are to be designed by an approved manufacturer, a sample section and detail drawings must be prepared for approval by the Architect before any manufacturing commences		Note			
	windows together with frames; sub-frames; filler blocks; packers; associated screen members; stop beads; glazing strips; infill slips; weather seals; are collectively described as windows and enumerated		Note			
	Test certificates shall be provided with evidence that the specified window system achieves the required performances specified		Note			
	Composite items; design, fabricate, supply and install new double glazed timber frame sash windows to replicate the historic window typology present elsewhere in the building; timber to be air-dried high-quality softwood (e.g., Douglas fir), samples to be provide for Conservation Architect's approval; all timber to be free of sapwood, knots, and defects; frame and sash sizes and details to match existing; traditional mortice-and-tenon construction throughout; sashes to be weight-balanced using pulleys and lead/steel weights (no spring balances permitted); draught-proofing to be integrated discreetly into staff and parting beads; glazing to be 4mm float glass or restoration glass where a wavy historic appearance is required; glass to be bedded and fronted in linseed oil putty; no silicone sealants permitted; install new frames plumb, level, and square using traditional fixing methods; use timber packers only; no plastic packers; seal perimeter with breathable, flexible lime-based mortar or approved conservation sealant; install new staff beads, parting beads, sash cords, pulleys, and weights; fit sashes and adjust for smooth operation and correct counterbalance; ensure even margins, correct compression of draught seals, and secure closure ; including all sash weights, pulleys, sash cord and ironmongery; all operating components associated with the sash-weight system and window ironmongery are to be period-appropriate, matching surviving historic examples within the building in form, material, finish, and operation; provide 1 no. vent to all sliding sash windows with a nominal width under 2185mm and 2no. vents to all sliding sash windows with nominal width of 2185mm and over; Titon Trimvent Select Xtra R16, internal: TVSXR16 ventilator - white, external: Titon SW380 flat grille - white or equivalent; primed and factory finished with 1 no. coat Teknos Futura Aqua Primer or equivalent (durable water-borne, full-matt, alkyd based adhesion primer) and 3 no. coats Teknos Futura Aqua 20 or equivalent (semi-matt, water-borne urethane alkyd based top coat) to all surfaces; refer to Architect's Drawing Nr's. 6001 - 6005; all in strict accordance with Architect's Method Statement Section D Sliding Timber Sash Windows Restoration and Specification L10/210					
	Sliding sash windows					
A	640mm (w) x 880mm (h) overall dimensions; unit type A; 1 pane over 1 pane sash window; (Ref: LG W-01)	1	nr			
B	1255mm (w) x 2285mm (h) overall dimensions; unit type H; 6 panes over 6 panes sash window; (Ref: UG W-05)	1	nr			
C	1255mm (w) x 2285mm (h) overall dimensions; unit type H; 6 panes over 6 panes sash window; (Ref: UG W-06)	1	nr			

A	1260mm (w) x 2330mm (h) overall dimensions; unit type K; 6 panes over 6 panes sash window; (Ref: FF W-01)	1	nr			
B	1260mm (w) x 2330mm (h) overall dimensions; unit type K; 6 panes over 6 panes sash window; (Ref: FF W-02)	1	nr			
C	1260mm (w) x 2330mm (h) overall dimensions; unit type K; 6 panes over 6 panes sash window; (Ref: FF W-03)	1	nr			
D	1230mm (w) x 2330mm (h) overall dimensions; unit type L; 1 pane over 1 pane sash window; (Ref: FF W-04)	1	nr			
E	1230mm (w) x 2330mm (h) overall dimensions; unit type L; 1 pane over 1 pane sash window; (Ref: FF W-05)	1	nr			
F	1230mm (w) x 2330mm (h) overall dimensions; unit type L; 1 pane over 1 pane sash window; (Ref: FF W-06)	1	nr			
G	1260mm (w) x 2330mm (h) overall dimensions; unit type M; 6 panes over 6 panes sash window; (Ref: FF W-07)	1	nr			
H	1260mm (w) x 2330mm (h) overall dimensions; unit type M; 6 panes over 6 panes sash window; (Ref: FF W-08)	1	nr			
I	1260mm (w) x 2330mm (h) overall dimensions; unit type M; 6 panes over 6 panes sash window; (Ref: FF W-09)	1	nr			
J	1260mm (w) x 2330mm (h) overall dimensions; unit type M; 6 panes over 6 panes sash window; (Ref: FF W-10)	1	nr			
K	1260mm (w) x 2330mm (h) overall dimensions; unit type N; 1 pane over 1 pane sash window; (Ref: FF W-11)	1	nr			
L	1260mm (w) x 2330mm (h) overall dimensions; unit type N; 1 pane over 1 pane sash window; (Ref: FF W-12)	1	nr			
M	1260mm (w) x 2330mm (h) overall dimensions; unit type N; 1 pane over 1 pane sash window; (Ref: FF W-13)	1	nr			
N	1215mm (w) x 1705mm (h) overall dimensions; unit type S; 3 panes over 6 panes sash window; (Ref: SF W-07)	1	nr			
O	1215mm (w) x 1705mm (h) overall dimensions; unit type S; 3 panes over 6 panes sash window; (Ref: SF W-08)	1	nr			

	New timber panelled window surround, including timber panels, shutter leaves, dado panels, windowboards, architraves and associated mouldings; hardwood timber shutters to match existing dimensions and configuration of panels etc., (i.e. adjacent timber opes on same floor) consisting of timber panels routed into a timber frame; frame consisting of head, foot, stiles and muntin (as per matching existing details, sizes and thicknesses), to be hinged, in one or more panels fixed to each reveal recess; to finish flush with the architrave when stored, and to meet adjacent panel along the centre line of the window when deployed; linseed oil paint in requisite no. coats; including all associated ironmongery; supplied and installed by specialist to suit each application detail and requirement as per Architects Drawings Nr's. 6004 & 6005 and Specification Z10/215					
	Timber shutter panel, shutter leaf, dado panel & architrave					
A	to suit window 1185mm (w) x 1675mm (h) overall dimensions; (Ref: SF W-01)	1	nr			
B	to suit window 1100mm (w) x 1165mm (h) overall dimensions; tripartite arrangement; (Ref: TF W-06)	1	nr			
C	to suit window 1195mm (w) x 1165mm (h) overall dimensions; tripartite arrangement; (Ref: TF W-11)	1	nr			
D	to suit window 1195mm (w) x 1165mm (h) overall dimensions; tripartite arrangement; (Ref: TF W-12)	1	nr			
E	to suit window 1195mm (w) x 1165mm (h) overall dimensions; tripartite arrangement; (Ref: TF W-13)	1	nr			

	METALWORK: Non-Structural					
	Composite Unit; powder coated steel framed thermally broken clear glazed external door with steel frame; MHB SL30-ISO or equivalent external ultra slim insulated steel framed doors; door leaf: steel frame with glazing, finish as delivered: Qualisteelcoat Klasse C5 -Norm ISO12944-2 :2018; frame and architraves: material: solid steel profile thickness: flange 5mm, body 6mm; solid bare steel CS235JR (partially recycled); thermal insulation: U-frame in compliance with NEN-EN 10077-1/2: T-profile SL30-ISO® in muntin = 1.4W/m2K; corrosion control: anti-corrosion layers must be applied using a Qualisteelcoat-certified process; factory applied finishes to Architect's selected colour; clear tempered insulated glazing SGG Climaplus ONE II or equivalent; glazing manifestation to be supplied and fitted in accordance with Technical Guidance Document M Section 1.2.4.1, sample manifestations to be supplied to ER for approval; aluminium L-shaped glazing bead; invisible fixing; mitered glazing beads and mitred seams < 0,5mm; wet seal finish with a silicone based sealant on the inside and outside; Dowsil 791 of 795; including all ironmongery as detailed; fire resistance: 60 minutes; smoke leakage: S200; reaction to fire: To BS EN 13501-1, Class B or better; thermal performance (U-value maximum): 1.4W/m2K; burglary resistance: RC2 in compliance with EN1627 + NEN5096; stop profile: continuous EPDM rubber profile with task-specific shores and geometry in sash and frame; corner joints with connectors; fixing to manufacturer's specifications; all doors to be factory cored and certified for access controlled cabling and access controlled lock; access control locks to be installed in accordance with lock manufactures specification; all in accordance with Architect's Drawing Nr's. 6111 & 6121 and Specification L20/482					
	Doors; glazed single door					
A	1200mm wide x 2925mm high overall dimensions; including fire rated screen: 60min uninsulated fire rated glazing above 1.1m and 30min insulated fire rated glazing below 1.1m; (Ref: LG-ED-01)	1	nr			
B	1200mm wide x 2260mm high overall dimensions; (Ref: LG-ED-02)	1	nr			
C	860mm wide x 2100mm high overall dimensions; (Ref: LG-ED-03)	1	nr			
D	915mm wide x 2100mm high overall dimensions; (Ref: LG-ED-04)	1	nr			
E	1265mm wide x 3070mm high overall dimensions; (Ref: UG-ED-04)	1	nr			

	Proprietary aluminium flashings; to internal/ external door head and jamb reveals; 4mm thick 6063-grade aluminium pressed metal profile; anodised finish of min. 25microns (MX4) to Architect's specifications, as per QUALANOD or equivalent performance criteria for abrasion & corrosion resistance; concealed fixing clips with stainless steel fixings; joints between sections to be sealed with compatible exterior grade sealant; complete with all necessary accessories and fixings; fixed in strict accordance with the manufacturer's instructions; all in accordance with Architect's Drawing Nr's. 5033, 6111 & 6121 and Specification H92/120					
	Flashings; to doors					
A	girth 300mm - 450mm; bend - 5rs.	31	m			
B	girth 450mm - 600mm; bend - 3rs.	31	m			
	WOODWORK: Ironmongery, Accessories & Sundries					
	Notes					
	Generally					
	the Contractor must provide certified evidence, in the form of a product conformity certificate (or third party certificate) that the complete doorset (including leaf, frame and ironmongery) complies with the specified requirements for fire & smoke resistance to BS 476-22, BS EN 1634- 1 or BS EN 1634-3		Note			
	unless explicitly stated to the contrary, all cylinders and lever mechanism locks shall be deemed to be under a master key plan; master key plan requires integration with existing barracks; master key proposals shall be agreed in writing with the Architect and Manufacturer prior to order placement		Note			
	Supply & fit the following ironmongery; compliance with minimum standards of service life as defined in ISO 15686:2011 Part 1- Buildings and constructed assets - Service life, planning and general principles; CE marked; fixed to backgrounds requiring plugging; to Architect's Ironmongery Schedule, Specification Section P21					
	Ironmongery					
C	Set Ref: KC0802; EX TBR SGL KNOB ESC NLATCH ES MAG LOCK - NFR	3	nr			
	Supply & fit the following ironmongery; compliance with minimum standards of service life as defined in ISO 15686:2011 Part 1- Buildings and constructed assets - Service life, planning and general principles; CE marked; fixed to steel backgrounds; to Architect's Ironmongery Schedule, Specification Section P21					
	Ironmongery					
D	Set Ref: ED01	1	nr			

A	Set Ref: ED02	1	nr			
B	Set Ref: ED03	1	nr			
C	Set Ref: ED04	1	nr			
D	Set Ref: ED05	1	nr			
	Airtightness tapes; Pro Clima Contega Solido or equivalent; sealing between blockwork and radon barrier; sealed all penetrations though air barrier with flexible sealant; supplied and installed all in strict accordance with manufacturer's instructions; in strict accordance with the Architect's Drawing Nr's. 6001 - 6005, 6111 & 6121 and Specification P10					
	Air penetration sealant & tapes					
E	girth < 300mm wide	395	m			
	Insulation; Warmotech Phonotherm (RG550) structural insulation board or equivalent; supplied and installed all in strict accordance with manufacturer's instructions; all in accordance with Architect's Drawing Nr's. 5033, 6111 & 6121 and Specification P10/125					
	Insulation; thermal					
F	460mm x 25mm thick; to window head/ base	359	m			
G	75mm x 50mm thick; to door head and threshold	10	m			
H	460mm x 25mm thick; to door head	2	m			
	PAINTING AND DECORATING: Painting					
	Painting; prepare and clean down; one coat aluminium primer, to the contact faces of members fixed permanently to blockwork or the like; applied in strict accordance with the manufacturer's instructions					
	To timber surfaces					
I	> 300mm girth; window board	18	m2			
	Painting; one full coat of appropriate primer; surface defects treated with appropriate filler & sealed; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; applied in strict accordance with the manufacturers instructions; as per Architect's Specification M60/140					
	To timber surfaces					
J	> 300mm girth; window board	18	m2			

COLLECTION					
Page No. WEB/98					
Page No. WEB/99					
Page No. WEB/100					
Page No. WEB/101					
Page No. WEB/102					
Page No. WEB/103					
Page No. WEB/104					
Page No. WEB/105					
Page No. WEB/106					
Page No. WEB/107					
Page No. WEB/108					
Page No. WEB/109					
Page No. WEB/110					
Page No. WEB/111					
Page No. WEB/112					
Page No. WEB/113					
Page No. WEB/114					
Page No. WEB/115					
(31) EXTERNAL WALL: COMPLETIONS Carried to Summary					

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	DEMOLITION & ALTERATIONS: Treatment/Repairs				
	Existing historic timber panelled doors of Georgian and Victorian origin restoration and upgrading fire resistance; photograph the doors (front and rear) prior to commencement to record condition; door leaf upgrading to include installing Envirograff or equivalent intumescent cloth with 1mm thick fire resistant card face and contact adhesive to internal and external door panel faces; joint consolidation as necessary; intumescent coatings, strips and threshold seal as required; door frame upgrading: consolidate frame joints; fill voids between frame and wall with mineral wool and intumescent mastic; retain and reinstate original architraves; ironmongery: retain original visible ironmongery where possible; provide three fire-rated hinges of similar appearance; fit fire-rated latch/lock; retain historic brass furniture externally; door closers to be concealed or low-impact, refer to Architects ironmongery schedule; prepare door: inspect, clean, remove existing paint by gentle mechanical methods & prepare surface; apply intumescent paint coat system: primer, intumescent basecoat & protective topcoat; all in strict accordance with manufacture recommendations; all in strict accordance with Architect's Method Statement Section F Internal Georgian Panel Doors Fire Upgrade Works and Drawing Nr's. 6120, 6121, 6130, 6140 & 6150 and Specification L20/250				
	Existing timber door; single; non fire-rated				
A	approx. 890mm wide x 2110mm high overall size; single door; (Ref: UG-ID-03)	1	nr		
	Existing timber door; single; FD30S				
B	approx. 920mm wide x 2110mm high overall size; single door; (Ref: UG-ID-01)	1	nr		
C	approx. 775mm wide x 1905mm high overall size; single door; (Ref: UG-ID-10)	1	nr		
D	approx. 940mm wide x 2110mm high overall size; single door; (Ref: UG-ID-11)	1	nr		
E	approx. 940mm wide x 2120mm high overall size; single door; (Ref: UG-ID-12)	1	nr		

A	approx. 900mm wide x 1905mm high overall size; single door; (Ref: UG-ID-13)	1	nr			
B	approx. 760mm wide x 1905mm high overall size; single door; (Ref: UG-ID-14)	1	nr			
C	approx. 970mm wide x 2100mm high overall size; single door; (Ref: FF-ID-01)	1	nr			
D	approx. 945mm wide x 2095mm high overall size; single door; (Ref: FF-ID-08)	1	nr			
E	approx. 975mm wide x 2070mm high overall size; single door; (Ref: FF-ID-10)	1	nr			
F	approx. 920mm wide x 2010mm high overall size; single door; (Ref: FF-ID-11)	1	nr			
G	approx. 900mm wide x 1985mm high overall size; single door; (Ref: SF-ID-05)	1	nr			
H	approx. 900mm wide x 1985mm high overall size; single door; (Ref: SF-ID-06)	1	nr			
I	approx. 890mm wide x 1985mm high overall size; single door; (Ref: SF-ID-12)	1	nr			
J	approx. 885mm wide x 1985mm high overall size; single door; (Ref: SF-ID-14)	1	nr			
K	approx. 850mm wide x 1985mm high overall size; single door; (Ref: SF-ID-16)	1	nr			
L	approx. 870mm wide x 1915mm high overall size; single door; (Ref: TF-ID-05)	1	nr			
M	approx. 870mm wide x 1915mm high overall size; single door; (Ref: TF-ID-12)	1	nr			
N	approx. 870mm wide x 1915mm high overall size; single door; (Ref: TF-ID-13)	1	nr			
O	approx. 895mm wide x 1930mm high overall size; single door; (Ref: TF-ID-16)	1	nr			
	Existing timber door; double; FD30S					
P	approx. 1495mm wide x 2670mm high overall size; double door; (Ref: UG-ID-02)	1	nr			
Q	approx. 1495mm wide x 2670mm high overall size; double door; (Ref: UG-ID-04)	1	nr			

	Existing timber screen; non fire rated					
A	approx. 1210mm wide x 575mm high overall size; screen; (Ref: UG-S-02)	1	nr			
	Existing timber screen; FD30S					
B	approx. 645mm wide x 515mm high overall size; screen; (Ref: TF-S-01)	1	nr			
	Existing historic architrave and liner restoration, repair, and selective replacement of historic timber mouldings; carefully repair, splice and make good existing timber mouldings; selectively replace elements beyond practical repair or missing, matching existing timber species, profiles, dimensions and finish; including removal and replacement of defective fixings and all necessary preparation and making good; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; colour to be selected; prepared and installed to manufacturers instructions; all in strict accordance with Architect's Method Statement Section T Skirting, Architrave, Chair- & Picture-Rail Restoration and Architect's Drawing Nr's. 5090, 5091, 5092, 6120, 6121, 6130, 6140 & 6150 and Specification					
	Existing timber liner					
C	approx. 400mm x 25mm; (Ref: Door surround type 9B)	60	m			
D	approx. 400mm x 25mm; to UG-ID-02 & UG-ID-04; (Ref: Door surround type 9B)	28	m			
	Existing timber architrave					
E	approx. 170mm x 44mm; (Ref: Door surround type 9A)	85	m			
F	approx. 170mm x 44mm; (Ref: Door surround type 9B)	119	m			
G	approx. 170mm x 44mm; to UG-ID-02 & UG-ID-04; (Ref: Door surround type 9B)	28	m			

	Existing internal door fanlights; timber units; protect adjacent joinery, glazing, plasterwork, and floor finishes; photograph fanlights (internal and external faces) prior to commencement; record existing defects: cracked glass, failed putty, corrosion, timber decay, overpainting, and previous inappropriate repairs; removal of overpainting; adopt a gentle, controlled, and non-destructive approach; avoid aggressive sanding, heat guns, or chemical strippers that may damage timber fibres, glazing, or metal profiles; for timber frames use scalpels, fine scrapers, and conservation-grade solvents (where approved) to soften and lift overpaint; test patches shall be carried out to determine the mildest effective method; avoid removing historic paint layers that remain sound and contribute to the building's significance; repair of timber fanlight frames; inspect for decay, loose joints, failed putty, and structural weakness; identify areas requiring consolidation, splicing, or full component replacement; consolidate minor decay using conservation-grade consolidants; splice in new timber where necessary, matching: species (typically pitch pine or matching hardwood), grain direction, moisture content, profile and moulding detail; use traditional joinery techniques with non-ferrous fixings; avoid unnecessary trimming of original timber; removal of damaged glass by carefully removing cracked or broken panes; score putty lines and gently prise out glass without damaging rebates; retain any surviving historic glass fragments for reference; replacement glass shall: match original type (e.g., cylinder, crown, drawn, or early float glass), match thickness, colour, and visual distortion characteristics, be cut to size with minimal tolerances to avoid stress points; where original glass survives, it shall be retained; bed new glass in traditional linseed oil putty or approved glazing compound to match historic profiles; prime all bare timber with conservation-grade primer; apply undercoats and finish coats as per Architects Finishes schedule; maintain crisp arrises and avoid paint bridging over joints or glass; reinstall any removed fanlight components; photograph works during and after completion; record all repairs, materials used, and any deviations from the original scope; submit documentation to the Design Team for inclusion in the conservation record; all in strict accordance with Architect's Method Statement Section X Refurbishment of Internal & External Door Fanlights; refer to Architect's Drawing Nr. 6120					
	Existing internal door timber fanlights					
A	approx. 1535mm wide x 765mm high; curved; (Ref: UG-ID-03)	1	nr			
B	extra over for; new 30minute fire rated curved glazed screen; approx. 1535mm wide x 765mm high; installed in front of the existing fanlight glazing; (side to be agreed with ER on site); recessed into the linear of the current framed panel (without altering the decorative elements), using an MHB steel frame or equivalent with mineral wool packing and n intumescent sealant joint around the perimeter; refer to Architect's Specification L10/310	1	nr			
C	approx. 1535mm wide x 765mm high; curved; (Ref: UG-ID-04)	1	nr			

A	extra over for; new 30minute fire rated curved glazed screen; approx. 1535mm wide x 765mm high; installed in front of the existing fanlight glazing; (side to be agreed with ER on site); recessed into the linear of the current framed panel (without altering the decorative elements), using an MHB steel frame or equivalent with mineral wool packing and n intumescent sealant joint around the perimeter; refer to Architect's Specification L10/310	1	nr			
	WOODWORK: Boarding & Second Fixings					
	Oak liner; 20mm thick white oak planed liner; screwed, countersinking and flush pelleting, at 300mm centres; as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification					
	Second Fixings; liner					
B	44mm x 20mm; (Ref: Door surround type 9A)	63	m			
	MDF liner; 18mm thick moisture and fire resistant MDF; screwed, countersinking and flush pelleting, at 300mm centres; as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification					
	Second Fixings; liner					
C	100mm x 18mm; (Ref: Door surround type 2)	6	m			
D	140mm x 18mm; (Ref: Door surround type 14)	11	m			
E	144mm x 18mm; (Ref: Door surround type 3)	11	m			
	Red deal architrave; European redwood; to BS 1186-3; screwed, countersinking and flush pelleting, at 300mm centres; as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification P20/110 & L20/410					
	Second Fixings; architrave					
F	75mm x 25mm; fixed to and including 5mm moisture and fire resistant MDF to create shadow gap; (Ref: Door surround type 2)	11	m			
G	40mm x 25mm; fixed to create 5mm shadow gap; (Ref: Door surround type 3)	11	m			
H	75mm x 25mm; fixed to create 5mm shadow gap; (Ref: Door surround type 3)	11	m			
I	75mm x 25mm; (Ref: Door surround type 6 & 7)	129	m			
J	75mm x 25mm; (Ref: Door surround type 14)	21	m			

	Plywood portals; 80mm thick fire rated birch plywood portal with 80 x 21mm thick solid ash finishing trim on each edge and 0.5mm thick ash veneer on the inner and outer faces of the portal (see specifications for details); 2mm bullnose on all edges; plywood mechanically fixed to the opening structure (screw or bolt heads must be recessed with the plywood, then covered by the veneer to be hidden); as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification P20/245					
	Second Fixings; portal surround to doors					
A	410mm x 80mm; (Ref: Door surround type 11)	12	m			
B	extra over for; curved	2	m			
C	800mm x 80mm; (Ref: Door surround type 13)	6	m			
D	extra over for; 100 x 12 x 18mm thick fire-resistant MDF to create shadow gap at the bottom of the timber frame	8	nr			
	Second Fixings; portal surrounds to openings					
E	450mm x 80mm; (Ref: Portal surround type 12)	77	m			
F	extra over for; 100 x 12 x 18mm thick fire-resistant MDF to create shadow gap at the bottom of the timber frame	56	nr			
	Iroko portal; complete; 40mm thick natural hardwood carved iroko panels, with 80mm edge reveals to form double curved timber sheeting to lift lobby; mounted on timber framed substructure; timber frame structure to be built inside enlarged opening through the masonry spine wall, comprised of 225 x 44mm and 95 x 44mm timbers to create support frame to double curved timber panels; including all necessary concealed fixings, brackets and connections; accurate setting out and templating to achieve the required curved profiles; jointing, sanding and finishing of exposed timber surfaces to Architect's requirements; coordination with adjacent finishes and protection of completed works; as per Architect's Drawing Nr's. 1032 (G-10 UGF lift lobby) & 5010 Detail 06 and Specification					
	Second Fixings; portal surrounds to openings					
G	built into opening 1864mm wide x 2100mm high x 780mm deep overall dimensions	1	nr			
	WOODWORK: Composite Items					
	Notes					
	Generally					
	the Contractor must provide certified evidence, in the form of a product conformity certificate that each fire-rated door/door assembly/doorset supplied complies with the specified requirements for fire & smoke resistance to BS 476-22, BS EN 1634- 1 or BS EN 1634-3		Note			

fire door assemblies must comply and perform to BS 8214:2008		Note			
doorsets must comply with BS 476: PART 8/20-22 OR E30/E60 RATING when tested in accordance with relevant European standard; doorsets to be fitted with cold smoke seals to achieve a leakage rate not exceeding 3m3 /m/hour when tested at 25 Pa		Note			
all doorsets must achieve a minimum sound insulation rating of 30dB unless otherwise stated		Note			
doors to be installed in strict accordance with the Fire Test Certificate - all relevant dimensions, edge gaps, undercuts will be measured and inspected by the architect upon installation; should the doorset be found not to be in fitted in accordance with its Fire Test Certificate the Contractor, at his own expense (& delay) must provide a competent 3rd party fire assessment of the doorset as installed on site or replace the doorset at his own expense and delay		Note			
standard door sets & FD30S doorsets to have a minimum density of 420 kg/m3		Note			
internal screens & FD60S doorsets to have a minimum density of 640 kg/m3		Note			
all joinery work shall be neatly jointed and where necessary scribed to the adjoining work		Note			
doors leaves together with frames and associated screen members, glazing stop beads, glazing strips, intumescent materials and smoke stops required to achieve the required fire rating are collectively described as doorsets and enumerated		Note			
frame anchors and all mortices, holes, grounds etc. of all doorsets is deemed to be included		Note			
all door and screen frames to be fixed to structure with 6mm diameter galvanised steel frame fixers at 600mm centres with countersunk heads and pelleted		Note			
mineral wool packing and non-hardening intumescent sealant behind frames is deemed to be included		Note			
all glazing must provide both integrity and insulation unless otherwise stated		Note			
type, size, thickness and location of all glazing shall be determined by and be the sole responsibility of the Contractor; in general, glazing shall comply with the following standards: BS6262: 1982 - Code of Practice for Glazing for Buildings and BS6262: part 4: 1994 - Code of Practice for Glazing for Buildings - Safety related to Human Impact		Note			
all glazing below 800mm at windows and 1500mm at doors and 300mm either side of door frames to be safety glass in accordance with BS6262 part 4		Note			

	non-fire rated door glazing to be laminated safety glass to BS 6206		Note			
	Doors and frames; flush; solid core wood doors with solid rebated frame; clear glazed fanlight and vision panel where indicated; factory finished to selected RAL colour; pre primed and finished with two undercoats and one finishing coat; intumescent strips to door and surround; gap between frame and wall to be fire stopped; vision panel / over light: clear, laminated fully insulating fire-protection and impact-resistant glass Class 1 of BS EN 12600; glazing 60 minutes fire / heat Resistance (60 minutes integrity / 60 minutes insulation); glazing 30 minutes Fire / Heat Resistance (30 minutes integrity / 30 minutes insulation); glazing manifestations to be supplied and fitted in accordance with TGD M Section 1.2.4.1; all products to be CE marked; all products to be CE marked; all in strict accordance with the manufacturer's instructions, Architect's Drawing Nr's. 6110, 6111, 6120, 6121, 6130, 6140, 6150 & 6160 & Specification L20/410					
	Single Doors; non fire-rated					
A	960mm wide x 2100mm high overall size; single door; (Ref: LG-ID-10, LG-ID-11 & LG-ID-12)	3	nr			
B	890mm wide x 2100mm high overall size; single door; (Ref: SF-ID-02 & SF-ID-03)	2	nr			
C	890mm wide x 2100mm high overall size; single door; (Ref: TF-ID-02 & TF-ID-03)	2	nr			
	Single Doors; fire-rated; FD30S					
D	1000mm wide x 2100mm high overall size; single door; (Ref: LG-ID-13)	1	nr			
E	1035mm wide x 2100mm high overall size; single door; (Ref: LG-ID-09 & LG-ID-14)	2	nr			
F	1035mm wide x 2100mm high overall size; single door; including glazed vision panel 190mm wide x 1390mm high; (Ref: LG-ID-15)	1	nr			
G	905mm wide x 1915mm high overall size; single door; (Ref: TF-ID-06)	1	nr			
	Single Doors; fire-rated; FD60S					
H	900mm wide x 2100mm high overall size; single door; including glazed vision panel 190mm wide x 1390mm high; (Ref: LG-ID-03)	1	nr			
	Single Doors & a half; fire-rated; FD60S					
I	1200mm wide x 2100mm high overall size; single door and a half; (Ref: LG-ID-02)	1	nr			
	Double Doors; fire-rated; FD30S; including Una concealed frame or equivalent; folded cold rolled mild steel; powder coated to standard RAL colour; refer to Architect's Drawing Nr. 5090 Type 4					
J	1800mm wide x 2100mm high overall size; double door; (Ref: LG-ID-04)	1	nr			
				To Collection €		

A	1340mm wide x 2100mm high overall size; (Ref: LG-ID-06)	1	nr			
B	1340mm wide x 2100mm high overall size; (Ref: LG-ID-07)	1	nr			
C	1800mm wide x 2100mm high overall size; (Ref: LG-ID-21)	1	nr			
D	1800mm wide x 2100mm high overall size; (Ref: UG-ID-05)	1	nr			
E	1340mm wide x 2100mm high overall size; (Ref: UG-ID-07 & UG-ID-08)	2	nr			
F	1800mm wide x 2100mm high overall size; (Ref: UG-ID-16)	1	nr			
G	1800mm wide x 2100mm high overall size; (Ref: FF-ID-04)	1	nr			
H	1800mm wide x 2100mm high overall size; (Ref: FF-ID-12)	1	nr			
I	1800mm wide x 2100mm high overall size; (Ref: FF-ID-05 & FF-ID-06)	2	nr			
J	1800mm wide x 2100mm high overall size; (Ref: SF-ID-08)	1	nr			
K	1340mm wide x 2100mm high overall size; (Ref: SF-ID-09 & SF-ID-10)	2	nr			
L	1800mm wide x 2100mm high overall size; (Ref: SF-ID-18)	1	nr			
M	1800mm wide x 2100mm high overall size; (Ref: TF-ID-08)	1	nr			
N	1340mm wide x 2100mm high overall size; (Ref: TF-ID-09)	1	nr			
O	1340mm wide x 2100mm high overall size; (Ref: TF-ID-10)	1	nr			
P	1800mm wide x 2100mm high overall size; (Ref: TF-ID-18)	1	nr			
	Double Doors; fire-rated; FD60S; including Una concealed frame or equivalent; folded cold rolled mild steel; powder coated to standard RAL colour; refer to Architect's Drawing Nr. 5090 Type 4					
Q	1850mm wide x 2100mm high overall size; (Ref: LG-ID-22A & LG-ID-22B)	2	nr			
	WOODWORK: Ironmongery, Accessories & Sundries					
	Notes					
	Generally					
	the Contractor must provide certified evidence, in the form of a product conformity certificate (or third party certificate) that the complete doorset (including leaf, frame and ironmongery) complies with the specified requirements for fire & smoke resistance to BS 476-22, BS EN 1634- 1 or BS EN 1634-3		Note			

	unless explicitly stated to the contrary, all cylinders and lever mechanism locks shall be deemed to be under a master key plan; master key plan requires integration with existing barracks; master key proposals shall be agreed in writing with the Architect and Manufacturer prior to order placement		Note		
	Supply & fit the following ironmongery; compliance with minimum standards of service life as defined in ISO 15686:2011 Part 1- Buildings and constructed assets - Service life, planning and general principles; CE marked; fixed to backgrounds requiring plugging; to Architect's Ironmongery Schedule, Specification Section P21				
	Ironmongery				
A	Set Ref: KC1001; IN TBR SGL LVR SLOCK EK CLOSR - NFR	1	nr		
B	Set Ref: KC1002; INT TBR SGL LVR SLOCK EK CLOSR - FD30	1	nr		
C	Set Ref: KC1002/SS; INT TBR SGL LVR SLOCK EK CLOSR - FD30	2	nr		
D	Set Ref: KC1003/SS; INT TBR SGL LVR SLOCK EK CLOSR - FD60	1	nr		
E	Set Ref: KC1056/SS; INT TBR SGL LVR BATH L - CLOSR USEX NFR	4	nr		
F	Set Ref: KC1062; INT TBR SGL LVR BATH L - NSC ACC USEX NFR	1	nr		
G	Set Ref: KC1085/SS; IN TBR SGL LVR BATH L - CLR AUSEX WCSH FD30	1	nr		
H	Set Ref: KC1553/SS; IN TBR L&H LVR EL560 ES CLR - FD60	1	nr		
I	Set Ref: KC2001; INT TBR SGL PSH/PLL NO LCK - CLOSR - NFR	2	nr		
J	Set Ref: KC2002; INT TBR SGL PSH/PLL NO LCK - CLOSR - FD30	2	nr		
K	Set Ref: KC2054; IN TBR SGL PSH/PLL BATH BOLT - NSC - NFR	4	nr		
L	Set Ref: KC2255; INT TBR SGL PSH/PLL MAG - CLOSR - FD30	17	nr		
M	Set Ref: KC2702; INT TBR DBL PSH/PLL NO LCK - CLOSR - FD30	2	nr		
N	Set Ref: KC4614; IN TBR DBL PSH/PLL DLOCK ES NSC - FD30	16	nr		
O	Set Ref: KC4614/SS; IN TBR DBL PSH/PLL DLOCK ES NSC - FD30	4	nr		
P	Set Ref: KC4615/SS; IN TBR DBL PSH/PLL DLOCK ES NSC - FD60	2	nr		

	Supply & fit the following ironmongery; compliance with minimum standards of service life as defined in ISO 15686:2011 Part 1- Buildings and constructed assets - Service life, planning and general principles; CE marked; fixed to steel backgrounds; to Architect's Ironmongery Schedule, Specification Section P21					
	Ironmongery					
A	Set Ref: LG ID 01	1	nr			
B	Set Ref: LG ID05	1	nr			
C	Set Ref: LG ID08	1	nr			
D	Set Ref: LG ID16	1	nr			
E	Set Ref: LG ID17	1	nr			
F	Set Ref: LG ID18	1	nr			
G	Set Ref: LG ID19	1	nr			
H	Set Ref: LG ID20	1	nr			
I	Set Ref: LG ID23	1	nr			
J	Set Ref: UG ID 06	1	nr			
K	Set Ref: UG ID 09	1	nr			
L	Set Ref: UG ID 15	1	nr			
M	Set Ref: FF ID 02	1	nr			
N	Set Ref: FF ID 02	1	nr			
O	Set Ref: FF ID 03	1	nr			
P	Set Ref: FF ID 07	1	nr			
Q	Set Ref: FF ID 13	1	nr			
R	Set Ref: SF ID 01	1	nr			
S	Set Ref: SF ID 04	1	nr			
T	Set Ref: SF ID 07	1	nr			
U	Set Ref: SF ID 11	1	nr			
V	Set Ref: SF ID 15	1	nr			
W	Set Ref: SF ID 17	1	nr			
X	Set Ref: FF ID 15	1	nr			

A	Set Ref: TF ID 01	1	nr			
B	Set Ref: TF ID 04	1	nr			
C	Set Ref: TF ID 07	1	nr			
D	Set Ref: TF ID 11	1	nr			
E	Set Ref: TF ID 15	1	nr			
F	Set Ref: TF ID 17	1	nr			
	METALWORK: Non-Structural					
	Composite Unit; steel framed thermally broken clear glazed fire door; MHB SL30® (Internal Doors) or equivalent; factory-applied powder coating system suitable for the environmental exposure classification; Qualisteelcoat Class C3 or C5 or equivalent, as applicable; including preparation, primer and topcoat; colour to Architect's selection; clear fire-resistant safety glazing, type and thickness to manufacturer's tested system and required fire rating; glazing manifestations to be supplied and fitted in accordance with TGD M Section 1.2.4.1; fire resistance, smoke leakage and reaction-to-fire performance as indicated; intumescent strips to door and surround; gap between frame and wall to be fire stopped; steel panels to doors as indicated; all products to be CE marked; including all ironmongery brushed stainless steel; fixed into openings in strict accordance with suppliers instructions; all in accordance with Architect's Drawing Nr's. 6110, 6111, 6120, 6121, 6130, 6140, 6150 & 6160 and Specification L20/481					
	Single Doors; glazed; non fire-rated					
G	1000mm wide x 2100mm high overall size; frosted glazing; (Ref: SF-ID-01)	1	nr			
H	1000mm wide x 2100mm high overall size; (Ref: SF-ID-04)	1	nr			
I	1000mm wide x 2100mm high overall size; frosted glazing; (Ref: TF-ID-01)	1	nr			
	Single Doors; glazed; fire-rated; FD30S					
J	985mm wide x 2100mm high overall size; (Ref: LG-ID-19)	1	nr			
K	1440mm wide x 2100mm high overall size; comprising 1000mm wide x 2100mm high glazed single door & 1nr. 440mm wide x 2100mm high glazed side panel; (Ref: LG-ID-01)	1	nr			
L	1210mm wide x 2100mm high overall size; comprising 1000mm wide x 2100mm high glazed single door & 1nr. 210mm wide x 2100mm high glazed side panel; including fire rated side panel: 60min uninsulated fire rated glazing above 1.1m and 30min insulated fire rated glazing below 1.1m; (Ref: LG-ID-05)	1	nr			
M	1000mm wide x 2100mm high overall size; (Ref: LG-ID-08)	1	nr			

A	985mm wide x 2100mm high overall size; (Ref: LG-ID-16, LG-ID-17 & LG-ID-18)	3	nr			
B	1000mm wide x 2100mm high overall size; (Ref: LG-ID-20 & LG-ID-23)	2	nr			
C	1120mm wide x 1980mm high overall size; (Ref: UG-ID-09)	1	nr			
D	1190mm wide x 3095mm high overall size; comprising 1000mm wide x 2100mm high glazed single door & 1nr. 190mm wide x 2100mm high glazed side panel & 1nr. 1190mm wide x 995mm high glazed top panel; (Ref: UG-ID-06)	1	nr			
E	1165mm wide x 2705mm high overall size; curved headed; (Ref: FF-ID-02)	1	nr			
F	1275mm wide x 2805mm high overall size; comprising 1085mm wide x 2100mm high glazed single door & 1nr. 190mm wide x 2100mm high glazed side panel & 1nr. 1275mm wide x 705mm high glazed top panel; (Ref: FF-ID-03)	1	nr			
G	980mm wide x 2500mm high overall size; curved headed; (Ref: FF-ID-07)	1	nr			
H	900mm wide x 1940mm high overall size; (Ref: FF-ID-13)	1	nr			
I	870mm wide x 1915mm high overall size; (Ref: SF-ID-11)	1	nr			
J	870mm wide x 1915mm high overall size; (Ref: SF-ID-15)	1	nr			
K	1000mm wide x 2100mm high overall size; (Ref: SF-ID-17)	1	nr			
L	830mm wide x 1985mm high overall size; (Ref: SF-ID-19)	1	nr			
M	1000mm wide x 2100mm high overall size; (Ref: TF-ID-04)	1	nr			
N	1285mm wide x 2805mm high overall size; comprising 1000mm wide x 2100mm high glazed single door & 1nr. 285mm wide x 2100mm high glazed side panel & 1nr. 1285mm wide x 705mm high glazed top panel; (Ref: SF-ID-07)	1	nr			
O	1295mm wide x 2585mm high overall size; comprising 990mm wide x 2100mm high glazed single door & 1nr. 200mm wide x 2100mm high glazed side panel & 1nr. 1295mm wide x 485mm high glazed top panel; (Ref: TF-ID-07)	1	nr			
P	870mm wide x 1915mm high overall size; (Ref: TF-ID-11)	1	nr			
Q	870mm wide x 1915mm high overall size; (Ref: TF-ID-14)	1	nr			
R	780mm wide x 2130mm high overall size; (Ref: TF-ID-15)	1	nr			
S	780mm wide x 2130mm high overall size; (Ref: TF-ID-17)	1	nr			

	Movable acoustic wall proprietary partitioning system; to rooms B-17 and B-18, lower ground floor; consisting of movable interlocking solid panels approximately 900mm wide, operating on overhead sliding rails and hangers for opening and closing; to EAD 210005-00-0505 and BS 5234-2 Light Duty (LD); minimum sound insulation Rw 53dB; fire performance as required by the project fire strategy and manufacturer's tested system; panels comprising veneer-faced particleboard with natural ash veneer finish and shadow-line joints; overall height to suit floor-to-ceiling height, approximately 2.5m at lower ground floor; overhead guide track fixed to structural soffit/support with deflection allowance up to ±15mm; complete with integrated internal pedestrian doorsets to BS EN 14351-2, ash frames, solid-core wood veneer-faced doors, concealed lippings, acoustic seals and ironmongery in accordance with system certification; including all tracks, guides, seals, fixings, accessories and cable management via RAF; complete with samples and fabrication drawings for approval; fixed in strict accordance with the manufacturer's instructions; all as per Architect's Drawing Nr's. 1031 & 6111 and Specification K30/110					
	Moveable screen with integrated door; non fire-rated					
A	5970mm wide x 2500mm high overall size; comprising 850mm wide x 2100mm high single glazed door integrated into leaf panel; 5nr. folding leaf panels each 1150mm wide x 2230mm high; (Ref: LG-S-01)	1	nr			
	Composite Unit; internal fire-rated glazed screens; slim-frame steel profiles, single glazed; materials and workmanship in accordance with Section Z11; powder-coated finish to BS EN 13438; welded joints; proprietary intumescent glazing system, Pyroguard or equivalent; fire resistance 60 minutes; reaction to fire Class B or better to BS EN 13501-1; complete with all proprietary framing, glazing, seals, fixings and accessories; fixed in accordance with manufacturer's requirements; gap between frame and wall to be fire stopped; all products to be CE marked ; fixed into openings in strict accordance with suppliers instructions; all in accordance with Architect's Drawing Nr's. 1032, 1033, 6121 & 6130 and Specification L10/550					
	Internal screen; FD60S					
B	845mm wide x 2110mm high overall size; (Ref: UG-S-01)	1	nr			
C	1090mm wide x 2585mm high overall size; curved headed; (Ref: FF-S-01)	1	nr			

	Fire curtain; 60min fire rated; proprietary motorised fire-resisting curtain to lift shaft opening; including headbox, side guides, operating mechanism, controls, fixings and all accessories; complete in accordance with manufacturer's recommendations and fire strategy requirements; fixed into openings in strict accordance with suppliers instructions; all in accordance with Architect's Drawing Nr's. 1032, 5010 Detail 11 & 5070 and Specification				
	Fire curtain				
A	to suit lift shaft opening at lower ground floor; 2000mm wide x 2000mm high	1	nr		
B	extra over for timber box out to conceal fire shutter; constructed of 44mm x 22mm timber battens and clad in Gustafs wall panel system or equivalent with rails fixed to battens; refer to Architect's Drawing Nr. 5010 Detail 11	1	nr		
	PAINTING & DECORATING: Painting				
	Painting; prepare and clean down; one coat aluminium primer, to the contact faces of members fixed permanently to plastered stonework or the like; applied in strict accordance with the manufacturer's instructions ; as per Architect's Specification and Drawing Nr's. 5090, 5091 & 5092				
	To timber surfaces				
C	< 300mm girth; architraves	181	m		
D	< 300mm girth; liners	69	m		
E	> 300mm girth; liners	43	m2		
	Painting; internal finishes to new woodwork; surface defects treated with appropriate filler & sealed; clear matt finish; 1nr. primer coat; apply 2nr. topcoats; sanding between coats; UV protective coating; applied in strict accordance with the manufacturers instructions; as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification P20/120,245 & M60				
	To timber surfaces				
F	< 300mm girth; architraves	181	m		
G	< 300mm girth; liners	69	m		
H	> 300mm girth; liners	43	m2		

COLLECTION					
Page No. WEB/117					
Page No. WEB/118					
Page No. WEB/119					
Page No. WEB/120					
Page No. WEB/121					
Page No. WEB/122					
Page No. WEB/123					
Page No. WEB/124					
Page No. WEB/125					
Page No. WEB/126					
Page No. WEB/127					
Page No. WEB/128					
Page No. WEB/129					
Page No. WEB/130					
Page No. WEB/131					
(32) INTERNAL WALLS: COMPLETIONS Carried to Summary					

	ELLIPTICAL BALUSTRADING					
	DEMOLITION AND ALTERATIONS: Treatment/repairs					
	Wood balustrades reinforcement of historical elliptical-opening guardings ; addition of structural reinforcing to historical elliptical balustrading over stairs 01 and 02 on second and third floors (4 no. elliptical guardings in total); refer to Architect's Drawing Nr. 5102: works consist of the refixing of loosened or disengaged spindles by redowelling and regluing their ends into the structural base rails (following new structural works to the floors); all spindles are to be fixed into the existing handrail by screw-fixing at an angle from below; screw holes are to be plugged, sanded and painted; timber: generally to BS EN 942; wood species: as per existing (tropical hardwood); metal brackets or tees required at top and bottom of metal baluster fixing points; fixing: to be screw-fixed into existing timber handrail and fixed through floorboards onto trimmers below and the screw fixing of each baluster/spindle into the underside of the existing hardwood handrail by means of 2 no. countersunk and plugged fixing points per baluster/spindle; centres: every baluster/spindle; all as per Architect's Drawing Nr's. 5102, 5031 & 5032 and Specification L30/510					
	Repairs & strengthening					
A	existing timber handrail and balustrade; horizontal; approx. 1100mm overall height; open type	38	m			
B	replacement of 4nr. historical balusters in wood with 4nr. identically profiled balusters in cast iron to each guarding	16	nr			
	PAINTING & DECORATING: Redecoration					
	Redecoration of existing timber handrail & balustrading to elliptical openings; to second and third floor landings 01 & 02; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; all as per Architect's Drawing Nr's. 5031 & 5032 and Specification M60/140					
	Handrail and balustrade					
C	balustrade comprising handrail and uprights; open type; horizontal; curved	82	m2			

	GLASS BALUSTRADING					
	METALWORK: Non-Structural					
	Balustrade; frameless glass balustrade; to upper ground floor reception; Q-Railing or equivalent; easy glass view full glass railing; 25mm thick structural laminated toughened safety glass fixed into a continuous recessed aluminium base channel; PPC to Architect's selected RAL colour; balustrade to provide 1100mm min. height above FFL with 300mm min. embedment below FFL; system to be designed and certified by specialist contractor in accordance with EN 1991 barrier loads and TGD K; including all profile channel sets, caps, rubber seals as necessary; refer to Architect's Drawing Nr's. 1032 & 5010 Detail 11B and Specification					
	Balustrade & handrail					
A	1100mm above FFL; 1550mm high overall	3	m			
	RISER GRATINGS					
	METALWORK: Non-Structural					
	Service riser gratings; 35mm thick Electro-fused steel grating; supported on steel angle bracketing at floor level within each services riser to cover the opening (to take intumescent pillow giving 1 hr fire protection); to BS EN 10025-2; mild steel; grade S235JR; 35mm deep bearing bar; grid dimensions 22 x 66mm; bolted on to 70 x 70 x 7mm galvanised angles bolted to existing stone masonry structure; including all steel supports, fixings, brackets, sealants and the like; all in accordance with Architect's Drawings Nr, 7050 & Specification G12/320					
	Riser shaft floor grille					
B	> 300mm wide; 16nr. openings; rectangular	13	m2			
	Sundries					
C	approx. 2000mm x 400mm wide; fire retardant intumescent bag to Architect's specification to be installed as per manufacturers guidance; laid on stainless steel grate with loading resistance as per Engineers specifications; fixed to 10mm steel angles; refer to Architect's Drawing Nr. 5012 Detail 02	16	nr			
D	trimming around services	1	item			
E	supports angles; 70 x 70 x 7mm galvanised steel angle; fixed at 600mm centres with M12 bolts resin anchored with HILTI HIT-TY 200 A resin, or equivalent	93	m			

COLLECTION					
Page No. WEB/133					
Page No. WEB/134					
(33) FLOORS, GALLERIES: COMPLETIONS Carried to Summary					

	STAIRS 01 & 02					
	DEMOLITION AND ALTERATIONS: Treatment/repairs					
	Existing timber handrail & balustrade; existing timber handrail to staircase and first floor landings to be carefully disassembled and set aside for cleaning and redecoration (measured elsewhere); replacement splices and runs to match existing profile to be allowed for where required, fixed mechanically with concealed timber stainless steel screws/pins, and timber dowels with compatible chemical bond as part of splice assembly; existing timber handrail to staircase and first floor landings to be re-instated once cleaned and repaired, fixed to new iroko infill piece as per method statement and specifications to raise overall guarding and handrail heights; existing balusters to be carefully disassembled, and set aside for cleaning and redecoration (measured elsewhere); existing decorative timber tread-ends concealing mortised and dovetailed handrail base fixing to be carefully removed for re-instatement once corrective works are complete to balusters, including installation of additional iroko pieces; tread ends to be cleaned and finished as per joinery MS and specs; existing balusters to be re-instated and fixed to new iroko infill pieces to top and bottom as per method statement and specification; 40x40x140mm angled iroko timber piece, to match existing balustrade dimension to be mechanically and chemically fixed to handrail above with timber iroko dowels and stainless steel concealed screws; timbers to be cut at angles to match the existing pitch of handrails and slanted tops of existing balusters, notably at the curved transitions; 40x40x140mm rectangular iroko timber piece, to match existing balustrade size to extend the handrail height, fixed at base with mortised and dovetailed joint to match current receiving profile in timber staircase going as per MS and specifications; all as per Architect's Drawing Nr. 5102 and Specification L30/515					
	Raising of handrails and guardings					
A	existing timber handrail and balustrade repair; raking; approx. 805mm overall height raising to 1080mm high; open type	23	m			
B	existing timber handrail and balustrade repair; horizontal; approx. 820mm overall height raising to 1100mm high; open type	12	m			

	METALWORK: Non-Structural				
	Handrail; new secondary handrail; 900mm high; circular hollow steel section (42mm dia.) safety handrail to flights and landings of Stairs 01 and 02 from Upper Ground Floor to First Floor to receive hidden LED downlighters to all flights of Stairs 03, fixed to wall-side of each flight; fixed to and including galvanised mild steel brackets with powder coat finish; brackets fixed to existing stone wall using proprietary fixings; to BS EN 13501-1, Class B or better; base plate of the brackets to be hidden behind timber cladding; handrail must remain at 900mm above line of treads, including over tapered steps - some sections will need to be curved/ radiused and then welded (off-site) to form continuous element; hollow section to have welded stop-ends and cut-outs on the underside of each length to accommodate LED strip downlighters; all as per Architect's Drawing Nr's. 5031 & 5032 and Specifications L30/550c				
	Composite item				
A	handrail; raking	18	m		
B	handrail; horizontal	28	m		
	extra over on handrail for:				
C	ends	14	nr		
D	bends	9	nr		
	PAINTING & DECORATING: Redecoration				
	Redecoration of existing & new sections of timber handrail & balustrading to stairs 01 & 02; each modified baluster is to be sanded and painted so that no joints are visible; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; all as per Architect's Drawing Nr's. 5102, 5031 & 5032 and Specification M60/140				
	Handrail and balustrade				
E	balustrade comprising handrail and uprights (2nr. on every thread); open type; raking	51	m2		
F	balustrade comprising handrail and uprights; open type; horizontal	26	m2		

	STAIRS 03 (EXISTING & NEW)					
	WOODWORK: Composite Items					
	Balustrade and handrail; to fourth floor landing; complete; 1100mm high; 50mm dia. ash top handrail, fitted and bounded together with 20mm dia. ash vertical railings, fitted and bounded together with 60 x 22mm ash base railings; including 100mm timber stud with 12mm thick plywood to support handrail fixed to elsewhere measured I-beam and floor deck with bracket; ash handrail to be mechanically fixed to timber stud; all as per the Architect's Drawing Nr. 5020 (refer to Detail 2) & 5030 and Specification L30/550a					
	Composite item					
A	balustrades; horizontal	4	m			
B	balustrades; horizontal; curved	2	m			
	extra over on balustrade and handrail for:					
C	ends	1	nr			
D	bends	2	nr			
	METALWORK: Non-Structural					
	Handrail; new secondary handrail; 900mm high; circular hollow steel section (42mm dia.) safety handrail to receive hidden LED downlighters to all flights of Stairs 03, fixed to wall-side of each flight; fixed to and including galvanised mild steel brackets with powder coat finish; brackets fixed to existing stone wall using proprietary fixings; to BS EN 13501-1, Class B or better; base plate of the brackets to be hidden behind timber cladding; handrail must remain at 900mm above line of treads, including over tapered steps - some sections will need to be curved/ radiused and then welded (off-site) to form continuous element; hollow section to have welded stop-ends and cut-outs on the underside of each length to accommodate LED strip downlighters; all as per Architect's Drawing Nr's. 5020 & 5030 and Specifications L30/550c					
	Composite item					
E	handrail; raking	42	m			
F	handrail; horizontal	9	m			
	extra over on handrail for:					
G	ends	13	nr			
H	bends	19	nr			

	PAINTING & DECORATING: Painting				
	Natural Linseed oil application; prepare surfaces: ensure surfaces are smooth, clean and dry; finishing coats as per timber grain, absorption, etc.; number of coats: until timber is protected but still dry to the touch; all applied in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr's. 5020 & 5030; all as per Architect's Specification M60/160				
	Handrail and balustrade (ash)				
A	balustrade comprising 50mm dia. handrail and 20mm dia. uprights	28	m2		
	PAINTING & DECORATING: Redecoration				
	Redecoration of existing timber handrail & balustrading to stairs 03; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; all as per Architect's Drawing Nr. 5030 and Specification M60/140				
	Handrail and balustrade				
B	balustrade comprising handrail and uprights (2nr. on every thread); open type; raking	44	m2		
C	balustrade comprising handrail and uprights; open type; horizontal	15	m2		

	STAIRS 04 (NEW)					
	METALWORK: Non-Structural					
	Balustrade and handrail; metal balustrade and timber handrail; complete; 6mm thick 6063-grade aluminium sheets with min. 25microns anodised finish (MX4); sheets mechanically fixed to uprights as per engineer's specs; fixings to be round-headed and powdercoated as indicated; 42mm dia. iroko timber handrail mechanically fixed with suitable fixings to bespoke steel supports; all fixings flush with finished surfaces; bridle jointed at the bespoke metal junctions and mechanically fixed; special cuts to be allowed for; groove of 5mm to be pre-cut to interlock with vertical plates at supports; all timber handrails to be machined from prime-grade, quarter sawn iroko displaying a uniform, linear ribbon grain figure; timber to be machined with a low cutting angle to prevent grain tearing and finished to a smooth, uniform surface, free of pluck marks; bespoke galvanised and powdercoated steel supports, including crescent shaped profile to match handrail diameter forming base and mechanical fixing points for timber handrail; 10mm vertical plate forming bridled joint to be included in steel joint assembly; holes for mechanical fixings to be pre-drilled ahead of finish application; coupler to be formed of welded steel; steel uprights formed of 2nr. parallel 15mm thick plates tied with horizontal welded plates of 15mm thick forming a gap of 30mm; fixed to primary structure; include for all fixings, brackets, anchors, bolts, plates, sealants, end caps, etc. required to complete the installation; aluminium components shall be anodised in accordance with the requirements of the QUALANOD Quality Label for anodising of aluminium for architectural applications; all as per Architect's Drawing Nr's. 5040, 5041, 7653 & 7654 and Specification L30/250 & 550B					
	Composite item					
A	1510mm overall height; horizontal	15	m			
B	1510mm overall height; raking	68	m			
	Extra over for:					
C	bends	22	nr			
D	ends	2	nr			

	Balustrade and handrail; glazed balustrade and timber handrail; complete; proprietary Q-railing glazed guarding system with 25mm toughened, laminated glass set in channel or equivalent as per manufacturer's specifications; glass profiles and fixing channel to match the pitch of the staircase and installed between handrail uprights as drawn; channel fixed to elsewhere measured plate welded to primary structure; 42mm dia. iroko timber handrail mechanically fixed with suitable fixings to bespoke steel supports; all fixings flush with finished surfaces; bridle jointed at the bespoke metal junctions and mechanically fixed; special cuts to be allowed for; groove of 5mm to be pre-cut to interlock with vertical plates at supports; all timber handrails to be machined from prime-grade, quarter sawn iroko displaying a uniform, linear ribbon grain figure; timber to be machined with a low cutting angle to prevent grain tearing and finished to a smooth, uniform surface, free of pluck marks; bespoke galvanised and powdercoated steel supports, including crescent shaped profile to match handrail diameter forming base and mechanical fixing points for timber handrail; 10mm vertical plate forming bridled joint to be included in steel joint assembly; holes for mechanical fixings to be pre-drilled ahead of finish application; coupler to be formed of welded steel; steel uprights formed of 2nr. parallel 15mm thick plates tied with horizontal welded plates of 15mm thick forming a gap of 30mm; fixed to primary structure; include for all fixings, brackets, anchors, bolts, plates, sealants, end caps, etc. required to complete the installation; aluminium components shall be anodised in accordance with the requirements of the QUALANOD Quality Label for anodising of aluminium for architectural applications; all as per Architect's Drawing Nr's. 5040, 5041, 7653 & 7654 and Specification L30/250 & 550B					
	Composite item					
A	1510mm overall height; horizontal	39	m			
B	1510mm overall height; raking	35	m			
	Extra over for:					
C	bends	19	nr			
D	ends	11	nr			

COLLECTION					
Page No. WEB/136					
Page No. WEB/137					
Page No. WEB/138					
Page No. WEB/139					
Page No. WEB/140					
Page No. WEB/141					
(34) STAIRS, RAMPS: COMPLETIONS Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	expanded metal lathing between junctions of different backgrounds is deemed to be included		Note			
	stop beads and corner beads are deemed to be included		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Cleaning of surfaces; Beeck Etching Fluid or equivalent; to existing brick and stone masonry walls; preparing the wall following the removal of the render (removal measured elsewhere); when the existing render has been removed, the exposed surface should be wire-brushed down and then cleaned; ensure surfaces are clean and dry and that all friable and loose material has been removed; apply etching fluid with an acid-resistant brush to a water wettable, clean and stable surface; dilute with 3 to 5 part of clean, potable water, depending on substrate condition; rinse thoroughly after use; typically one coat, but as required locally to remove all lime binder deposits, any surface laitance and sinter skin from the masonry substrate; after the surface of façade has been cleaned, it should be thoroughly dampened before the application of the hydraulic lime (render measured elsewhere); all treatments to be applied in accordance with the manufacturers instructions and with current best practice for conservation of historic buildings; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render and Specification M60/150					
	Cleaning surfaces					
A	brickwork/ stonework; to external elevations	880	m2			
B	brickwork/ stonework; to adjoining chimney stack serving neighbouring property No. 5 Great Georges Street	17	m2			
C	brickwork/ stonework; to adjoining chimney stacks & property wall to neighbouring property No. 2 Great Georges Street	102	m2			

	Repointing; to existing brick and stone masonry walls; following removal of external render (measured elsewhere) rake out all loose, powdery, or decayed mortar until sound mortar is reached and thoroughly brush out joints to remove dust, debris and any vegetation; wet thoroughly before applying material to control suction, tamping out with coarse stuff mixed at a volume ratio of 1 part of lime to 3 parts of washed plastering sand to BS 1198; lichens and vegetation not fully removed may grow back through the new mortar, so all joints must be clean, with no organic material; when replacing the joint material pinnings may be required; these should not exceed 25mm in any dimension except their depth; lime mortar to match finishing coat of render, ie. lime and fine sand 1:2 or 1 :2.5; only areas where mortar is found to be loose and/or decayed or where joints are open need to be repointed; however, if joints have been pointed in a cementitious mortar, this should be removed back as far as the lime base; any damage caused must be made good by the contractor to match existing; in strict accordance with the manufacturers instructions; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render and Specification C41 and Z21/310					
	Repointing					
A	brickwork/ stonework; to external elevations	242	m2			
B	brickwork/ stonework; to adjoining chimney stack serving neighbouring property No. 5 Great Georges Street	17	m2			
C	brickwork/ stonework; to adjoining chimney stacks & property wall to neighbouring property No. 2 Great Georges Street	31	m2			
	Decorative render repairs to window/ door surrounds; existing decorative plaster surrounds retained and repaired as required; in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr. 2001; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render					
	Decorative render repairs					
D	surrounds to windows; (Ref: 04)	38	m			
E	surrounds to doors; (Ref: 03)	29	m			
F	surrounds to doors; (Ref: 09)	15	m			

	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render Walls; to existing rubble stone and brickwork					
A	> 300mm wide	880	m2			
B	extra over for; existing plaster quoins detail to be reproduced to Contractor's surveyed dimensions	14	m2			
C	extra over for; existing masonry rule line finish to be replicated in the final coat	880	m2			
D	> 300mm wide; to adjoining chimney stack serving neighbouring property No. 5 Great Georges Street	17	m2			
E	> 300mm wide; to adjoining chimney stacks & property wall to neighbouring property No. 2 Great Georges Street	102	m2			
	Reveals; to existing rubble stone and brickwork					
F	< 300mm wide; to window/ door reveals	395	m			
	Plinth; to existing rubble stone and brickwork					
G	< 150mm girth	102	m			
	PAINTING & DECORATING: Painting Painting; breathable, water borne, silicone, hydrophobic facade paint Tikkurila Finngard Silicone Protect or equivalent; prepare and clean down surfaces; ensure surfaces are clean and dry; wash the facade with water at high pressure (but not so high as to damage the finish); apply primer & two finish coats at minimum 12 hours intervals; colour to be selected; prepared and installed to manufacturers instructions; paint and thinners to be free from solvents, biocides and preservatives, organic content < 5% (VOB/C DIN 18363 2.4.1.); all in strict accordance with Architect's Specification M60/151 Walls					
H	> 300mm wide	880	m2			
I	extra over for; detailing to plaster quoins	14	m2			

A	> 300mm wide; to adjoining chimney stack serving neighbouring property No. 5 Great Georges Street	17	m2			
B	> 300mm wide; to adjoining chimney stacks & property wall to neighbouring property No. 2 Great Georges Street	102	m2			
	Reveals					
C	< 300mm wide; to window/ door reveals	395	m			
	Plinth					
D	< 150mm girth	102	m			
	PAINTING & DECORATING: Redecoration					
	Redecoration; breathable, water borne, silicone, hydrophobic facade paint Tikkurila Finngard Silicone Protect or equivalent; prepare and clean down surfaces; ensure surfaces are clean and dry; wash the facade with water at high pressure (but not so high as to damage the finish); apply primer & two finish coats at minimum 12 hours intervals; colour to be selected; prepared and installed to manufacturers instructions; paint and thinners to be free from solvents, biocides and preservatives, organic content < 5% (VOB/C DIN 18363 2.4.1.); all in strict accordance with Architect's Drawing Nr. 2001 & Architect's Specification M60/151					
	Decorative surrounds					
E	girth <300mm; surrounds to windows; (Ref: 04)	38	m			
F	girth > 300mm; surrounds to doors; (Ref: 03)	15	m2			
G	girth > 300mm; surrounds to doors; (Ref: 09)	8	m2			

COLLECTION					
Page No. WEB/143					
Page No. WEB/144					
Page No. WEB/145					
Page No. WEB/146					
(41) WALL FINISHES EXTERNALLY Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	expanded metal lathing between junctions of different backgrounds is deemed to be included		Note			
	stop beads and corner beads are deemed to be included		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Cleaning of surfaces; Beeck Etching Fluid or equivalent; to existing brick and stone masonry walls; preparing the wall following the removal of the render (removal measured elsewhere); when the existing render has been removed, the exposed surface should be wire-brushed down and then cleaned; ensure surfaces are clean and dry and that all friable and loose material has been removed; apply etching fluid with an acid-resistant brush to a water wettable, clean and stable surface; dilute with 3 to 5 part of clean, potable water, depending on substrate condition; rinse thoroughly after use; typically one coat, but as required locally to remove all lime binder deposits, any surface laitance and sinter skin from the masonry substrate; after the surface of façade has been cleaned, it should be thoroughly dampened before the application of the hydraulic lime (render measured elsewhere); all treatments to be applied in accordance with the manufacturers instructions and with current best practice for conservation of historic buildings; all in strict accordance with Section B Interior Walls Lime Plaster and Specification M60/150					
	Walls; to existing rubble stone and brickwork					
A	> 300mm wide (to lower ground floor)	529	m2			
B	> 300mm wide (to fourth floor - now internal wall)	66	m2			
C	> 300mm wide; localised areas to internal stone masonry walls; (to upper ground floor - third floor)	572	m2			
D	> 300mm wide; localised areas to internal brick masonry walls; (to upper ground floor - third floor)	55	m2			
	Reveals; to existing rubble stone and brickwork					
E	< 300mm wide	22	m			
F	> 300mm wide	116	m2			

	Repointing; to existing brick and stone masonry walls; following removal of internal render (measured elsewhere) rake out all loose, powdery, or decayed mortar until sound mortar is reached and thoroughly brush out joints to remove dust, debris and any vegetation; wet thoroughly before applying material to control suction, tamping out with coarse stuff mixed at a volume ratio of 1 part of lime to 3 parts of washed plastering sand to BS 1198; lichens and vegetation not fully removed may grow back through the new mortar, so all joints must be clean, with no organic material; when replacing the joint material pinnings may be required; these should not exceed 25mm in any dimension except their depth; lime mortar to match finishing coat of render, ie. lime and fine sand 1:2 or 1 :2.5; only areas where mortar is found to be loose and/or decayed or where joints are open need to be repointed; however, if joints have been pointed in a cementitious mortar, this should be removed back as far as the lime base; any damage caused must be made good by the contractor to match existing; in strict accordance with the manufacturers instructions; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster and Specification C41 and Z21/310					
	Walls; to existing rubble stone and brickwork					
A	> 300mm wide (to lower ground floor)	529	m2			
B	> 300mm wide (to fourth floor - now internal wall)	66	m2			
C	> 300mm wide; localised areas to internal stone masonry walls; (to upper ground floor - third floor)	572	m2			
D	> 300mm wide; localised areas to internal brick masonry walls; (to upper ground floor - third floor)	55	m2			
	Reveals; to existing rubble stone and brickwork					
E	< 300mm wide	22	m			
F	> 300mm wide	116	m2			
	Plaster replacement and repair; finishing/repairing existing historic lime plastered walls; remove damaged plaster back to solid edge; Roundtower or Cornerstone or equivalent lime and sand mortar (ready-to-use mortar or ready-mixed lime and sand); undercoats of coarse fibred lime putty mortar in one or more coats where repairs or keying in are required; 3mm thick finishing coat of mature lime putty and fine silica sand (1:1 or 1:1.5); plain finish; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster and Specification M20/113					
	Walls; to existing rubble stone and brickwork					
G	> 300mm wide; isolated areas	229	m2			

	Repair, conserve and restore existing lime lath and plaster walls; before works commence, the Contractor shall identify loose, detached, or missing plaster; inspect timber laths for decay, splitting, or inappropriate modern replacements; prevent disturbance to adjacent sound plaster; cut back defective laths to supporting timbers; keep cavities clear of debris; supports for laths to be sound and firmly fixed; provide additional supports where necessary; new timber lathing, as clause 626; riven laths are preferred due to superior tensile strength, irregular surface texture, and improved mechanical keying; sawn laths are not appropriate for historic plaster repairs; preparation / application of primer in accordance with manufacturer's recommendations; apply new lime plaster comprising base/scratch coat of coarse-fibred alkali-resistant lime putty or mildly hydraulic lime (NHL 2) and sand plaster (1 to 2.5 parts) in one or more coats as required, press firmly between laths to a thickness of 15mm, key before set; float coat of lime putty or mildly hydraulic lime and clean sharp sand mix (1 to 3 part), with hair where required, applied to dampened first coat 8-10mm thick; finish coat of mature lime putty and fine silica sand (1 to 1 or 1.5 parts); applied in appropriate coats and thicknesses to match the existing historic plasterwork; include all preparation, dampening, keying, protection, sample panels for Architect's approval; finish flush with existing; as per Architect's Drawings and Specification M20/114, 587 & 592; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster Walls; to existing lath and plaster					
A	> 300mm wide; localised areas to internal lath and plaster walls; (to upper ground floor - third floor)	122	m2			

	Repair, conserve and restore existing joinery; carefully remove, label and store existing joinery as necessary to facilitate repairs; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; colour to be selected; prepared and installed to manufacturers instructions; carefully reinstate all joinery in its original position, securely fix and make good disturbed surfaces and finishes; all in strict accordance with Architect's Method Statement Section T Skirting, Architrave, Chair & Picture Rail MS and as per Architect's Specification M60/140; including treatment of existing timber; preparation of existing timbers; carefully clean, remove dust, loose materials and brush down to all timbers; treatment of dry rot by removing mycelium and fruiting bodies from adjacent masonry using brushes and low-pressure vacuum; apply conservation-approved fungicidal paste or gel to affected timber surfaces only where active growth is confirmed; treatment of wet rot by applying preservative to affected areas; treatment of woodworm by applying low-toxicity, conservation-approved boron-based treatments by brush or injection; all applied in strict accordance with manufacturers instructions; works to be undertaken and certified by a specialist sub-contractor; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment					
	Second Fixings; existing dado					
A	< 300mm girth	300	m			
	Second Fixings; existing picture rail					
B	< 300mm girth	129	m			
	WOODWORK: Boarding and Second Fixings					
	Softwood; white deal softwood dado rail; 50mm thick; profiles to match existing; plugged, screwed, and pelleting at 600mm centres; as per Architect's Drawings and Specification					
	Second Fixings; dado					
C	< 300mm girth	326	m			

	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Specification M20/111					
	Walls; to existing rubble stone and brickwork					
A	> 300mm wide (lower ground floor)	101	m2			
B	> 300mm wide (to fourth floor - now internal wall)	66	m2			
	Reveals; to existing rubble stone and brickwork					
C	< 300mm wide	22	m			
D	> 300mm wide	30	m2			
	Render; Roundtower or Cornerstone or equivalent lime and sand mortar (ready-to-use mortar or ready-mixed lime and sand); lime putty or NHL 2 (max.); 3nr. undercoats of coarse fibred lime putty mortar to a total thickness of 30-40mm; 3mm thick finishing coat of mature lime putty and fine silica sand (1:1 or 1:1.5); plain finish; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster and Specification M20/112					
	Walls; to existing rubble stone and brickwork					
E	> 300mm wide (to lower ground floor)	115	m2			
F	> 300mm wide; localised areas to internal stone masonry walls; (to upper ground floor - third floor)	572	m2			
G	> 300mm wide; localised areas to internal brick masonry walls; (to upper ground floor - third floor)	55	m2			

	Render; Roundtower or Cornerstone or equivalent lime and sand mortar (ready-to-use mortar or ready-mixed lime and sand); lime putty or NHL 2 (max.); 3nr. undercoats of coarse fibred lime putty mortar to a total min. thickness of 15mm; 3mm thick finishing coat of mature lime putty and fine silica sand (1:1 or 1:1.5); plain finish; including 20mm bullnose edge to finish; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section B Interior Walls Lime Plaster and as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification M20/112					
	Reveals; to existing rubble stone and brickwork					
A	> 300mm wide	106	m2			
B	extra over for bullnose edge	287	m			
	Internal plaster; lightweight gypsum plaster or equivalent to BS EN 13279-1; 2nr. undercoats to 13mm overall thickness; 2-3mm thick final coat smooth gypsum finish plaster or equivalent to BS EN 13279-1; all in strict accordance with Architect's Specification M20/210					
	Walls; to concrete or blockwork base					
C	> 300mm wide	206	m2			
	FLOOR, WALL & CEILING FINISHINGS: Board Finishes					
	Board wall lining; 1nr. layer of 12.5mm WEDI building board/ tilebacker board or equivalent; butt joints; fixed to metal framed wall lining system-Gypframe GL1 or equivalent lining channel framework fixed to one side to give 35mm cavity to existing wall, allow for levelling to provide plumb wall plane; at 300mm centres; 25mm thick Isover METAC roll or equivalent to void; sealing and filling joints and spotting screw holes with approved Gyproc jointing compound; taped seamless finish; Gypsum skim coat finish; 2mm thick; steel trowelled to a smooth finish; two coats Gyproc Drywall Sealer; include all required intumescent boards, strips, sealing tapes to achieve the required fire rating; mastic joint sealants; include for deflection head detail as required; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawing Nr's. 1031 - 1035 and Specification K10/155B					
	Walls; to existing stone masonry walls					
D	> 300mm wide	30	m2			

	Wood veneered panel lining; Gustafs Panel System or equivalent; panel sizes vary max. 2400 x 1200 x 13.2mm; consisting of an equal mix of perforated and non-perforated panels; class 0 fire rating; demountable panels; fixed to and including proprietary Gustafs Capax or equivalent aluminium rail profiles; aluminium profiles screwed into support/substrate, gripping full length of sides of panels, levelling and aligning the panels; spacing (centres): varies by room; between approx. 700 and 800mm centres; panels core material: reinforced fibre gypsum, high density, 1150kg/m3; flame-retardant impregnation treatment as part of the finished panel; natural ash, natural timber veneer; solid timber veneer to edges, all sides; factory finished; joint treatment: shadow gap as indicated; including all necessary aluminium Capax profile system or equivalent start railings, joint railings & corner railings, to be mechanically fixed directly to the wall or to battens; as per Architect's Drawing Nr's. 1031 - 1035 & 5100 Detail 01 and Specification K13/120					
	Boarding & sheeting (to blockwork backgrounds)					
A	> 300mm wide; walls	86	m2			
B	extra over; angled panel for concealed lighting; refer to Architect's Drawing Nr. 7601	25	m			
C	extra over; additional layer of 13.2mm panel 300mm high to form skirting; refer to Architect's Drawing Nr's. 7601 & 7602	25	m			
	Boarding & sheeting (to timber backgrounds)					
D	> 300mm wide; walls	206	m2			
E	> 300mm wide; walls; staircase areas	110	m2			
F	extra over; angled panel for concealed lighting; refer to Architect's Drawing Nr. 7602	67	m			
G	extra over; additional layer of 13.2mm panel 300mm high to form skirting; refer to Architect's Drawing Nr's. 7601 & 7602	67	m			
H	extra over for; panelling bounded to fire rated double doors; refer to Architect's Drawing Nr. 5090 Type 4	53	m2			

	Wood panelling; 900mm high dado panelling made of sheeted timber lining with skirting and handrail; to lower ground floor; fixed to existing masonry wall; Larch or equivalent natural softwood boards, 750 x 150 x 22mm thick, tongued and grooved; appearance class J2; panels are comprised of assemblages of joinered T&G boarding as described; fixed with stainless steel screws to and including treated timber battens at 300mm ctrs.; 50 x 22mm ash top rail with 2mm bullnose and 5mm shadow gap at the back filled with mastic; including 100 x 25mm ash skirting, fixed to wall; 30mm gap between skirting and dado panelling; including hardwood top rail and moulded skirting; including hidden ventilation gap at top and bottom of assembly; mitred corners to rail; as per Architect's Drawing Nr's. 1031 & 5102 Detail 01 and Specification K13/110					
	Boarding & sheeting					
A	walls; > 300mm wide	57	m2			
	FLOOR, WALL AND CEILING FINISHINGS: Tile, Slab or Mosaic finishes					
	Wall tiling; ceramic fielded metro subway tile; colour to be selected; matt finish; 150 x 75 x 7.5mm thick; notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; ensure surface is prepared for good adhesive/grout bond, as per tile manufacturer's recommendations; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish wall tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr's. 1031, 1032, 1034, 1035, 7102, 7103 and Specification M40/110					
	Walls; to timber base					
B	> 300mm wide	28	m2			
	Walls; to plaster base					
C	> 300mm wide	60	m2			
	Sundries					
D	trim; stainless steel; square edge trim to exposed edges	76	m			

	Wall tiling; ceramic tile; colour to be selected; matt finish; 300 x 300 x 7.5mm thick; notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; ensure surface is prepared for good adhesive/grout bond, as per tile manufacturer's recommendations; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish wall tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr's. 1034 & 1035 and Specification M40/110					
	Walls; to plaster base					
A	> 300mm wide	14	m2			
	Walls; to lath and plaster					
B	> 300mm wide	14	m2			
	Sundries					
C	trim; stainless steel; square edge trim to exposed edges	40	m			
	PAINTING & DECORATING: Painting					
	Painting; breathable, water borne, silicone, hydrophobic facade paint Tikkurila Finngard Silicone Protect or equivalent; prepare and clean down surfaces; ensure surfaces are clean and dry; newly plastered walls to be primed with one coat of solvent free fine Gypsum Primer suitable for interior silicate paints (fine, without texture grain); apply two finish coats at minimum 12 hours intervals; colour to be selected; prepared and installed to manufacturers instructions; paint and tinners to be free from solvents, biocides and preservatives, organic content < 5% (VOB/C DIN 18363 2.4.1.); all in strict accordance with Architect's Specification M60/151					
	Walls; to lime plastered base					
D	> 300mm wide (lower ground floor)	268	m2			
	Reveals; to lime plastered base					
E	< 300mm wide	22	m			
F	> 300mm wide	136	m2			

	Painting; distemper/ mineral paint finish to all new lime plaster surfaces; Beeck Maxil Pro mineral paint range & Beeck fixative or equivalent; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawings and Specification M60/170					
	Walls; to lime plastered base					
A	> 300mm wide	668	m2			
	Painting; prepare and clean down surfaces; one primer coat, one undercoat and three finish coats of Dulux Total Cover or equivalent water-based, breathable emulsion paint; soft sheen or satin finish; colour to be selected; prepared and installed to manufacturers instructions; all as per Architect's Drawings and Specification M60/171					
	Walls; plastered base					
B	> 300mm wide	581	m2			
C	extra over for; moisture resistant paint	79	m2			
	Painting; one full coat of appropriate primer; surface defects treated with appropriate filler & sealed; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; applied in strict accordance with the manufacturers instructions; as per Architect's Specification M60/140					
	Second Fixings; dado					
D	< 300mm girth	326	m			
	Painting; prepare and clean down surfaces; clear matt finish; one primer coat, and two top coats; sanding between coats; UV protective coating; prepared and installed to manufacturers instructions; all in strict accordance with Architect's Specification K13/110					
	Walls; to wood panelling					
E	> 300mm wide	57	m2			

	PAINTING & DECORATING: Redecoration					
	Redecoration; to exposed internal pointed masonry; breathable, water borne, silicone, hydrophobic facade paint Tikkurila Finngard Silicone Protect or equivalent; prepare and clean down surfaces; ensure surfaces are clean and dry; newly plastered walls to be primed with one coat of solvent free fine Gypsum Primer suitable for interior silicate paints (fine, without texture grain); apply two finish coats at minimum 12 hours intervals; colour to be selected; prepared and installed to manufacturers instructions; paint and tinners to be free from solvents, biocides and preservatives, organic content < 5% (VOB/C DIN 18363 2.4.1.); all in strict accordance with Architect's Specification M60/151					
	Walls; to exposed internal pointed masonry wall					
A	> 300mm wide (to lower ground floor)	347	m2			
B	extra over for; moisture resistant paint	74	m2			
	Redecoration; distemper/ mineral paint finish to all historic lime plaster surfaces including repaired areas; Beeck Maxil Pro mineral paint range & Beeck fixative or equivalent; prepare and clean down surfaces (removal of wallpaper measured separately); cleaning of plasterwork to involve: a test trial should always be carried out to determine the least invasive method of cleaning; extensive care must be taken for every cleaning method; cleaning of plasterwork should be limited to mechanical and aqueous methods; dry brushing with a soft bristle brush is a non-invasive mechanical cleaning method to remove loose dirt and dust; specialised vulcanised brushes may be used to remove tougher stains on interior plaster; minimal water should be used in an aqueous removal method; aqueous cleaning should progress from the top down; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawings and Specification M60/170					
	Walls; to existing lime plastered base					
C	> 300mm wide	2032	m2			
D	extra over for; moisture resistant paint	92	m2			

COLLECTION					
Page No. WEB/148					
Page No. WEB/149					
Page No. WEB/150					
Page No. WEB/151					
Page No. WEB/152					
Page No. WEB/153					
Page No. WEB/154					
Page No. WEB/155					
Page No. WEB/156					
Page No. WEB/157					
Page No. WEB/158					
(42) WALL FINISHES INTERNALLY Carried to Summary					

GENERALLY					
Notes					
the Contractor must include for the following in its tender rates:					
concrete floors are to be finished to an acceptable standard for floor coverings and any uneven areas or blemishes are to be made good with a patent levelling screed or ground smooth where necessary at the Contractors own expense		Note			
the Contractor is to note that the Architect's and Structural Engineer's tolerance requirements in relation to the power floated and screeded concrete floor slabs are that they are to be finished to a sufficient level so that the use of levelling compounds shall not be required; should it arise that it becomes necessary to use PTV 36+ levelling compounds to the floor prior to laying the floor finishes, the cost of this work will be deemed to be included; this shall be a fast drying heavy duty self-levelling smoothing compound to provide a flexible, crack free finish		Note			
the Contractor is to include in his tender for properly curing and drying out concrete slab within the limits of the building programme to attain minimum moisture content as recommended by the manufacturers of the relevant floor coverings measured in this element; if these moisture levels are not achieved at the time of laying the Contractor will be required to apply an approved patent, trowel applied, damp proof membrane over the slabs and patent self levelling screed over same at his own expense		Note			
the Contractor is required to allow for all labours, i.e. rounded angles, curved cutting, working up to and / or around all obstructions, protrusions, etc. in the rates		Note			
the Contractor is to include in his tender for cleaning and polishing of finishes on completion of the works		Note			
the Contractor is to include for all necessary transition strips within costs for floor finishes		Note			
the Contractor is required to include for protecting all finishes and completions for the duration of the works in accordance with the Architects specification and manufacturers recommendations		Note			
Contractor is to include for constructing and subsequent demolition and disposal of samples, relative to the works included in this element, in accordance with the requirements of the relevant specification		Note			
where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			

	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Reinstate reclaimed cobbles and limestone flags to untrafficked areas; remove cobbles and slabs from store; lay on lime based bedding mortar NHL 3.5 with well graded sharp sand (1:3 ratio); thickness varies 25 - 40mm depending on slab variation; joint using a lime mortar compatible with the bedding mix; maintain consistent joint widths (typically 5-10 mm unless historic pattern dictates otherwise); refer to Architect's Drawing Nr's. 7050 & Architect's Specification M40/112; all in strict accordance with Architect's Method Statement Section M Exterior Basement Pavement					
	Floors					
A	> 300mm wide; to lower ground floor	23	m2			
	Reinstate reclaimed tiles; remove tiles from store for reinstatement; bedded using notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr. 7050 and Specification M40/111 (Type B); all in strict accordance with Architect's Method Statement Section Y Existing Terra-cotta Tiles Restoration					
	Floors					
B	> 300mm wide; to lower ground floor	15	m2			
	Existing floor tiling to be retained; existing polychrome, encaustic floor tiles (Historic fabric) to Entrance Hall G-03 - to be retained in-situ; tiles are of varying sizes and forming a patterned finish, including narrow, grey borders; where tiles are damaged and replacement is required, provide matching replacement tiles to existing dimensions, colour, pattern and finish; dimensions and shapes vary; thickness: 12-15mm (estimated); protect completely for the duration of the contract; allow for square edge stainless steel tile trim to exposed edges; Contractor to provide material samples for ER approval; refer to Architect's Drawing Nr's. 7050 & Architect's Specification M40/112					
	Repair & protection					
C	> 300mm wide; to upper ground floor	16	m2			
D	extra over for square edge stainless steel tile trim	19	m			

	Repair, conserve and restore existing joinery; carefully remove, label and store existing joinery as necessary to facilitate repairs; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; colour to be selected; prepared and installed to manufacturers instructions; carefully reinstate all joinery in its original position, securely fix and make good disturbed surfaces and finishes; all in strict accordance with Architect's Method Statement Section T Skirting, Architrave, Chair & Picture Rail MS and as per Architect's Drawings Nr's. 7101 - 7655 and Specification M60/140; including treatment of existing timber; preparation of existing timbers; carefully clean, remove dust, loose materials and brush down to all timbers; treatment of dry rot by removing mycelium and fruiting bodies from adjacent masonry using brushes and low-pressure vacuum; apply conservation-approved fungicidal paste or gel to affected timber surfaces only where active growth is confirmed; treatment of wet rot by applying preservative to affected areas; treatment of woodworm by applying low-toxicity, conservation-approved boron-based treatments by brush or injection; all applied in strict accordance with manufacturers instructions; works to be undertaken and certified by a specialist sub-contractor; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment					
	Second fixings; skirting					
A	< 300mm girth	616	m			
B	< 300mm girth; to staircase areas	118	m			
C	extra over for; faux finish/ wood scumbling; as per Architect's Specification M60/185	11	m			
D	extra over for; floor socket concealment; carefully cut from existing run, insert into the steel lid; chemically bonded; bespoke powdercoated 2mm steel assembly forming openable lid including welded hinges provided access to power sockets; steel to be galvanised and powdercoated, forming recess to infill existing timber skirting; colour to arch's choice; mechanically fixed to surrounding skirtings and wall behind; magnetic inserts to keep the cover in the open/close positions, forming part of steel tray and recessed in the timber skirtings to matching locations; hinge welded to plate assembly, concealed when in the closed position; as per Architect's Drawing Nr. 5102 detail 04	69	nr			
	Second fixing; thresholds					
E	< 300mm girth	64	m			

	STONEWORK: Natural Stonework Granite paver units; 'Rosa Moncao' as described in the Architects Specification; grey/ pink; 620mm x 300mm max. (width varies) x 20mm thick units; bush hammered finish; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 3mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050 & 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25 Pavings					
A	> 300mm wide; (Ref: GT1)	2	m2			
	Granite paver units; 'Rosa Moncao' as described in the Architects Specification; grey/ pink; 800mm max. (length varies) x 500mm x 20mm thick units; bush hammered finish; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 3mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050 & 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25 Pavings					
B	> 300mm wide; (Ref: GT2)	3	m2			
	Limestone paver units; 'Kilkenny Blue' as described in the Architects Specification; blue/ grey; 150mm x 150mm x 20mm thick units; 50% bush hammered finish/ 50% flamed finish; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 3mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050 & 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25 Pavings					
C	> 300mm wide; (Ref: LT1)	105	m2			
D	extra over for laying pavers in elsewhere measured recessed floor covers	1	nr			

	Limestone paver units; 'Kilkenny Blue' as described in the Architects Specification; blue/ grey; 20mm thick; sizes vary consisting of 400mm x 600mm, 400mm x 200mm, 200mm x 200mm & 400 x 400mm units; bush hammered finish to 2C; staggered laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 3mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050 & 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Pavings					
A	> 300mm wide; (Ref: LT2)	124	m2			
B	extra over for laying in elsewhere measured recessed floor box cover	4	nr			
	Limestone paver units; 'Kilkenny Blue' as described in the Architects Specification; blue/ grey; nominal size 450mm x 820mm x 20mm thick units; varying widths as indicated to suit width of thresholds; bush hammered finish; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 3mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050 & 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Pavings					
C	> 300mm wide; (Ref: LT3)	28	m2			
	Limestone paver units; 'Kilkenny Blue' as described in the Architects Specification; blue/ grey; 100mm x 250mm x 20mm thick units; 50% bush hammered finish/ 50% flamed finish; laying pattern as indicated on Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 3mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050 & 7900; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Pavings					
D	> 300mm wide; (Ref: LT4)	16	m2			
E	extra over for laying pavers in elsewhere measured recessed floor covers	1	nr			

	Limestone skirtings; 'Kilkenny Blue' as described in the Architect's Specification; 150mm x 500mm x 20mm thick units vertically; 60mm x 500mm x 20mm thick horizontally; refer to Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 2mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7050; skirting built up against drainage membrane to lower ground floor; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Skirtings					
A	150mm high; to lower ground floor; (Ref: LSK)	534	m			
B	150mm high; to second and third floors; (Ref: LSK)	60	m			
	WOODWORK: Boarding & Second Fixings					
	Softwood; replacement skirting in localised areas & lift lobby; white deal softwood grooved skirting; 25mm thick; height varies to match height of existing in same room; number of grooves varies, to match existing skirting in the same room (between 1 and 3); including all skirting corner transition posts; plugged, screwed, and pelleting at 600mm centres; in accordance with Architect's Drawing Nr's. 5100 Detail 03 & 5102 Detail 03; all in strict accordance with Architect's Method Statement Section T Skirting, Architrave, Chair & Picture Rail MS & Specification C51/370 & P20/110					
	Second fixings					
C	skirtings; 150/200 x 25mm thick	155	m			
D	skirtings; short lengths; 150/200 x 25mm thick	19	nr			
	FLOOR, WALL AND CEILING FINISHINGS: Tile, Slab or Mosaic finishes					
	Floor tiling; ceramic flat tile; colour to be selected; matt finish; 150 x 75 x 7.5mm thick; notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr. 7050 and Specification M40/111 (Type A)					
	Floors; ceramic tile 01					
E	> 300mm wide	26	m2			
	Floors; ceramic tile 02					
F	> 300mm wide	21	m2			

	Floor tiling; glazed terra-cotta tiles to Lower Ground Floor to match existing; ceramic flat tile in two colours black and red, to match existing tiles; matt finish; 150 x 150 x 7.5mm thick; notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr. 7050 and Specification M40/111 (Type B)					
	Floors					
A	> 300mm wide; to lower ground floor	30	m2			
	PAINTING AND DECORATING: Painting					
	Painting to new timber floors; water-based, durable, timber floor paint; to new timber floors on upper ground, first, second and third floors; Tikkurila Betolux Akva floor paint or equivalent paint finish to internal softwood floorboarding; preparation: sand floorboards flat using suitable machinery (80-120 grit), removing all dust, debris and contaminants; ensure wood is dry (typically <12-15% moisture content); thoroughly vacuum to remove all dust, then wipe with a tack rag; initial coats: prime prepared timber surfaces with 2 coats of Tikkurila Multistop Insulation Primer or equivalent; apply 2 to 3 finish coats of Betolux Akva Floor Paint or equivalent via synthetic brush, roller or spray, allowing recoat times as per local ambient conditions (approx. 2 hours drying per coat); colour to be agreed with Architect; all as per manufacturers recommendations; all as per Architect's Drawing Nr's. 7050 and Specification M60/180					
	Floors					
B	> 300mm wide	82	m2			
	Cleaning, knotting and stopping, spot priming; one coat aluminium primer ; carried out off site before fixing timbers					
	Second fixings					
C	skirtings; backs of skirtings	155	m			
D	skirtings; short lengths; backs of skirtings	19	nr			
	Painting; linseed oil paint Brouns & Co or equivalent; surface defects treated with appropriate filler & sealed; one coat approved timber primer; two undercoats; one finish coat; colour to be selected; prepared and installed to manufacturers instructions; as per Architect's Specification M60/140 & Drawing Nr. 7001					
	Second fixings					
E	< 300mm girth	155	m			

A	< 300mm girth; short lengths	19	nr			
	PAINTING AND DECORATING: Redecoration Redecoration of existing reinstated timber floors; water-based, durable, timber floor paint; to existing timber floors on upper ground, first, second and third floors; Tikkurila Betolux Akva floor paint or equivalent paint finish to internal softwood floorboarding; preparation: sand floorboards flat using suitable machinery (80-120 grit), removing all old finishes, stains, and debris; all existing floorboards to be reused must be free of nails or other metallic residues; ensure wood is dry (typically <12-15% moisture content); thoroughly vacuum to remove all dust, then wipe with a tack rag; fill minor gaps with reversible, flexible timber filler, avoid rigid fillers that may crack; initial coats: prime prepared timber surfaces with 2 coats of Tikkurila Multistop Insulation Primer or equivalent; apply 2 to 3 finish coats of Betolux Akva Floor Paint or equivalent via synthetic brush, roller or spray, allowing recoat times as per local ambient conditions (approx. 2 hours drying per coat); colour to be agreed with Architect; buff or polish as required to achieve the desired sheen; once finished, protect floors with breathable coverings (e.g., hessian and plywood) until project completion; all as per manufacturers recommendations; all as per Architect's Drawing Nr's. 7050; all in strict accordance with Architect's Method Statement Section L Timber Floors Fire Upgrade Works and M&E Services MS and Architect's Specification M60/180 Floors					
B	> 300mm wide	931	m2			
C	> 300mm; to staircase areas	100	m2			

COLLECTION					
Page No. WEB/160					
Page No. WEB/161					
Page No. WEB/162					
Page No. WEB/163					
Page No. WEB/164					
Page No. WEB/165					
Page No. WEB/166					
Page No. WEB/167					
(43) FLOOR FINISHES Carried to Summary					

	ALL SECTIONS					
	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	STAIRS 01 & 02 (EXISTING)					
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Removal of overpainting; carefully remove non-original overpainting from existing historic decorative lath and plaster ceilings, cornices, frieze bands and ceiling roses; including all necessary investigation, testing and trial areas to establish the appropriate conservation treatment; work to be carried out by suitably experienced conservation operatives using approved methods appropriate to the existing substrate and decorative finishes, including controlled manual and/or aqueous paint removal techniques as required, with particular care to avoid damage to the underlying historic plasterwork and original decorative finishes; include protection of adjacent surfaces and existing fabric, preparation and approval of sample/test areas, specialist tools and materials, access and temporary protection, controlled working methods, monitoring and inspection, removal and collection of paint residues, cleaning of exposed surfaces and all necessary incidental works; Contractor to undertake tester strip testing, all existing paint layers shall be treated as lead-containing; include all necessary precautions, containment, PPE, handling, segregation and disposal of contaminated/hazardous waste in accordance with statutory requirement; allow for photographic recording and documentation of the completed works, including areas treated and any areas where overpainting is retained due to the condition of the underlying historic fabric; as per Architect's Drawing Nr. 7051 and Specification; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings (to first floor landings)					
A	> 300mm wide	28	m2			
	Soffit of stairs					
B	> 300mm wide	9	m2			
	Strings of Stairs; including carved bracket detailing					
C	girth > 300mm	10	m2			

	Edge of landings; apron lining with decorative plaster detailing					
A	girth > 300mm	18	m2			
	Cornice					
B	girth < 300mm; to first floor landings	32	m			
C	girth < 300mm; to soffit of stairs	8	m			
	FLOOR, WALL & CEILING FINISHINGS: Board Finishes					
	Fire resistant soffit installation; to under stairs former storage area (upper ground floor); 2nr. layers of 12.5mm thick plasterboard; 60 minutes fire resistance (BS 476) for proposed plasterboard system; screw fixed to and including new timber support battens at max. 450mm ctrs.; do not penetrate original timbers; sealing and filling joints and spotting screw holes with approved jointing compound; 3mm thick plaster skim coat (white-grey gypsum-based powder finish plaster); screw fixings; angle & stop beads; fire resistance: to BS EN 13501-2; REI 30 or better; all board joints installed staggered in accordance with manufacturer's current installation recommendations; joints in face layer boards treated in accordance with paper joint tape method; drywall screws installed at maximum 230mm centres; drywall screws must maintain a minimum 25mm penetration through into timber supports; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawing Nr. 5031 & 5032 and Specifications; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration					
	Soffit; to existing timber stairs					
D	> 300mm wide; landings	5	m2			
E	> 300mm wide; sloping	13	m2			
F	> 300mm wide; vertical	24	m2			
	FLOOR, WALL AND CEILING FINISHINGS: Fitted Carpeting					
	Carpeting; custom sisal stair runner carpeting with black and beige double border; to stairs 01 & 02; Etsy or equivalent; carpet to BS EN 14041; woven; levels of use class: 23; luxury rating class: LC1; additional performance properties to BS EN 1307: acoustic properties (impact sound insulation); width: varies; 2/3 of width of each stairs and landings; colour/ pattern: plain runner with coloured hems as described; carpet underlay to BS 5808 and BS EN 14499; a natural material such as cork or woollen felt - must not be glued down; fixed with carpet tape; for 'heavy domestic use' (Class 23); recycled content: as per supplier's data; all in strict accordance with the manufacturers instructions; all as per Architect's Drawings Nr's. 5031 & 5032 and Specification M50/170					
	Floors (to first floor landings)					
G	> 300mm wide	28	m2			

	Landings					
A	> 300mm wide	10	m2			
	Treads					
B	approx. 375mm going	73	m			
	Risers					
C	approx. 180mm high	73	m			
	PAINTING & DECORATING: Painting					
	Painting; prepare and clean down surfaces; one primer coat, one undercoat and three finish coats of Dulux Total Cover or equivalent water-based, breathable emulsion paint; soft sheen or satin finish; colour to be selected; prepared and installed to manufacturers instructions; all as per Architect's Drawings and Specification M60/171					
	Soffit; to under stairs store; to plaster surfaces					
D	> 300mm wide; landings	5	m2			
E	> 300mm wide; sloping	13	m2			
F	> 300mm wide; vertical	24	m2			
	PAINTING AND DECORATING: Redecoration					
	Redecoration; distemper/ mineral paint finish; Beeck Maxil Pro mineral paint range, Beeck fixative or equivalent; prepare and clean down surfaces (removal of overpainting measured separately); cleaning of plasterwork to involve: a test trial should always be carried out to determine the least invasive method of cleaning; extensive care must be taken for every cleaning method; cleaning of plasterwork should be limited to mechanical and aqueous methods; dry brushing with a soft bristle brush is a non-invasive mechanical cleaning method to remove loose dirt and dust; specialised vulcanised brushes may be used to remove tougher stains on interior plaster; minimal water should be used in an aqueous removal method; aqueous cleaning should progress from the top down; following cleaning include any necessary filling or re-skimming with a compatible lime based plaster, as required to achieve a suitable and even surface for specified paint finish; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawing Nr. 7051 and Specification M60/170; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings (to first floor landings)					
G	> 300mm wide	28	m2			

	Soffit of stairs					
A	> 300mm wide	9	m2			
	Edge of landings; apron lining with decorative plaster detailing					
B	girth > 300mm	18	m2			
	Cornice					
C	girth < 300mm; to first floor landings	32	m			
D	girth < 300mm; to soffit of stairs	8	m			
	Redecoration of existing retained timber stairs; water-based, durable, timber floor paint; Tikkurila Betolux Akva floor paint or equivalent paint finish to internal softwood floorboarding; preparation: sand floorboards flat using suitable machinery (80-120 grit), removing all old finishes, stains, and debris; all existing floorboards to be reused must be free of nails or other metallic residues; ensure wood is dry (typically <12-15% moisture content); thoroughly vacuum to remove all dust, then wipe with a tack rag; fill minor gaps with reversible, flexible timber filler, avoid rigid fillers that may crack; initial coats: prime prepared timber surfaces with 2 coats of Tikkurila Multistop Insulation Primer or equivalent; apply 2 to 3 finish coats of Betolux Akva Floor Paint or equivalent via synthetic brush, roller or spray, allowing recoat times as per local ambient conditions (approx. 2 hours drying per coat); colour to be agreed with Architect; buff or polish as required to achieve the desired sheen; once finished, protect floors with breathable coverings (e.g., hessian and plywood) until project completion; all as per manufacturers recommendations; all as per Architect's Drawing Nr's. 7050; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration MS and Architect's Drawing Nr's. 7650 & 7651 & Specification M60/180					
	Landings					
E	> 300mm wide	10	m2			
	Treads					
F	> 300mm wide	28	m2			
	Risers					
G	< 300mm wide	73	m			

	Redecoration of existing joinery; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; colour to be selected; prepared and installed to manufacturers instructions; all in strict accordance with Architect's Method Statement Section T Skirting, Architrave, Chair & Picture Rail MS and as per Architect's Specification M60/140 & Drawing Nr's. 5031 & 5032					
	Second fixings					
A	> 300mm girth; stairs stringer; including carved bracket detailing	10	m2			
B	<300mm girth; skirtings; horizontal	12	m			
C	<300mm girth; skirtings; raking	18	m			
	STAIRS 03 (EXISTING & NEW)					
	FLOOR, WALL & CEILING FINISHINGS: In-Situ Finishes					
	Lime lath and plaster historic ceiling; provide new timber lath and plaster ceiling to match the existing historic construction; timber laths to match existing type and section size, sound and free from decay, insect attack (except pinhole borers), splits, shakes and excessive knots; including glycol boron preservative treatment, with details submitted for approval, and moisture content not exceeding 16% at installation; timber chestnut or larch) laths lattice fixed with stainless steel screws and washers into joists; laths to be fixed in straight lines at 8-10mm spacing, with 3mm wide joints centred over supports and staggered at not more than every eighth lath, including counter-laths to faces or sides of timber supports wider or deeper than 75 mm; preparation / application of primer in accordance with manufacturer's recommendations; apply new lime plaster comprising base/scratch coat of coarse-fibred alkali-resistant lime putty or mildly hydraulic lime (NHL 2) and sand plaster (1 to 2.5 parts) in one or more coats as required, press firmly between laths to a thickness of 15mm, key before set; float coat of lime putty or mildly hydraulic lime and clean sharp sand mix (1 to 3 part), with hair where required, applied to dampened first coat 8-10mm thick; finish coat of mature lime putty and fine silica sand (1 to 1 or 1.5 parts); applied in appropriate coats and thicknesses to match the existing historic plasterwork; include all preparation, dampening, keying, protection, sample panels for Architect's approval; all associated works necessary to provide a complete new lath and plaster ceiling matching the existing historic fabric; as per Architect's Drawing Nr. 7051 and Specification M20/114 & 626; in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Soffit; to existing timber stairs					
D	> 300mm wide; landings	22	m2			

A	> 300mm wide; sloping	30	m2			
	Soffit; to new timber stairs					
B	> 300mm wide; landings	12	m2			
C	> 300mm wide; sloping	5	m2			
	Labours					
D	curved cutting	6	m			
	New decorative lime plaster features to match existing; Contractor to take comprehensive records of existing plaster decorative features such as cornices, frieze bands, decorative features as appropriate for recreation; carefully prepare moulds from original existing plaster faces and accurately reproduce profiles, dimensions and decorative details to match the existing historic fabric, including provision of sufficient moulds to complete the required number of casts and maintain a consistent appearance; cast mouldings in Plaster of Paris or suitable lime putty, as appropriate to the existing construction; provide concealed inserts as necessary to give strength and rigidity to the mouldings and provide secure fixings; give notice before commencing setting out; core mix: Cornerstone superfine finishing plaster or equivalent, or lime putty plaster and fine silicate sand (one to one mix); key surface of core and undercoats; mitres: form as running out work proceeds; final coats: run to a consistent profile with sharp arrises; mix: as core mix; keying for enrichments: lightly scour contact areas of final coat; finishing: clean off droppings and clean out mitres; including setting out, mould preparation, casting, fixing, joints, mitres, making good, finishing, protection, access, labour, materials and all associated works necessary for a complete installation; as per Architect's Drawing Nr. 7051 and Specification M20/689 & 695; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Cornices					
E	< 150mm girth	77	m			

	FLOOR, WALL & CEILING FINISHINGS: Board Finishes Stair soffit; 2nr. layers of 12.5mm thick plasterboard; 60 minutes fire resistance (BS 476) for proposed plasterboard system; screw fixed to and including new timber support battens at max. 450mm ctrs.; do not penetrate original timbers; sealing and filling joints and spotting screw holes with approved jointing compound; 3mm thick plaster skim coat (white-grey gypsum-based powder finish plaster); screw fixings; angle & stop beads; fire resistance: to BS EN 13501-2; REI 30 or better; all board joints installed staggered in accordance with manufacturer's current installation recommendations; joints in face layer boards treated in accordance with paper joint tape method; drywall screws installed at maximum 230mm centres; drywall screws must maintain a minimum 25mm penetration through into timber supports; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawing Nr. 5030 and Specifications; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration Soffit; to existing timber stairs					
A	> 300mm wide; landings	22	m2			
B	> 300mm wide; sloping	30	m2			
	Soffit; to new timber stairs					
C	> 300mm wide; landings	12	m2			
D	> 300mm wide; sloping	5	m2			
	FLOOR, WALL AND CEILING FINISHINGS: Flexible Sheet Finishes Rubber nosings; visual contrast anti-slip rubber nosing profile insets to be added to each tread of stairs per requirements of TGD:M 2022; Gradus Stairlite OT64F or equivalent 6.5 x 64mm profiles to be rebated into existing timber steps/ proposed new timber steps and fixed in accordance with manufacturers guidelines; colour samples to be provided for Architects approval prior to installation; all as per Architect's Drawing Nr. 5030 Sundries					
E	nosings; to existing timber stair threads	104	m			
F	nosings; to proposed new timber stair threads	20	m			

	FLOOR, WALL AND CEILING FINISHINGS: Fitted Carpeting Carpeting; custom sisal stair runner carpeting with black and beige double border; to stairs 01 & 02; Etsy or equivalent; carpet to BS EN 14041; woven; levels of use class: 23; luxury rating class: LC1; additional performance properties to BS EN 1307: acoustic properties (impact sound insulation); width: varies; 2/3 of width of each stairs and landings; colour/ pattern: plain runner with coloured hems as described; carpet underlay to BS 5808 and BS EN 14499; a natural material such as cork or woollen felt - must not be glued down; fixed with carpet tape; for 'heavy domestic use' (Class 23); recycled content: as per supplier's data; all in strict accordance with the manufacturers instructions; all as per Architect's Drawings Nr. 5030 and Specification M50/170 Floors (to third & fourth floor landings)					
A	> 300mm wide	18	m2			
	Landings					
B	> 300mm wide	16	m2			
	Treads					
C	approx. 300mm going	90	m			
	Winders					
D	approx. max. 700mm going	35	m			
	Risers					
E	approx. 180mm high	126	m			
	PAINTING & DECORATING: Painting Natural Linseed oil application; to stairs 03 (new section); prepare surfaces: ensure surfaces are smooth, clean and dry; finishing coats as per timber grain, absorption, etc.; number of coats: until timber is protected but still dry to the touch; all applied in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr's. 5020 & 5030; all as per Architect's Specification M60/160 Threads					
F	> 300mm wide	3	m2			
	Winders					
G	> 300mm wide	2	m2			
	Risers					
H	< 300mm wide	17	m			

	Stringer					
A	> 300mm wide	2	m2			
	Handrail and balustrade (ash)					
B	balustrade comprising 50mm dia. handrail and 20mm dia. uprights	8	m2			
	Painting; distemper/ mineral paint finish; Beeck Maxil Pro mineral paint range, Beeck fixative or equivalent; prepare and clean down surfaces; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawing Nr. 7051 and Specification M60/170; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Soffit; to plaster surfaces					
C	> 300mm wide; landings	33	m2			
D	> 300mm wide; sloping	34	m2			
	Cornices					
E	< 300mm girth	77	m			
	PAINTING AND DECORATING: Redecoration					
	Redecoration of existing retained timber stairs; water-based, durable, timber floor paint; Tikkurila Betolux Akva floor paint or equivalent paint finish to internal softwood floorboarding; preparation: sand floorboards flat using suitable machinery (80-120 grit), removing all old finishes, stains, and debris; all existing floorboards to be reused must be free of nails or other metallic residues; ensure wood is dry (typically <12-15% moisture content); thoroughly vacuum to remove all dust, then wipe with a tack rag; fill minor gaps with reversible, flexible timber filler, avoid rigid fillers that may crack; initial coats: prime prepared timber surfaces with 2 coats of Tikkurila Multistop Insulation Primer or equivalent; apply 2 to 3 finish coats of Betolux Akva Floor Paint or equivalent via synthetic brush, roller or spray, allowing recoat times as per local ambient conditions (approx. 2 hours drying per coat); colour to be agreed with Architect; buff or polish as required to achieve the desired sheen; once finished, protect floors with breathable coverings (e.g., hessian and plywood) until project completion; all as per manufacturers recommendations; all as per Architect's Drawing Nr's. 7050; all in strict accordance with Architect's Method Statement Section I Stairs & Balustrade Restoration MS and Architect's Drawing Nr's. 5030 & 7050 & Specification M60/180					
	Floors (to third & fourth floor landings)					
F	> 300mm wide	18	m2			

	Landings					
A	> 300mm wide	16	m2			
	Treads					
B	approx. 300mm going	90	m			
	Winders					
C	approx. max. 700mm going	35	m			
	Risers					
D	approx. 180mm high	126	m			
	Redecoration of existing joinery; clean all surfaces to remove dust, dirt, and loose material; carefully remove defective paint layers using non-abrasive, conservation-appropriate methods; lightly sand to key surface without reducing detail; fill minor defects with fine-grade timber filler or approved conservation filler; ensure moisture content of timber is appropriate before redecoration; linseed oil paint Brouns & Co or equivalent: primer, undercoats and finishing coat as specified; colour to be selected; prepared and installed to manufacturers instructions; all in strict accordance with Architect's Method Statement Section T Skirting, Architrave, Chair & Picture Rail MS and as per Architect's Specification M60/140 & Drawing Nr's. 5030					
	Second fixings					
E	> 300mm girth; edge of landings	4	m2			
F	> 300mm girth; stairs stringer; including carved bracket detailing	13	m2			
G	< 300mm girth; skirtings; raking	35	m			
H	< 300mm girth; skirtings; horizontal	33	m			
	STAIRS 04 (NEW)					
	FLOOR, WALL & CEILING FINISHES: Board Finishes					
	Proprietary wood veneered panel lining for ceilings; Gustafs Panel System or equivalent; 13.5mm thick fibre gypsum core / veneered & coated surface (ash) panels; fixed with proprietary Gustafs Capax or equivalent aluminium rail profiles; fixed to elsewhere measured steel angles to underside of staircase; shadow gap to joints; contractor to provide material samples for ER approval; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr's. 5040 & 7051 & Specification K13/121 (A)					
	Ceilings					
I	> 300mm wide; soffit of landings	48	m2			

A	> 300mm wide; soffit of stairs	50	m2			

COLLECTION					
Page No. WEB/169					
Page No. WEB/170					
Page No. WEB/171					
Page No. WEB/172					
Page No. WEB/173					
Page No. WEB/174					
Page No. WEB/175					
Page No. WEB/176					
Page No. WEB/177					
Page No. WEB/178					
Page No. WEB/179					
(44) STAIRS, RAMPS FINISHES Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Removal of overpainting; carefully remove non-original overpainting from existing historic decorative lath and plaster ceilings, cornices, frieze bands and ceiling roses; including all necessary investigation, testing and trial areas to establish the appropriate conservation treatment; work to be carried out by suitably experienced conservation operatives using approved methods appropriate to the existing substrate and decorative finishes, including controlled manual and/or aqueous paint removal techniques as required, with particular care to avoid damage to the underlying historic plasterwork and original decorative finishes; include protection of adjacent surfaces and existing fabric, preparation and approval of sample/test areas, specialist tools and materials, access and temporary protection, controlled working methods, monitoring and inspection, removal and collection of paint residues, cleaning of exposed surfaces and all necessary incidental works; Contractor to undertake tester strip testing, all existing paint layers shall be treated as lead-containing; include all necessary precautions, containment, PPE, handling, segregation and disposal of contaminated/hazardous waste in accordance with statutory requirement; allow for photographic recording and documentation of the completed works, including areas treated and any areas where overpainting is retained due to the condition of the underlying historic fabric; as per Architect's Drawing Nr. 7051 and Specification; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings					
A	> 300mm wide	98	m2			
B	> 300mm wide; curved ceiling	11	m2			
	Cornices					
C	> 150mm < 300mm girth	97	m			
	Frieze bands					
D	< 150mm girth	42	m			
E	> 300mm < 450mm girth	42	m			

	Ceiling roses					
A	to hallway 01; (existing G-02)	1	nr			
B	to Office 01; (existing G-12)	1	nr			
	Reinforcement of existing lath and plaster ceilings; carefully reinforce and consolidate debonded or loose existing plaster using a stainless steel repair system comprising stainless steel washers, wire and flexible stainless steel fixing bands bridging between joists; set out reinforcement generally at 400 x 400mm centres, with fixings at grid intersections, adjusted locally where necessary to avoid decorative plasterwork or significant historic fabric; countersink washers no more than 2mm into the plaster and tension with thin stainless steel wire passed through the plaster and secured to the fixing band; key washers with metal gauze or scrim, prime and fill fixing holes with suitable proprietary filler gauged with whiting, finished flush with the existing surface; all fixings to be installed using drill screws, not nails, with care taken to minimise vibration and damage to retained historic plaster; include all necessary setting out, access, protection and making good; as per Architect's Drawing Nr. 7051 and Specification M20/592; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings					
C	> 300mm wide	370	m2			
	Reinforcement of existing cornices and friezes; carefully reinforce and secure debonded or unstable existing plaster cornices and friezes using a concealed non-ferrous restraint system comprising stainless steel washers, stainless steel restraint ties and steel angle, securely fixed to a stable structural wall or suitable supporting substrate; install restraint ties through the plaster and ceiling/substructure and secure to the steel angle to provide positive restraint without unnecessary intervention to historic fabric; countersink washers no more than 2mm into the plaster surface and key with metal gauze or scrim; prime exposed plaster repair areas with solution of acrylic emulsion or PVAI and make good to match the existing finish; all fixings to plaster repair systems shall be installed using drill screws and not nails, with care taken to minimise vibration and damage to retained historic fabric; include all necessary setting out, access, protection and making good; as per Architect's Drawing Nr. 7051 and Specification M20/592; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Cornices					
D	> 150mm < 300mm girth	243	m			
	Frieze bands					
E	< 150mm girth	72	m			
F	> 150mm < 300mm girth	60	m			

A	> 600mm < 750mm girth Repair, conserve and restore existing lime lath and plaster historic ceiling ; before works commence, the Contractor shall inspect the ceiling for detachment, cracking, water damage, and structural deformation, identify areas requiring reinforcement, lath replacement, or full reconstruction; photograph and mark all areas of intervention; confirm joist condition and suitability for fixing new laths; agree extent of works with the Conservation Architect/Contract Administrator; carefully retain and consolidate existing sound historic plaster and associated decorative plasterwork; identify, stabilise and repair areas of cracking, detachment, distortion, water damage and other defects; replacing timber laths; remove defective plaster and laths; prevent disturbance to adjacent sound plaster; cut back defective laths to supporting timbers; keep cavities clear of debris; supports for laths to be sound and firmly fixed; provide additional supports where necessary; new timber lathing, as clause 626; riven laths are preferred due to superior tensile strength, irregular surface texture, and improved mechanical keying; sawn laths are not appropriate for historic plaster repairs; reinforcement and consolidation of lath and plaster ceiling measured elsewhere; preparation / application of primer in accordance with manufacturer's recommendations; apply new lime plaster comprising base/scratch coat of coarse-fibred alkali-resistant lime putty or mildly hydraulic lime (NHL 2) and sand plaster (1 to 2.5 parts) in one or more coats as required, press firmly between laths to a thickness of 15mm, key before set; float coat of lime putty or mildly hydraulic lime and clean sharp sand mix (1 to 3 part), with hair where required, applied to dampened first coat 8-10mm thick; finish coat of mature lime putty and fine silica sand (1 to 1 or 1.5 parts); applied in appropriate coats and thicknesses to match the existing historic plasterwork; include all preparation, dampening, keying, protection, sample panels for Architect's approval; finish flush with existing; as per Architect's Drawing Nr. 7051 and Specification M20/114, 587 & 592; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration Ceilings	25	m			
B	> 300mm wide	370	m2			

	Repair, conserve and restore existing cornice & frieze bands; decorative plaster conservation and repair; in-situ moulding - damaged elements replicated using clay/wax squeeze moulds; latex and muslin scrim used to form reinforced moulds; maximum mould size: 1200mm; larger areas require multiple moulds; support may be required to prevent damage to ceiling during curing; casting - lime plaster used without animal hair; putty chopped and pounded before pressing into mould; set for 15-20 minutes before removal; fixing decorative elements - fix using countersunk stainless steel screws and gauze washers; thin adhesive coat of pure lime plaster used for bedding; larger heavier elements may require additional armatures, i.e. countersunk stainless steel screws and large washers, recessed below the surface and filled with plaster; reinforcement and consolidation of cornice and frieze bands measured elsewhere; as per Architect's Drawing Nr. 7051; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Cornice					
A	> 150mm < 300mm girth	243	m			
	Frieze bands					
B	<150mm girth	72	m			
C	> 150mm < 300mm girth	60	m			
D	> 600mm < 750mm girth	25	m			
	Crack repairs to existing retained lime lath and plaster ceilings; material selection - hairline cracks: distemper; wider cracks of more than 0.5mm: surface filler; up to 3mm: lime mortar or proprietary fine surface filler, gauged with whiting (powdered chalk); no rapid-setting or external-grade fillers should ever be used; preparation: cracks may need to be opened out towards the back by scraping with a knife to form a parallel-sided crack rather than a V-shaped one, take care not to increase the size of the crack; loose material and dust should be brushed away; for lime mortar repairs, cracks should be dampened at time of application; for proprietary fillers, cracks should be dry at time of application; application of crack repairs: mortar or filler should be pushed firmly into the back of the crack using a spatula; for lime mortar repairs, the mortar should be raised slightly beyond the surface, and then levelled and textured to match surrounding surface; for proprietary fillers, the repair can be smoothed with a tool and sanded once it has set; curing of crack repairs : damp cotton wool attached with gaffer tape against the lime mortar repair will ensure the repair stays damps and protected from wind and sunshine whilst curing; Contractor to note, if the crack is associated with detachment, screw fixing, grouting, or the removal and replacement of the crack material may be necessary; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Crack repairs to ceilings					
E	hairline cracks	43	m			

A	wider cracks of more than 0.5mm	54	m			
B	cracks up to 3mm	26	m			
	Surface damage repairs to existing lime lath and plaster ceilings; material type: lime mortar or Toupret interior filler; preparation of surface damage repair: cut away the edges of the damaged area to underlying substrate with craft knife; remaining surrounding plaster should be firmly adhered to the substrate; remove loose dust; if lime mortar is used, dampen down the substrate and surrounding plaster; if Toupret interior filler is used, substrate must be dry; application of surface damage repair: use tools appropriate for the size of the damage; firmly trowel mortar on, ensuring good contact with the substrate; do not force any mortar under surrounding, adhered plaster; small lime mortar surface repairs should be in layers no more than 25mm thick; total depth of the repair should not exceed 30mm; if appropriate, surface texturing can be carried out once the mortar has set to a leathery consistency; curing of surface damage repairs: damp cotton wool attached with gaffer tape against the lime mortar repair will ensure the repair stays damps and protected from wind and sunshine whilst curing; protection and curing are essential to ensure thorough carbonation in lime mortar repairs; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Surface damage repairs to ceilings					
C	> 300mm wide; isolated locations	10	m2			
D	> 300mm wide; curved ceiling; isolated locations	3	m2			
	WOODWORK: Structural & First Fixings					
	First fixings; treated sawn softwood battens					
	First fixings; battens					
E	44 x 44mm battens; at 400mm centres; fixed to underside of timber joists	672	m			
F	44 x 44mm battens; at 400mm centres; fixed to underside of metal decking	215	m			
G	44 x 44mm battens; at 400mm centres; cross battens	1774	m			

	FLOOR, WALL & CEILING FINISHINGS: In-Situ Finishes Lime lath and plaster historic ceiling; provide new timber lath and plaster ceiling to match the existing historic construction; timber laths to match existing type and section size, sound and free from decay, insect attack (except pinhole borers), splits, shakes and excessive knots; including glycol boron preservative treatment, with details submitted for approval, and moisture content not exceeding 16% at installation; timber chestnut or larch) laths lattice fixed with stainless steel screws and washers into joists; laths to be fixed in straight lines at 8-10mm spacing, with 3mm wide joints centred over supports and staggered at not more than every eighth lath, including counter-laths to faces or sides of timber supports wider or deeper than 75 mm; preparation / application of primer in accordance with manufacturer's recommendations; apply new lime plaster comprising base/scratch coat of coarse-fibred alkali-resistant lime putty or mildly hydraulic lime (NHL 2) and sand plaster (1 to 2.5 parts) in one or more coats as required, press firmly between laths to a thickness of 15mm, key before set; float coat of lime putty or mildly hydraulic lime and clean sharp sand mix (1 to 3 part), with hair where required, applied to dampened first coat 8-10mm thick; finish coat of mature lime putty and fine silica sand (1 to 1 or 1.5 parts); applied in appropriate coats and thicknesses to match the existing historic plasterwork; include all preparation, dampening, keying, protection, sample panels for Architect's approval; all associated works necessary to provide a complete new lath and plaster ceiling matching the existing historic fabric; as per Architect's Drawing Nr. 7051 and Specification M20/114 & 626; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings					
A	> 300mm wide	239	m2			
B	extra over for new historic lath and plaster ceiling in areas subject to increased humidity, including moisture-tolerant, vapour-permeable plaster suitable for the location and compatible with the historic construction	16	m2			
C	> 300mm wide; staircase areas	43	m2			
	Labours					
D	flush joint between new and existing retained repaired lath and plaster ceiling	6	m			
E	curved cutting	35	m			

	New decorative lime plaster features to match existing; Contractor to take comprehensive records of existing plaster decorative features such as cornices, frieze bands, decorative features as appropriate for recreation; carefully prepare moulds from original existing plaster faces and accurately reproduce profiles, dimensions and decorative details to match the existing historic fabric, including provision of sufficient moulds to complete the required number of casts and maintain a consistent appearance; cast mouldings in Plaster of Paris or suitable lime putty, as appropriate to the existing construction; provide concealed inserts as necessary to give strength and rigidity to the mouldings and provide secure fixings; give notice before commencing setting out; core mix: Cornerstone superfine finishing plaster or equivalent, or lime putty plaster and fine silicate sand (one to one mix); key surface of core and undercoats; mitres: form as running out work proceeds; final coats: run to a consistent profile with sharp arrises; mix: as core mix; keying for enrichments: lightly scour contact areas of final coat; finishing: clean off droppings and clean out mitres; including setting out, mould preparation, casting, fixing, joints, mitres, making good, finishing, protection, access, labour, materials and all associated works necessary for a complete installation; as per Architect's Drawing Nr. 7051 and Specification M20/689 & 695; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Cornice					
A	girth >300mm < 450mm; refer to Architect's Drawing Nr. 7201 (G-04)	13	m			
B	girth < 150mm; refer to Architect's Drawing Nr. 7401 (S-01)	25	m			
C	girth < 150mm; refer to Architect's Drawing Nr. 7401 (S-03)	13	m			
D	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7650 (S-06)	21	m			
E	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7651 (S-07)	22	m			
	Cornices & frieze band					
F	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7201 (G-01)	9	m			
G	girth >300mm < 450mm; refer to Architect's Drawing Nr. 7301 (F-01)	10	m			
H	girth >300mm < 450mm; refer to Architect's Drawing Nr. 7301 (F-02)	13	m			
I	girth >600mm < 750mm; refer to Architect's Drawing Nr. 7301 (F-07)	4	m			
J	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7301 (F-08)	25	m			
K	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7650 (F-04)	21	m			
L	girth >450mm < 600mm; refer to Architect's Drawing Nr. 7651 (F-05)	21	m			
M	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7401 (S-02)	24	m			

	FLOOR, WALL & CEILING FINISHES: Board Finishes					
	Particleboard; 18mm thick cement-bonded particle board or equivalent to take Gustafs or equivalent ceiling lining panels over circulation areas to Lower Ground Floor; to BS EN 312, Type P2; fixed to elsewhere measured electrical services tray; including additional supports tray hangers fixed to ceiling substrate; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr. 7051 & Specification K1/825					
	Ceilings					
A	> 300mm wide; to lower ground floor	110	m2			
	Plasterboard ceiling; 2nr. layers of 12.5mm thick plasterboard; 60 minutes fire resistance for proposed plasterboard system; reaction to fire: to BS EN 13501-1, class B-s3, d2 or better; fire resistance of complete ceiling lining assembly: to BS EN 13501-2. EI 60 or better; screw fixings; fixing background - joists at 600mm ctrs. max., timber joist min. width 47mm; Contractor to include for timber noggins between primary joists - min. 38mm x 38mm sections required to support all face layer plasterboard edges at perimeter and within the field of the ceiling membrane; sealing and filling joints and spotting screw holes with approved jointing compound; 2mm thick plaster skim coat (or Carlite finish); angle & stop beads; all board joints installed staggered in accordance with manufacturer's current installation recommendations; joints in face layer boards treated in accordance with paper joint tape method; drywall screws installed at maximum 230mm centres; drywall screws must maintain a minimum 25mm penetration through into timber supports; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr. 7051 & Specification K10/245					
	Ceilings					
B	> 300mm wide	554	m2			
C	> 300mm wide; partial section of ceiling >4.00m <6.00m above structural floor level; to 3rd Floor Landing 01 & 02 ceiling above central void	19	m2			
D	extra over; curved upstand; to 3rd Floor Landing 01 & 02 ceiling above central void	9	m			
E	extra over for moisture resistant plasterboard in lieu of standard to wet areas	41	m2			
F	extra over; junction between timber panels and plasterboard ceiling	7	m			
	Labours					
G	curved cutting	9	m			

	Proprietary wood veneered panel lining for ceilings; Gustafs Panel System or equivalent; fixed to elsewhere measured cement bonded particle board; 13.5mm thick fibre gypsum core / veneered & coated surface (ash) panels; fixed with proprietary Gustafs Capax or equivalent aluminium rail profiles; shadow gap to joints; contractor to provide material samples for ER approval; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr's. 5100 Detail 06 & 7051 & Specification K13/121 (B)					
	Ceilings					
A	> 300mm wide; to lower ground floor	110	m2			
B	extra over for; hatch detail; refer to Architect's Drawing Nr. 5100	20	nr			
	Accessories					
C	edge profile	185	m			
	Proprietary wood veneered panel lining for ceilings; Gustafs Panel System or equivalent; fixed to elsewhere measured double-layered plasterboard fixed; 13.5mm thick fibre gypsum core / veneered & coated surface (ash) panels; fixed with proprietary Gustafs Capax or equivalent aluminium rail profiles; shadow gap to joints; fixed to and including 50 x 50mm treated timber battens fixed to elsewhere measured plasterboard; M&E equipment (lighting, fire smoke detector, or others, refer to M&E drawings) to be concealed between rib elements; note, Contractor to allow for adjustment on-site around these items); contractor to provide material samples for ER approval; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr's. 5100 Detail 06 & 7051 & Specification K13/121 (A)					
	Ceilings					
D	> 300mm wide	20	m2			
E	extra over for; hatch detail; refer to Architect's Drawing Nr. 5100	3	nr			
	Accessories					
F	edge profile	33	m			

	Proprietary wood veneered linear lining for ceilings; Gustafs linear rib System or equivalent; 22mm wide x 34mm deep with 12mm spacing; ribs at 34mm ctrs.; fibre gypsum core / veneered & coated surface (ash); 12mm-28mm spacing to be agreed on-site; fixed with and including Gustafs top hat or equivalent; fixed to and including 50 x 50mm treated timber battens fixed to elsewhere measured plasterboard; M&E equipment (lighting, fire smoke detector, or others, refer to M&E drawings) to be concealed between rib elements; note, Contractor to allow for adjustment on-site around these items); contractor to provide material samples for ER approval; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr's. 5011 Detail 05 & 7051 & Specification K13/121 (C)					
	Ceilings					
A	> 300mm wide	81	m2			
B	extra over for; hatch detail; refer to Architect's Drawing Nr. 5100	12	nr			
	Accessories					
C	edge profile	92	m			
	FLOOR, WALL AND CEILING FINISHINGS: Suspended Ceilings					
	Suspended plasterboard ceiling; 1nr. layer of 12.5mm thick plasterboard; suspension system: cables, hangers, rails or cut timber frame compatible with lining manufacturer fixing requirements to complete the ceiling system and achieve specified performance; grid type: with primary channels; hangers: type recommended by board manufacturer; top fixing : to suit structural soffit of plasterboard on timber joists at 400mm nominal centres; sealing and filling joints and spotting screw holes with approved jointing compound; 2mm thick plaster skim coat (or Carlite finish); angle & stop beads; all board joints installed staggered in accordance with manufacturer's current installation recommendations; joints in face layer boards treated in accordance with paper joint tape method; drywall screws installed at maximum 230mm centres; drywall screws must maintain a minimum 25mm penetration through into timber supports; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr. 7051 & Specification K10/215					
	Ceilings					
D	depth of suspension 150 - 500mm	46	m2			
E	depth of suspension 600 - 1000mm	21	m2			
F	extra over for moisture resistant plasterboard in lieu of standard to wet areas	41	m2			

	PAINTING & DECORATING: Painting				
	Painting; distemper/ mineral paint finish to all new lime plaster surfaces; Beeck Maxil Pro mineral paint range & Beeck fixative or equivalent; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawings and Specification M60/170				
	Ceilings				
A	> 300mm wide	239	m2		
B	extra over for; moisture resistant paint	16	m2		
C	> 300mm wide; staircase areas	43	m2		
	Cornice				
D	girth >300mm < 450mm; refer to Architect's Drawing Nr. 7201 (G-04)	13	m		
E	girth < 150mm; refer to Architect's Drawing Nr. 7401 (S-01)	25	m		
F	girth < 150mm; refer to Architect's Drawing Nr. 7401 (S-03)	13	m		
G	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7650 (S-06)	21	m		
H	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7651 (S-07)	22	m		
	Cornices & frieze band				
I	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7201 (G-01)	9	m		
J	girth >300mm < 450mm; refer to Architect's Drawing Nr. 7301 (F-01)	10	m		
K	girth >300mm < 450mm; refer to Architect's Drawing Nr. 7301 (F-02)	13	m		
L	girth >600mm < 750mm; refer to Architect's Drawing Nr. 7301 (F-07)	4	m		
M	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7301 (F-08)	25	m		
N	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7650 (F-04)	21	m		
O	girth >450mm < 600mm; refer to Architect's Drawing Nr. 7651 (F-05)	21	m		
P	girth >150mm < 300mm; refer to Architect's Drawing Nr. 7401 (S-02)	24	m		

	Painting; prepare and clean down surfaces; Dulux Total Cover or equivalent; one primer coat, one undercoat and three finish coats of soft sheen paint; colour to be selected; prepared and installed to manufacturers instructions; all applied in strict accordance with the manufacturers instructions; as per Architects Drawing Nr. 7051 and Specification M60/171					
	Ceilings; to plaster surfaces					
A	> 300mm wide	499	m2			
B	> 300mm wide; partial section of ceiling >4.00m <6.00m above structural floor level; to 3rd Floor Landing 01 & 02 ceiling above central void	19	m2			
C	extra over; curved upstand; to 3rd Floor Landing 01 & 02 ceiling above central void	9	m			
D	extra over for; moisture resistant paint	41	m2			
	PAINTING & DECORATING: Redecoration					
	Redecoration; to repaired surfaces; distemper/ mineral paint finish; Beeck Maxil Pro mineral paint range, Beeck fixative or equivalent; prepare and clean down surfaces; cleaning of plasterwork to involve: a test trial should always be carried out to determine the least invasive method of cleaning; extensive care must be taken for every cleaning method; cleaning of plasterwork should be limited to mechanical and aqueous methods; dry brushing with a soft bristle brush is a non-invasive mechanical cleaning method to remove loose dirt and dust; specialised vulcanised brushes may be used to remove tougher stains on interior plaster; minimal water should be used in an aqueous removal method; aqueous cleaning should progress from the top down; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawing Nr. 7051 and Specification M60/170; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings					
E	> 300mm wide	370	m2			
F	> 300mm wide; curved ceiling	11	m2			
	Cornice					
G	> 150mm < 300mm girth	243	m			
	Frieze bands					
H	<150mm girth	72	m			
I	> 150mm < 300mm girth	60	m			

A	> 600mm < 750mm girth	25	m			
	Ceiling roses					
B	to hallway 01; (existing G-02)	1	nr			
C	to Office 01; (existing G-12)	1	nr			
	Redecoration; to retained surfaces; distemper/ mineral paint finish; Beeck Maxil Pro mineral paint range, Beeck fixative or equivalent; prepare and clean down surfaces (removal of overpainting measured separately); cleaning of plasterwork to involve: a test trial should always be carried out to determine the least invasive method of cleaning; extensive care must be taken for every cleaning method; cleaning of plasterwork should be limited to mechanical and aqueous methods; dry brushing with a soft bristle brush is a non-invasive mechanical cleaning method to remove loose dirt and dust; specialised vulcanised brushes may be used to remove tougher stains on interior plaster; minimal water should be used in an aqueous removal method; aqueous cleaning should progress from the top down; following cleaning include any necessary filling or re-skimming with a compatible lime based plaster, as required to achieve a suitable and even surface for specified paint finish ; surfaces to receive application of fixative prior to painting; 2nr. finishing coats of mineral paint; colour to Architect's choice; from manufacturer's colour range; adjoining surface finishes to be protected; preparation / application in accordance with manufacturer's recommendations; as per Architect's Drawing Nr. 7051 and Specification M60/170; all in strict accordance with Architect's Method Statement Section C Interior Ceiling Lath & Plaster Restoration					
	Ceilings					
D	> 300mm wide	98	m2			
	Cornice					
E	> 150mm < 300mm girth	97	m			
	Frieze band					
F	< 150mm girth	42	m			
G	> 300mm < 450mm girth	42	m			

COLLECTION					
Page No. WEB/181 Page No. WEB/182 Page No. WEB/183 Page No. WEB/184 Page No. WEB/185 Page No. WEB/186 Page No. WEB/187 Page No. WEB/188 Page No. WEB/189 Page No. WEB/190 Page No. WEB/191 Page No. WEB/192 Page No. WEB/193					
(45) CEILING FINISHES Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	refer to the Architect & Engineer Drawings & Specifications provided for full details		Note			
	the Contractors attention is drawn to the Room Data layout drawings which identify the locations of fixtures and fittings		Note			
	the Contractor shall note that any sizes given in the descriptions for individual items are nominal approximate sizes and are given for guidance only; the rates for each item shall be deemed to include for providing the correct combination of individual components to complete the fixtures and fittings to the overall dimensions as shown on the detail drawings and as described in the Architect's Specification		Note			
	the Contractor shall note the descriptions given in individual items are not comprehensive and are provided for guidance to the Contractor in pricing the items; the Contractor must make full reference to the detail Drawings and Specification; the rates shall be deemed to include for everything necessary to supply and install all fixtures and fittings complete and in accordance with the Drawings and Specification		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	the Contractor must include for all Notes in this element within its tender rates		Note			
	FLOOR, WALL AND CEILING FINISHINGS: System Partitions					
	Cistern boxing out; timber frame boxing out to cistern, complete with MDF face panels; 1nr. removal panel fixed with button fix to timber frame to access the cistern; seal all holes, gaps, service penetrations, perimeter junctions and around openings; include necessary fittings and fixings to complete; fixed in strict accordance with the manufacturer's instructions; all as per Architect's Drawing Nr's. 1031, 1034 & 1035 and Specification					
	Concealed cisterns					
A	2470mm high dimensions; depth of boxing out varies; approx. 220mm - 300mm deep	9	m			
B	1200mm high dimensions; depth of boxing out 300mm deep	5	m			
C	extra over for removal panel	8	nr			

	GLAZING: Special Glazing					
	Mirrors; over-sink mirrors; 400 x 1050mm overall dimensions; 6mm polished bevel; polypropelyne safety film; include for all proprietary fixings to back of mirror; all as per Architect's Sanitaryware Schedule Ref 7002 & Specification Ref: N13/438					
	Mirrors					
A	400 x 26 x 1080mm	1	nr			
B	400 x 26 x 1000mm	7	nr			
	FITTINGS: Fittings, Equipment & Furniture					
	Supply, assemble and fix in position the following sanitaryware fittings & accessories; anti-fungicidal mastic between fitting and structure; to backgrounds requiring plugging; installed all in strict accordance with manufacturer's instructions; all as per Architect's Drawings, Sanitaryware Schedule & Specification N13					
	WC; Lower Ground Floor Level; Room ref: B-13; Ambulant accessible cubicle					
C	WC; back-to-wall WC with concealed cistern; CL2 full flush 6l/min; horizontal outlet; 360 x 560 x 450mm overall dimensions; finish to be Vitreous China, glossy white finish; include for 275 x 435 x 40mm silk black finish ring seat with front actuation mechanical actuation, water saving smart valve (delay fill), easy adjustment to low water volume; mechanical dual flushplate; brushed chrome finish; 360 x 90 x 145mm back rest; matte black rail; neutral cushion; installed in strict accordance with the Manufacturers instructions; all as per ref: WC (B-09) on Architect's Sanitaryware Schedule & Specification N13/300	1	nr			
D	WHB; Handrinse basin; 1 tap hole; without overflow; 370 x 210 x 120mm overall dimensions; Vitreous China, white gloss finish; include for 51 x 146 x 131mm basin mixer; 110mm spout projection in matt black finish; 3.8 l/min (3 bar); no waste; bottle trap 70 x 348 x 152mm in matte black finish; to be fitted with all proprietary wall mounted fixings; installed in strict accordance with the Manufacturers instructions; refer to Architects drawing Nr. 7002	1	nr			
E	Toilet roll holder; toilet roll dispenser; 122 x 135 x 55mm overall dimensions; stainless steel; colour to be matte black; to be fixed with all proprietary fixings; installed in strict accordance with the Manufacturers instructions; refer to Architect's Sanitaryware Schedule Ref: 7002	1	nr			
F	Wall-mounted soap dispenser; 210 x 50 x 50mm overall dimensions; stainless steel; matte black; to be fitted with all proprietary wall mounted fixings; installed in strict accordance with the Manufacturers instructions; refer to Architect's Sanitaryware Schedule Ref: 7002	1	nr			

A	High speed hand dryer; 302 x 312 x 172mm overall dimensions; colour to be matte black; activated automatically; voltage of 220/240V; brushed motor; power output of 1400 Watts; drying time of 15 seconds; to be fixed with all proprietary fixings; installed in strict accordance with the Manufacturers instructions; refer to Architect's Sanitaryware Schedule Ref: 7002	1	nr			
B	Vertical grab rail; 605 x 35 x 80mm overall dimensions; colour to be matte black; to be fixed with all proprietary fixings at 490mm centres; installed in strict accordance with the Manufacturers instructions; refer to Architect's Sanitaryware Schedule Ref: 7002	4	nr			
C	Door mounted horizontal grab rail; 455 x 35 x 80mm overall dimensions; colour to be matte black; fixed with all proprietary fixings at 340mm centres; to be installed in strict accordance with Manufacturers instructions; refer to Architects Sanitaryware Schedule Ref: 7002	1	nr			
D	Towel hook; 48 x 45 x 48mm overall dimensions; colour to be matte black; fixed in place using all proprietary fixings; to be installed in strict accordance with Manufacturers instructions; refer to Architects Sanitaryware Schedule Ref: 7002	2	nr			
	WC; Lower Ground Floor Level; Room ref: B-10 - B-12					
E	Toilet; back-to-wall WC with concealed cistern; CL2 full flush 6 l/min; horizontal outlet; 360 x 560 x 450mm overall dimensions; vitreous china; glossy white finish; include for toilet seat and cover 375 x 435 x 40mm slim quick release; slow close finish silk black; 120mm depth WC cistern; mechanical; front actuation; water saving smart valve (delay fill); easy adjustment to low water volume; mechanical dual flushplate; finish to be brushed chrome; include for all sealing between WC pan and floor finish; standards: WC bowl to BS EN 997 & BS EN 33;	3	nr			
F	Wash hand basin; handrinse basin; 1 tap hole; without overflow; 370 x 210 x 120mm; vitreous china; white, gloss finish; include for basin with an overall dimension of 51 x 146 x 131mm; 110mm spout projection in matt black finish; 3.8 l/min (3 bar), no waste; bottle trap 70 x 348 x 152mm in matt black finish; to be wall mounted with all proprietary fixings provided by Manufacturer; all as per Architect's Sanitaryware Schedule & Specification N13/335	3	nr			
G	Toilet roll holder; overall dimensions of 122 x 135 x 55mm; matte black finish; fixed in place using all proprietary fixings provided by Manufacturer	3	nr			
H	Soap dispenser; wall mounted; 210 x 50 x 50mm overall dimensions; stainless steel; colour to be matte black; fixed in place using all proprietary fixings provided by Manufacturer	3	nr			
I	Hand dryer; high speed hand dryer; 302 x 312 x 172mm overall dimensions; colour to be matte black; automatic activation; brushed motor; power output of 1400 Watts; drying time of 15 seconds; filter included; fixed to wall with all proprietary fixings; refer to Architects Sanitaryware schedule Ref: 7002 for further details	3	nr			

A	Towel hook; 48 x 45 x 48mm overall dimensions; colour to be matte black; fixed in place using all proprietary fixings supplied by the Manufacturer	3	nr			
	Accessible WC's & Shower; Lower Ground Floor Level; Room Ref: B-20					
B	Toilet; Back-to-wall bowl Washdown; CL2 full flush 6 l/min; horizontal outlet; 360x560x450 mm overall dimensions; Vitreous China; Glossy White Finish; Ring seat 375x435x40 mm Finish Silk Black. Include for toilet cistern 385x190x390 mm overall dimensions; white glossy finish; 6/3 L dual flush; Back Rest 360x90x145mm matte black rail; neutral cushion; Sealing: Silicone seal between WC Pan and Floor Finish. Standards: WC bowl to BS EN 997 & BS EN 33; include for all sealing between WC pan and floor finish; installed in strict accordance with the Manufacturers instructions & Specification N13/300	1	nr			
C	Wash hand basin; handrinse basin; 1 tap hole; without overflow; 370x210x120mm overall dimensions; vitreous china; white gloss finish; include for basin mixer 51x146x131 mm overall dimensions; 110 mm spout projection in matt black finish, 3.8 l/min (3 bar), no waste; Bottle trap 70x348x152 mm in matte black finish; wall mounted fixings to be provided by manufacturer; all as per Architect's Sanitaryware Schedule & Specification N13/336	1	nr			
D	Toilet roll holder; 122x135x55 mm overall dimensions; colour to be matte black; fixings to be provided by Manufacturer	1	nr			
E	Wall mounted soap dispenser; 210 x 50 x 50mm; stainless steel; colour to be matte black; to be wall mounted using all proprietary fixings provided by Manufacturer	1	nr			
F	Hand dryer; high speed hand dryer; 302 x 312 x 172mm overall dimensions; colour to be matte black; automatic activation; brushed motor; power output of 1400 Watts; drying time of 15 seconds; filter included; fixed to wall with all proprietary fixings; refer to Architects Sanitaryware schedule Ref: 7002 for further details	1	nr			
G	Towel hook; 48 x 45 x 48mm overall dimensions; colour to be matte black; all fixings to be supplied by Manufacturer	3	nr			
H	Grab rail; horizontal and vertical; 605 x 35 x 80mm overall dimensions; colour to be matte black; to be installed at 490mm centres all fixings to be provided by Manufacturer	7	nr			
I	Door mounted grab rail; horizontal; 455 x 35 x 80mm overall dimensions; to be installed at 340mm centres; fixings to be provided by Manufacturer	1	nr			
J	Hinged support rail; colour to be matte black; 107 x 800 x 848mm overall dimensions; all fixings to be supplied by Manufacturer	3	nr			
K	Colostomy shelf; overall dimensions of 400mm; brushed satin stainless steel; anti-theft; robust wall fixing; cast 304 grade stainless steel; fixed with proprietary fixings	1	nr			

A	Showers seat; 450 x 640mm overall dimensions; colour to be matte black; maximum seat load of 125kg; fixings to be supplied by Manufacturer	1	nr			
B	Shower seat backrest; 360 x 90 x 145mm overall dimensions; colour to be matte black; fixings to be supplied by Manufacturer	1	nr			
C	Shower Curtain; shower curtain system; 1500 x 2000mm overall dimensions; include for 1500mm x 2000mm shower curtain in white glossy finish and shower curtain rail in white; all fixings to be supplied by Manufacturer	1	nr			
D	Exposed shower system; 260 x 523 x 1117mm overall dimensions; colour to be matte black; include for 100 x 56 x 232mm multi function handspray in matte black finish; easy grip; refer to Architect's Sanitartware schedule for further details; all fixings to be supplied by Manufacturer	1	nr			
	Cleaning; Lower Ground Floor Level; Room Ref: B-19					
E	Sink; 304 high-grade stainless steel; janitorial sink; 500 x 57 x 900mm overall dimensions; include for trap 1.5 inch plastic resealing bottle with 75mm seal, multi-purpose outlet; complete with mixer tap; include for tamper proof concealing panel for washbasin trap; hinged bucket grating to sink; stainless steel legs with adjustable feet and earthing tag; installed in strict accordance with Manufacturers instructions & Specification N13/331	1	nr			
	WC; Second Floor Level; Room Ref: S-01					
F	Sink; round pedestal sink in lublin cement; 450mm diameter x 900mm overall dimensions; colour to be matte white; colour resistant; include for all necessary odour traps, bottle siphons and connections; overflow and pop-up closure to be in chrome with rear drain opening; refer to Architect's Sanitaryware schedule ref: 7002 for further details	2	nr			
G	Soap dispenser; wall-mounted; 210 x 50 x 50mm overall dimensions; stainless steel; colour to be matte black; all wall mounting fixings to be supplied by Manufacturer	2	nr			
H	Hand dryer; high speed hand dryer; 302 x 312 x 172mm overall dimensions; colour to be matte black; automatic activation; brushed motor; power output of 1400 Watts; drying time of 15 seconds; filter included; fixed to wall with all proprietary fixings; refer to Architects Sanitaryware schedule Ref: 7002 for further details	2	nr			
I	Toilet; located in cubicle; Back-to-wall bowl Washdown; CL2 full flush 6 l/min; horizontal outlet; 360x560x450 mm overall dimensions; Vitreous China; Glossy White Finish; Ring seat 375x435x40 mm Finish Silk Black. Include for toilet cistern 385x190x390 mm overall dimensions; white glossy finish; 6/3 L dual flush; Back Rest 360x90x145mm matte black rail; neutral cushion; Sealing: Silicone seal between WC Pan and Floor Finish. Standards: WC bowl to BS EN 997 & BS EN 33; include for all sealing between WC pan and floor finish; installed in strict accordance with the Manufacturers instructions & Specification N13/300	1	nr			

A	Toilet roll holder; located in cubicle; 122x135x55 mm overall dimensions; colour to be matte black; fixings to be provided by Manufacturer; refer to Architect's Sanitaryware schedule ref: 7002 & specification ref N13/462 for further details	1	nr			
B	Towel hook; located in cubicle; 48 x 45 x 48mm overall dimensions; colour to be matte black; all fixings to be supplied by Manufacturer	1	nr			
C	Toilet roll holder; located in ambulant accessible cubicle; 122x135x55 mm overall dimensions; colour to be matte black; fixings to be provided by Manufacturer	1	nr			
D	Towel hook; located in ambulant accessible cubicle; 48 x 45 x 48mm overall dimensions; colour to be matte black; all fixings to be supplied by Manufacturer	2	nr			
E	Toilet; located in ambulant accessible cubicle; Back-to-wall bowl Washdown; CL2 full flush 6 l/min; horizontal outlet; 360x560x450 mm overall dimensions; Vitreous China; Glossy White Finish; Ring seat 375x435x40 mm Finish Silk Black. Include for toilet cistern 385x190x390 mm overall dimensions; white glossy finish; 6/3 L dual flush; Back Rest 360x90x145mm matte black rail; neutral cushion; Sealing: Silicone seal between WC Pan and Floor Finish. Standards: WC bowl to BS EN 997 & BS EN 33; include for all sealing between WC pan and floor finish; installed in strict accordance with the Manufacturers instructions; refer to Architect's Sanitaryware schedule ref: 7002 & Specification Ref N13/300 for further details	1	nr			
F	Grab rail; Vertical; located in ambulant accessible cubicle; vertical; 605 x 35 x 80mm overall dimensions; colour to be matte black; to be installed at 490mm centres; all fixings to be supplied by Manufacturer	1	nr			
G	Door mounted grab rail; located in ambulant accessible cubicle; horizontal; 455 x 35 x 80mm overall dimensions; to be installed at 340mm centres; fixings to be provided by Manufacturer	1	nr			
	WC; Third Floor Level; Room Ref: T-01					
H	Sink; round pedestal sink in lublin cement; 450mm diameter x 900mm overall dimensions; colour to be matte white; colour resistant; include for all necessary odour traps, bottle siphons and connections; overflow and pop-up closure to be in chrome with rear drain opening; refer to Architect's Sanitaryware schedule ref: 7002 & Specification Ref: N13/438 for further details	2	nr			
I	Soap dispenser; wall-mounted; 210 x 50 x 50mm overall dimensions; stainless steel; colour to be matte black; all wall mounting fixings to be supplied by Manufacturer	2	nr			
J	Hand dryer; high speed hand dryer; 302 x 312 x 172mm overall dimensions; colour to be matte black; automatic activation; brushed motor; power output of 1400 Watts; drying time of 15 seconds; filter included; fixed to wall with all proprietary fixings; refer to Architects Sanitaryware schedule Ref: 7002 for further details	2	nr			

A	Toilet; located in cubicle; Back-to-wall bowl Washdown; CL2 full flush 6 l/min; horizontal outlet; 360x560x450 mm overall dimensions; Vitreous China; Glossy White Finish; Ring seat 375x435x40 mm Finish Silk Black. Include for toilet cistern 385x190x390 mm overall dimensions; white glossy finish; 6/3 L dual flush; Back Rest 360x90x145mm matte black rail; neutral cushion; Sealing: Silicone seal between WC Pan and Floor Finish. Standards: WC bowl to BS EN 997 & BS EN 33; include for all sealing between WC pan and floor finish; installed in strict accordance with the Manufacturers instructions & Specification N13/300	1	nr			
B	Toilet roll holder; located in cubicle; 122x135x55 mm overall dimensions; colour to be matte black; fixings to be provided by Manufacturer	1	nr			
C	Towel hook; located in cubicle; 48 x 45 x 48mm overall dimensions; colour to be matte black; all fixings to be supplied by Manufacturer	1	nr			
D	Toilet roll holder; located in ambulant accessible cubicle; 122x135x55 mm overall dimensions; colour to be matte black; fixings to be provided by Manufacturer; refer to Architect's Sanitaryware schedule ref: 7002 & specification ref N13/462 for further details	1	nr			
E	Towel hook; located in ambulant accessible cubicle; 48 x 45 x 48mm overall dimensions; colour to be matte black; all fixings to be supplied by Manufacturer	2	nr			
F	Toilet; located in ambulant accessible cubicle; Back-to-wall bowl Washdown; CL2 full flush 6 l/min; horizontal outlet; 360x560x450 mm overall dimensions; Vitreous China; Glossy White Finish; Ring seat 375x435x40 mm Finish Silk Black. Include for toilet cistern 385x190x390 mm overall dimensions; white glossy finish; 6/3 L dual flush; Back Rest 360x90x145mm matte black rail; neutral cushion; Sealing: Silicone seal between WC Pan and Floor Finish. Standards: WC bowl to BS EN 997 & BS EN 33; include for all sealing between WC pan and floor finish; installed in strict accordance with the Manufacturers instructions	1	nr			
G	Grab rail; Vertical; located in ambulant accessible cubicle; vertical; 605 x 35 x 80mm overall dimensions; colour to be matte black; installed at 490mm centres; all fixings to be supplied by Manufacturer	4	nr			
H	Door mounted grab rail; located in ambulant accessible cubicle; horizontal; 455 x 35 x 80mm overall dimensions; installed at 340mm centres; fixings to be provided by Manufacturer	1	nr			
	Accessories					
I	stainless steel coat hooks	10	nr			

COLLECTION

Page No. WEB/195

Page No. WEB/196

Page No. WEB/197

Page No. WEB/198

Page No. WEB/199

Page No. WEB/200

Page No. WEB/201

(74) SANITARY FITTINGS
Carried to Summary

	GENERALLY					
	Notes					
	this element comprises all internal wayfinding signage associated with both the Existing Building and the New Build		Note			
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	WOODWORK: Ironmongery, Accessories & Sundries					
	Supply and fit wayfinding internal signage; signage system: complete to BS 559, including facing information, components, inserts, accessories and fixings necessary to complete the system; comply with the requirements of: BS 8300; geometric shapes, colours and layout: in accordance with BS 8501; design standard for the disabled: in accordance with BS 8300; font, colour, size as per Irish Government Unified visual identity guidelines Version 2.0; installation: to BS 559 - secure, plumb and level; supports/ fixings: concealed; fixings to be galvanitically isolated from the aluminium plates; as per Architect's Drawing Nr. 6300 and Specification N14					
	Signage; monolith sign					
A	overall dimensions 605mm x 1920mm; (Ref: Type 01)	2	nr			
	Signage; directory panel; wall mounted					
B	overall dimensions 114mm x 445mm; (Ref: Type 02)	12	nr			
	Signage; directory signage; wall mounted					
C	overall dimensions 342mm x 445mm; (Ref: Type 03)	14	nr			
	Signage; door signage					
D	overall dimensions 76mm x 304mm; (Ref: Type 04)	36	nr			
	Signage; double sided projecting sign; wall mounted					
E	overall dimensions 152mm x 152mm; (Ref: Type 05)	5	nr			

	Supply and fit external building wayfinding signage; 1000 x 1000mm panel comprising a vitreous enamelled finish on stainless steel background; panel to include specialist lettering, graphics, or text to Architect's choice, layout, and specification; as per Architects Specification N14 & N91					
	Signage; fixed to existing stone wall					
A	1000 x 1000mm	2	nr			

COLLECTION

Page No. WEB/203

Page No. WEB/204

(79) FITTINGS GENERALLY
Carried to Summary

SUMMARY	Page No.
(--) DEMOLITION AND ALTERATIONS	WEB/40
(19) SUBSTRUCTURES	WEB/57
(21) EXTERNAL WALLS	WEB/64
(22) INTERNAL WALLS	WEB/75
(23) FLOORS, GALLERIES	WEB/86
(24) STAIRS, RAMPS	WEB/97
(31) EXTERNAL WALL: COMPLETIONS	WEB/116
(32) INTERNAL WALLS: COMPLETIONS	WEB/132
(33) FLOORS, GALLERIES: COMPLETIONS	WEB/135
(34) STAIRS, RAMPS: COMPLETIONS	WEB/142
(41) WALL FINISHES EXTERNALLY	WEB/147
(42) WALL FINISHES INTERNALLY	WEB/159
(43) FLOOR FINISHES	WEB/168
(44) STAIRS, RAMPS FINISHES	WEB/180
(45) CEILING FINISHES	WEB/194
(74) SANITARY FITTINGS	WEB/202
(79) FITTINGS GENERALLY	WEB/205

TOTAL AMOUNT TO GENERAL SUMMARY

(79) FITTINGS GENERALLY

2.3 NEW EXTENSION WORKS

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork				
	Standard quality solid concrete blocks to IS EN 771; grade13N/sqmm; in gauged mortar (1:1:6)				
	Walls				
A	100mm thick	13	m2		
B	215mm thick	29	m2		
C	400mm thick	27	m2		
	Labours				
D	on blockwork generally	1	item		
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification				
	Bonding to other work				
E	bonding 100mm thick blockwork to RC band beam; galvanised wall starters at 450mm ctrs.	5	m		
F	bonding 100mm thick blockwork to existing masonry structure; galvanised wall starters at 450mm ctrs.	3	m		
G	bonding 215mm thick blockwork to RC band beam; galvanised wall starters at 450mm ctrs.	9	m		
H	bonding 215mm thick blockwork to existing masonry structure; galvanised wall starters at 450mm ctrs.	4	m		
I	bonding 400mm thick blockwork to RC band beam; galvanised wall starters at 450mm ctrs.	10	m		

	WOODWORK: Ironmongery, Accessories and Sundries					
	Insulation; 120mm thick; Kooltherm K5 or equivalent PIR insulation board; mechanically fixed or adhesively bonded to blockwork wall; boards to be tightly butted with all joints taped to minimise thermal bridging; provide vapour control layer to warm side of insulation; laid in accordance with manufacturers specification; refer to Architect's Drawing Nr's. 5012 Detail 09 and Specification P10/135					
	Insulation; thermal					
A	> 300mm wide	40	m2			
	FLOOR, WALL AND CEILING FINISHES: Stud Partitions					
	External stud upstands; complete; consisting of 125 x 44mm pressure treated C24 softwood timber sections with 125 x 44mm vertical bracings at 400mm ctrs.; complete with 18mm thick plywood support to both sides ; packing with mineral wool insulation; 25mm thick structural insulation Warmotech Phototherm (RG550) or equivalent to top/base of upstand where indicated; refer to Architect's Drawing Nr's. 5011, 5012, 5013 Detail 7 & 5150					
	Upstands					
B	850mm high; 180mm wide; upstand at atrium rooflight; as per Architect's Drawing Nr's. 5011 Detail 04 & 5012 Detail 03	27	m			
C	450mm high; 180mm wide; upstand at parapet; as per Architect's Drawing Nr. 5011 Detail 01 & 07	74	m			
D	480mm high; 180mm wide; upstand at AOVs; as per Architect's Drawing Nr. 5012 Detail 01 & 09	15	m			
E	400mm high; 700mm wide; upstand at level change; as per Architect's Drawing Nr. 5150 Detail F-F & 5013 Detail 04	9	m			
F	400mm high; 180mm wide; upstand to form fixing base for windows/ doors above; as per Architect's Drawing Nr's. 5011 Detail 08 & 5013 Detail 08	26	m			
G	900mm high; 180mm wide; upstand to parapet; as per Architect's Drawing Nr's. 5013 Detail 07	11	m			
	External stud frame; complete; consisting of 150 x 50mm pressure treated C24 softwood timber frame forming structural surround to windows and doors; complete with 18mm thick plywood support to both sides; packing with mineral wool insulation; 25mm thick structural insulation Warmotech Phototherm (RG550) or equivalent to top/base of upstand where indicated; refer to Architect's Drawing Nr's. 1036 & 5013 Detail 1					
	Timber frame					
H	height 3100mm high; 200mm thick; to north facade	19	m			

A	height 3100mm high; 200mm thick; to south facade	14	m			
	Extra over for					
B	forming openings; 1320mm wide x 2905mm high overall dimensions; (Ref : 4F-ED-01)	1	nr			
C	forming openings; 1320mm wide x 2905mm high overall dimensions; (Ref : 4F-ED-02)	1	nr			
D	forming openings; 1320mm wide x 2905mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6008; (Ref: W-01, W-02, W-03, W-04, W-05, W-05.1, W-06, W-06, W-07 & W-08)	9	nr			
E	forming openings; 1260mm wide x 2875mm high overall dimensions; inward opening; handle height to suit stair landing height (approx. 1.7m above finished landing level); refer to Architect's Drawing Nr's. 1036 & 6009; (Ref: W-015 & W-016)	2	nr			
F	forming openings; 1260mm wide x 2875mm high overall dimensions; inward opening; refer to Architect's Drawing Nr's. 1036 & 6009; (Ref: W-017, W-18, W-19, W-20, W-21, W-22 & W-23)	7	nr			

COLLECTION

Page No. NEW/1

Page No. NEW/2

Page No. NEW/3

(21) EXTERNAL WALLS
Carried to Summary

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	CONCRETE WORK: In Situ Concrete				
	Reinforced in-situ concrete; Grade C28/35 Exposure Class XC1 to IS EN206-1:2002; vibrated				
	Capping				
A	cross-sectional area <0.10m2	2	m3		
	CONCRETE WORK: Sundries				
	Treating surfaces of unset concrete; as per Engineer's Specification				
	Trowelling				
B	horizontal; to top of capping	9	m2		
	CONCRETE WORK: Reinforcement				
	Bar; hot rolled deformed mild steel bars to BS 4449; straight or bent				
	Bars & links				
C	not exceeding 12mm diameter	0.23	tn		
	CONCRETE WORK: Formwork				
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); all in strict accordance with Structural Engineers specification; Grade F3 finish				
	Capping				
D	attached to existing masonry wall; rectangular	21	m2		
				To Collection €	

	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Standard quality solid concrete blocks to IS 20; grade 13N/mm2; in gauged mortar (1:1:6)					
	Chimney Stack					
A	635mm thick overall chimney stack; consisting of 2 leafs of 215mm thick blockwall to perimeter of stack and blockwork infill between elsewhere measured flue liners; (Refer to Architect's Drawing Nr's. 3002 & 5080 and Engineer's Drawing Nr's.4/01 & R/01)	71	m2			
B	extra over for 25mm thick lime mortar bed laid on existing stone masonry wall at base of new chimney stack extension	12	m2			
	Walls					
C	215mm thick; (Ref: IW_09)	35	m2			
	Labours					
D	on blockwork generally	1	item			
	WOODWORK: Ironmongery, Accessories and Sundries					
	Fire stopping system; sealing junction between fire rated partition and other finishes; in strict accordance with the manufacturers instructions; all as per Architect's Drawings and Specification P12					
	Sundries					
E	intumescent seals; 60min fire rated; horizontal; to blockwork	50	m			
F	intumescent seals; 60min fire rated; vertical	72	m			
	WOODWORK: Structural & First Fixings					
	Sawn softwood; treated; grade C24; all to comply with IS 444: 1998; as per Architect's Drawing Nr's. 3003, 5011 & 5012 & Specifications					
	Box out					
G	325mm wide x 490mm high; formed from 44 x 200mm timber members, securely fixed to existing overhead joists and spanning between extended blockwork chimney stacks, including stainless steel joist hangers, capillary break membrane between timber and masonry, all necessary noggins, packers, supports, connectors, brackets, screws, bolts and other fixings; timber to provide fixing point overhead for 60mis glazed screen; refer to Architect's Drawing Nr. 3003 & 5012 Detail 03	9	m			
H	750mm wide x 900mm high; timber box out formed of 44 x 250mm timbers fixed to joists above and spanning across extended blockwork chimney stacks via stainless steel joist hangers with required capillary break membrane; timber to provide fixing point overhead for 60mis glazed screen; refer to Architect's Drawing Nr. 3003 & 5012 Detail 03	9	m			

	FLOOR, WALL AND CEILING FINISHES: Stud Partitions					
	Notes					
	metal angle beads and lathing at junctions of differing backgrounds are deemed to be included		Note			
	metal stop beads, shadow gaps, irrespective of background, are deemed to be included		Note			
	Metal stud partitions; 60 minute fire rated; fire resistant metal stud partition built around steel frame (frame measured elsewhere); 70mm metal stud framing including head and sole plates, studs fixed at 600mm centres; 70mm thick acoustic insulation roll installed between studs, fixed in accordance with the frame manufacturer's specification; 2 no. layers Type F 12.5mm fire-resistant plasterboard, each sides of partition; all vertical and horizontal joints taped, joint filler and joint paper tape applied in accordance with plasterboard manufacturer's instructions; 1no. layer 18mm plywood between plasterboard and metal stud to allow for elsewhere measured timber panel fixing; 2mm skim coat plaster both sides, steel-trowelled to a smooth finish, both sides; perimeter fire-rated sealant installed in accordance with manufacturer's specification; fixings, board installation and system build-up to be carried out in strict accordance with the manufacturers' instructions; completed partition to achieve 60 minute fire resistance; all as per Architect's Drawing Nr. 1036 (Ref: IW-10) and Specification K10/115					
	Partitions					
A	height 2700mm; nominal thickness 124mm; to fourth floor	7	m			
	Extra over for					
B	angles to partitions	1	nr			
C	three way intersection	1	nr			
D	abutments to other finishes; fill and scrim joints both sides of partition	2	nr			
E	forming openings; overall size 900mm x 2100mm	1	nr			

	Metal stud partitions; 60 minute fire rated; 70mm metal stud framing including head and sole plates, studs fixed at 600mm centres; 70mm thick acoustic insulation roll installed between studs, fixed in accordance with the frame manufacturer's specification; 2 no. layers Type F fire-resistant plasterboard, both sides of partition; all vertical and horizontal joints taped, joint filler and joint paper tape applied in accordance with plasterboard manufacturer's instructions; 2mm skim coat plaster, steel-trowelled to a smooth finish, both sides; perimeter fire -rated sealant installed in accordance with manufacturer's specification; fixings, board installation and system build-up to be carried out in strict accordance with the manufacturers' instructions; completed partition to achieve 60 minute fire resistance; all as per Architect's Drawing Nr. 1036 (Ref: IW-11) and Specification K10/115					
	Partitions					
A	height 2700mm; nominal thickness 124mm; to fourth floor	25	m			
	Extra over for					
B	angles to partitions	1	nr			
C	abutments to other finishes; fill and scrim joints both sides of partition	12	nr			
D	fair ends	1	nr			
E	three way intersection	1	nr			
F	forming openings; overall size 900mm x 2100mm	2	nr			
G	forming opening; overall size 960mm x 2150mm	1	nr			
H	forming openings; overall size 990mm x 2130mm	1	nr			
I	forming openings; overall size 1500mm x 2100mm	1	nr			
J	forming openings; overall size 4030mm wide x 2500mm	2	nr			
K	12mm plywood board fixed between plasterboard and studs to allow for timber panelling fixing rails on one side of stud wall; (Ref: IW_11A)	17	m2			

	Metal stud partitions; 30 minute fire rated; 70mm metal stud framing including head and sole plates, studs fixed at 600mm centres; 50mm thick acoustic insulation roll installed between studs, fixed in accordance with the frame manufacturer's specification; 1 no. layer Type F fire-resistant plasterboard, both sides of partition; all vertical and horizontal joints taped, joint filler and joint paper tape applied in accordance with plasterboard manufacturer's instructions; 2mm skim coat plaster, steel-trowelled to a smooth finish, both sides; perimeter fire -rated sealant installed in accordance with manufacturer's specification; fixings, board installation and system build-up to be carried out in strict accordance with the manufacturers' instructions; completed partition to achieve 30 minute fire resistance; all as per Architect's Drawing Nr. 1036 (Ref: IW-12) and Specification K10/115					
	Partitions					
A	height 2700mm; nominal thickness 95mm; to fourth floor	17	m			
	Extra over for					
B	angles to partitions	4	nr			
C	three way intersection	1	nr			
D	abutments to other finishes; fill and scrim joints both sides of partition	11	nr			
E	forming openings; overall size 1800mm x 2100mm	3	nr			
F	forming openings; overall size 1670mm x 2100mm	1	nr			
G	forming openings; overall size 3800mm x 2110mm	1	nr			
H	12mm plywood board to one side fixed between plasterboard and studs to allow for timber panelling fixing rails on one side of stud wall; (Ref: IW _12A)	28	m2			
I	12mm plywood board to both sides fixed between plasterboard and studs to allow for timber panelling fixing rails on both side of stud wall; (Ref: IW_12B)	23	m2			

COLLECTION					
Page No. NEW/5					
Page No. NEW/6					
Page No. NEW/7					
Page No. NEW/8					
Page No. NEW/9					
(22) INTERNAL WALLS Carried to Summary					

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	WOODWORK: Structural and First Fixings				
	Carcassing; sawn softwood; treated; grade C24; all to comply with IS 444: 1998				
	Floors				
A	joists; 44mm x 200mm; at 300mm centres	628	m		
B	trimmers; 2nr. 50mm x 200mm; bolted together in strict accordance with engineers drawings and specification	69	m		
C	bridging; 44mm x 200mm	382	m		
	Labour				
D	notching joists; allow for ends of joists to be built into steel beams; refer to Engineer's drawing	486	nr		
	WOODWORK: Boarding and Second Fixings				
	Plywood; 18mm plywood support; to BS EN 636-2 or BS EN 636-3; laid on elsewhere measured floor joists to support floor pedestals; butt jointed ; screw fixed; all as per Architect's Drawing Nr. 5011 Detail 08 and Specification K11/315				
	Boarding and sheeting; floors				
E	> 300mm wide	236	m2		
F	extra over for moisture resistant plywood; all as per Architect's Specification K11/515	7	m2		

	WOODWORK: Ironmongery, Accessories and Sundries				
	Straps & hangers; galvanised mild steel, fixed with galvanised mild steel screws; installed in strict accordance with the manufacturers instructions ; including all necessary notching of timbers to accept straps / hangers; all as per Engineer's Drawings				
	Accessories				
A	joist hanger, to suit 200 x 44mm joist; for connection to masonry walls; using chemical anchors; tested on site to 8539 Annex B; min capacity of hangers and fixings = 8.8kN	36	nr		
	Insulation; 100mm thick; Knauf acoustic roll (ready-cut) or equivalent; to DIN 4108-10; reaction to fire : Euroclass A1 to BS EN 13501-1; friction fitted between joists; laid in accordance with manufacturers specification ; refer to Architect's Drawing Nr. 1036 (Ref: F_04_) and Specification P10/111				
	Insulation; acoustic				
B	> 300mm wide	236	m2		

COLLECTION Page No. NEW/11 Page No. NEW/12 (23) FLOORS, GALLERIES Carried to Summary					

	ALL SECTIONS				
	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	FLAT ROOF BUILD-UP TYPE 01				
	CONCRETE WORK: Precast Concrete / Composite Construction / Stone Faced Concrete Panels				
	Bearing pads; grade C30/37 reinforced in-situ concrete; building bearing pads to proposed 215mm thick blockwork walls; including 4 no. T12 with R10 links and necessary wrot formwork and supports; complete; in strict accordance with the Engineers Drawings and Specification				
	Bearing pads				
A	300mm x 450mm x 225mm dp; to underside of steel beams	33	nr		
	WOODWORK: Structural & First Fixings				
	Sawn softwood; treated; grade C16; all to comply with IS 444: 1998; as per Engineer's Drawings & Specifications				
	Roof				
B	joists; 44mm x 200mm; at 400mm centres	413	m		
C	extra; allow for full depth timber blocking to both sides of steel beam; refer to Engineer's drawings	161	m		
D	bridging; 44mm x 200mm	318	m		
E	extra over for brackets to lift shaft wall; refer to Engineer's Drawing Nr. R/01	2	nr		
	Labour				
F	notching joists; allow for ends of joists to be built into steel beams; joists at 400mm centres; refer to Engineer's drawing	402	nr		

	WOODWORK: Boarding & Second Fixing					
	Plywood sheeting; 18mm thick moisture resistant plywood; to BS EN 636-2 or BS EN 636-3; fixed to top of elsewhere measured timber joists; all nails are to be punched below the surface; all in accordance with Architect's Drawing Nr. 5011 Detail 01 and Specification K11/515					
	Roofs					
A	> 300mm wide	234	m2			
	WOODWORK: Ironmongery, Accessories and Sundries					
	Insulation; 80mm thick; SteicoTherm or equivalent rigid wood fibre insulation board; laid between roof joists at perimeter; laid in accordance with manufacturers specification; refer to Architect's Drawing Nr's. 5010 Detail 01 and Specification P10/112					
	Insulation; thermal					
B	< 300mm wide	97	m			
	STRUCTURAL: Steelwork					
	Structural steelwork; execution class EXC2; Grade S355 manufactured in accordance with BS 7079, BS EN ISO 8501-1, BS EN ISO 8503-2, BS EN 10163-1 & EN 10210-1 where relevant unless otherwise noted in Engineer's Drawings; the specification for the structural steel elements of the structure shall be the National Structural Steel Specification (NSSS) for Building Construction (5th Edition CE Marking Version), published by the BCSA, in conjunction with the attached particular information and amendments; steel to steel bolted connections with Grade 8.8 bolts; all holes to be drilled to 2mm clearance; ends of all stiffeners to be machined for contact end bearing and chamfered 15mm to avoid root fillet if required; where necessary steel packing plates shall be provided to ensure gap between adjacent surfaces does not exceed 2mm; washers to be used where slotted holes are specified; all weld sizes to be 6mm; all in accordance with Engineers Specification & Drawing Nr. R-01					
	Fabricated members; bracing; <25 kg/m					
C	150 x 90 x 10 RSA	0.50	tn			
	Fabricated members; beams; < 25 kg/m					
D	150 x 75 x 18 PFC	1.45	tn			
	Fabricated members; beams; 25 - 50 kg/m					
E	203 x 133 x 25 UB	1.87	tn			
F	200 x 75 x 23 PFC	0.81	tn			
G	200 x 90 x 30 PFC	1.27	tn			

A	200 x 100 x 10 RHS	2.10	tn			
B	203 x 203 x 46 UC	2.65	tn			
	Fabricated members; beams; > 50 kg/m					
C	300 x 100 x 10 RHS	1.34	tn			
	Pre-Fabrication; blast clean to Swedish Standard Sa 2 1/2 BS 4232; as per Engineers Specification					
D	Protective coatings; off site	12	tn			
	Post-Fabrication; primed and painted with high build epoxy to a DFT of 100 microns in two coatings; spot primed after erection; all in accordance with Engineers Specification					
E	Protective coatings; off site	11.99	tn			
	Post-Fabrication; hot dipped galvanised to BS 729 to DFT of 130 microns; one coat of Hempels or equivalent epoxy1555 barrier coat primer to DFT of 70 microns; all in accordance with Engineers Specification					
F	Protective coatings; off site	4.32	tn			
	Post-Fabrication; off-site steelwork fireproofing; Hempafire Pro 320 Fast Dry, optimised for factory application in one coat or equivalent; intumescent coat type: dry film thickness to achieve minimum of 1600 microns; finish: as per agreed product; bolt head/ nut protection: as per main steelwork protection spec above: to be applied to boltheads, nuts, washers and screw-fixings etc. on site, manually by brush; Contractor to provide Manufacturer's Certificate of Compliance for the on-site application; fire performance to BS EN 13501-1, A1 and BS EN 13501-2 : to BS EN 13501-2, REI 60; touch up on site as required; application in strict accordance with the manufacturer's instructions; refer to Architect's Specification M61/160					
G	Protective coatings; off site	11.99	tn			
	Bolts					
	Hilti HIT-HY150 or equivalent; for connection between steel and concrete frame; as per Engineer's Drawing Nr. R/01					
H	M16; 250mm long	53	nr			
	Sundries					
	Drilling or forming holes in concrete for anchor bolts; for connection of angle to RC band; as per Engineer's Drawing Nr. R/01					
I	20mm diameter x 250mm long	53	nr			

	TERRACE DECK ROOF BUILD-UP TYPE 02				
	CONCRETE WORK: In-situ Concrete				
	Reinforced in-situ concrete; sand cement screed; SR2; concrete grade C30/37; vibrated; concrete mix design to Engineers specification; all as per Engineer's Specification				
	Slab				
A	not exceeding 150mm thick; reinforced; coffered slab (laid on metal deck)	24	m3		
	CONCRETE WORK: Sundries				
	Surface finish				
	Powerfloating				
B	horizontal surfaces; concrete deck	117	m2		
	CONCRETE WORK: Reinforcement				
	Bar; hot rolled deformed mild steel bars to BS 4449; straight or bent				
	Bars & links				
C	not exceeding 12mm diameter	2.47	tn		
	Reinforcement; mesh fabric; BS 4483:2005; all as per Engineer's Specification				
	Reference A142; 350 minimum laps				
D	horizontal; over 300mm wide	92	m2		
	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Decking				
	Metal profiled sheet decking; Kingspan Multideck or equivalent; 1.2mm gauge, 60mm deep; hot dip coated steel to EN 10326 S320GD+Z150; colorcoat interior 15 micron coating to internal side; trapezoidal profile; temporary propping as required; including all fasteners, side and end lap stitching; all in strict accordance with the manufacturers instructions; all as per Engineers Drawing Nr.4/01 and Specification; all in accordance with Architects Specification Q55				
	Decking				
E	horizontal; exceeding 300mm wide	117	m2		

	Cold formed edge trim; fixed in accordance with Manufacturers instructions				
A	2mm thick; 150mm high; include for all necessary restraint straps at 600mm centres, profiled end closures and angle closures; (formwork to concrete slab)	68	m		
	LIFT ROOF BUILD-UP TYPE 02				
	CONCRETE WORK: In-situ Concrete				
	Reinforced in-situ concrete; sand cement screed; SR2; concrete grade C30/37; vibrated; concrete mix design to Engineers specification; all as per Engineer's Specification				
	Slab				
B	not exceeding 150mm thick; reinforced; coffered slab (laid on metal deck)	1	m3		
	CONCRETE WORK: Sundries				
	Surface finish				
	Powerfloating				
C	horizontal surfaces; concrete deck	6	m2		
	CONCRETE WORK: Reinforcement				
	Bar; hot rolled deformed mild steel bars to BS 4449; straight or bent				
	Bars & links				
D	not exceeding 12mm diameter	0.15	tn		
	Reinforcement; mesh fabric; BS 4483:2005; all as per Engineer's Specification				
	Reference A142; 350 minimum laps				
E	horizontal; over 300mm wide	6	m2		

	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Decking				
	Metal profiled sheet decking; Kingspan Multideck or equivalent; 1.2mm gauge, 60mm deep; hot dip coated steel to EN 10326 S320GD+Z150; colorcoat interior 15 micron coating to internal side; trapezoidal profile; temporary propping as required; including all fasteners, side and end lap stitching; all in strict accordance with the manufacturers instructions; all as per Engineers Drawing Nr.4/01 and Specification; all in accordance with Architects Specification Q55				
	Decking				
A	horizontal; exceeding 300mm wide	6	m2		
	Cold formed edge trim; fixed in accordance with Manufacturers instructions				
B	2mm thick; 150mm high; include for all necessary restraint straps at 600mm centres, profiled end closures and angle closures; (formwork to concrete slab)	10	m		

COLLECTION					
Page No. NEW/14					
Page No. NEW/15					
Page No. NEW/16					
Page No. NEW/17					
Page No. NEW/18					
Page No. NEW/19					
(27) ROOFS Carried to Summary					

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	CONCRETE WORK: In Situ Concrete				
	Reinforced in-situ concrete; Grade C28/35 Exposure Class XC1 to IS EN206-1:2002; vibrated				
	Band Beams				
A	cross-sectional area >0.10m2	12	m3		
	Stub				
B	cross-sectional area <0.10m2	1	m3		
	CONCRETE WORK: Sundries				
	Treating surfaces of unset concrete; as per Engineer's Specification				
	Trowelling				
C	horizontal; to top of band beams	30	m2		
D	horizontal; to top of stub	4	m2		
	CONCRETE WORK: Reinforcement				
	Bar; hot rolled deformed mild steel bars to BS 4449; straight or bent				
	Bars & links				
E	< 12mm diameter	3.39	tn		
F	12 - 25mm diameter	0.75	tn		

	CONCRETE WORK: Formwork					
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); all in strict accordance with Structural Engineers specification; Grade F3 finish					
	Band beams					
A	attached to existing masonry wall; rectangular	84	m2			
	Stub					
B	attached; rectangular	10	m2			
	CONCRETE WORK: Composite Construction					
	Padstone; reinforced concrete; Grade C35N20; vibrated; fair faced formwork; include for all necessary reinforcement and forming into existing stone wall; make good wall after installation as required; all as per Engineers Drawing Nr. 4-01					
	Padstone					
C	300mm x 450mm x 225mm deep	28	nr			
	STRUCTURAL: Steelwork					
	Structural steelwork; execution class EXC2; Grade S355 manufactured in accordance with BS 7079, BS EN ISO 8501-1, BS EN ISO 8503-2, BS EN 10163-1 & EN 10210-1 where relevant unless otherwise noted in Engineer's Drawings; the specification for the structural steel elements of the structure shall be the National Structural Steel Specification (NSSS) for Building Construction (5th Edition CE Marking Version), published by the BCSA, in conjunction with the attached particular information and amendments; steel to steel bolted connections with Grade 8.8 bolts; all holes to be drilled to 2mm clearance; ends of all stiffeners to be machined for contact end bearing and chamfered 15mm to avoid root fillet if required; where necessary steel packing plates shall be provided to ensure gap between adjacent surfaces does not exceed 2mm; washers to be used where slotted holes are specified; all weld sizes to be 6mm; all in accordance with Engineers Specification & Drawing Nr's 4-01, SW-01, 4-03 & 4-04					
	Fabricated members; beams; 25 - 50 kg/m					
D	152 x 152 x 37 UC	2.20	tn			
E	203 x 203 x 46 UC	2.93	tn			
F	200 x 90 x 30 PFC	0.59	tn			
	Fabricated members; beams; 50 - 100 kg/m					
G	203 x 203 x 60 UC	4.89	tn			

A	203 x 203 x 60 UC; curved	0.70	tn			
	Fabricated members; stanchions; 25 - 50 kg/m					
B	200 x 60 x 10 RHS; (Ref: 02)	3.54	tn			
	Fabricated members; stanchions; > 50 kg/m					
C	300 x 60 x 10 RHS; (Ref: 01)	3.64	tn			
	Pre-Fabrication; blast clean to Swedish Standard Sa 2 1/2 BS 4232; as per Engineers Specification					
D	Protective coatings; off site	18.49	tn			
	Post-Fabrication; primed and painted with high build epoxy to a DFT of 100 microns in two coatings; spot primed after erection; all in accordance with Engineers Specification					
E	Protective coatings; off site	18.49	tn			
	Post-Fabrication; hot dipped galvanised to BS 729 to DFT of 130 microns; one coat of Hempels or equivalent epoxy1555 barrier coat primer to DFT of 70 microns; all in accordance with Engineers Specification					
F	Protective coatings; off site	8.18	tn			
	Post-Fabrication; off-site steelwork fireproofing; Hempafire Pro 320 Fast Dry, optimised for factory application in one coat or equivalent; intumescent coat type: dry film thickness to achieve minimum of 1600 microns; finish: as per agreed product; bolt head/ nut protection: as per main steelwork protection spec above: to be applied to boltheads, nuts, washers and screw-fixings etc. on site, manually by brush; Contractor to provide Manufacturer's Certificate of Compliance for the on-site application; fire performance to BS EN 13501-1, A1 and BS EN 13501-2 : to BS EN 13501-2, REI 60; touch up on site as required; application in strict accordance with the manufacturer's instructions; refer to Architect's Specification M61/160					
G	Protective coatings; off site	18.49	tn			
	Bolts					
	Hilti HIT-HY150 or equivalent; for connection between steel and concrete frame; as per Engineer's Drawing Nr. SW/02					
H	M16; 250mm long	76	nr			
	Hilti HIT-HY150 or equivalent; for connection between steel and concrete; as per Engineer's Drawing Nr. 4/01					
I	M20; 150mm long	70	nr			

	Holding down assembles; all as per Engineers detail drawings				
	Galvanised mild steel base plate; 12mm thick flat plate; 4 no. 20mm diameter holes, 1 nr neoprene washer per hole; as per Engineer's Drawing Nr. SW/02				
A	440mm x 340mm x 12mm thick; bolted to concrete base; (Ref: Type 1)	14	nr		
B	440mm x 340mm x 12mm thick; bolted to concrete base; (Ref: Type 2)	2	nr		
C	300mm x 200mm x 12mm thick; bolted to concrete base; (Ref: Type 3)	3	nr		
	Grouting				
	Grouting to base plates and bolts; with non-shrink grout; surface to be free from dirt and debris prior to pouring; laid in accordance with the manufacturer's instructions; as per Engineer's Drawing Nr. SW/02				
D	440mm x 340mm x 12mm thick; bolted to concrete base; (Ref: Type 1)	14	nr		
E	440mm x 340mm x 12mm thick; bolted to concrete base; (Ref: Type 2)	2	nr		
F	300mm x 200mm x 12mm thick; bolted to concrete base; (Ref: Type 3)	3	nr		
	Sundries				
	Drilling or forming holes in concrete for anchor bolts; for connection of baseplate to RC band; as per Engineer's Drawing Nr. SW/02				
G	20mm diameter x 250mm long	76	nr		
	Drilling or forming holes in concrete for anchor bolts; for connection of steel to concrete; as per Engineer's Drawing Nr. 4/01				
H	24mm diameter x 150mm long	70	nr		
	Thermal break pad; 10mm thick Thermatek or equivalent thermal break pad; to steel to steel connection; refer to Engineer's Drawing Nr. 4/03				
I	300 x 200 x 100mm thermal break pad; (Ref: Type 4)	14	nr		

COLLECTION					
Page No. NEW/21					
Page No. NEW/22					
Page No. NEW/23					
Page No. NEW/24					
(28) FRAME Carried to Summary					

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings				
	Leadwork; code 5 lead drip weathering detail forming capillary break, laid under door frame and manufacturer's proprietary waterproofing strip and lapped over faience capping, protruding by max. 90mm; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing nr. 5010 Detail 02 and Specification				
	Flashings				
A	<150mm girth	55	m		
	WOODWORK: Ironmongery, Accessories & Sundries				
	Airtightness tapes; Pro Clima Contega Solido or equivalent; sealing between structure and radon barrier; sealed all penetrations though air barrier with flexible sealant; supplied and installed all in strict accordance with manufacturer's instructions; in strict accordance with the Architect's Drawing Nr's. 6007, 6008 & 6009 and Specification P10				
	Air penetration sealant & tapes				
B	girth < 300mm wide	250	m		
	Insulation; Warmotech Phonotherm (RG550) structural insulation board or equivalent; supplied and installed all in strict accordance with manufacturer's instructions; all in accordance with Architect's Drawing Nr's. 5033, 6111 & 6121 and Specification P10/125				
	Insulation; thermal				
C	460mm x 25mm thick; to window/ door head	53	m		
D	75mm x 50mm thick; to window/ door head	53	m		

	METALWORK: Non-Structural					
	Composite Unit; thermally-insulated, steel-framed double doors with welded steel panels and 60 min fire resistance; factory painted and intumescent coated, to rear outdoor deck area (R-09), Fourth Floor; Janisol C4 EI60/EI90 or equivalent; 70mm basic depth; flush fitted on the inside and outside; door leaf: galvanised steel panel, factory applied powder coated paint finish; frame and architraves: galvanised steel; factory applied finishes to Architect's selected colour; infill glazing unit, 60 minute fire-resistance, installed by means of dry or wet glazing; glazing manifestation to be supplied and fitted in accordance with Technical Guidance Document M Section 1.2.4.1, sample manifestations to be supplied to ER for approval; external glazing bead; including all stainless steel ironmongery as detailed on Architect's window/ door schedules; fire resistance: 60 minutes; smoke leakage: S200; reaction to fire: To BS EN 13501-1, Class B or better; thermal performance (U-value maximum): 0.8 to 1.0 W/m²K; acoustic reduction requirement of 45dB(A): metal handle and integrated lock to one leaf - vertical bolt closing bars to head and foot of second leaf; all in accordance with Architect's Drawing Nr's. 1036, 6160 & 6161 and Specification L20/483					
	Door & screen					
A	2705mm wide x 2500mm high overall dimensions; including integrated single door 960mm wide x 2115mm high; including frosted glass panels as indicated on Architect's Drawing Nr. 6160; (Ref: 4F-ED-03)	1	nr			
B	5060mm wide x 2905mm high overall dimensions; including integrated double door 1870mm wide x 2100mm high; including frosted glass panels as indicated on Architect's Drawing Nr. 6161; (Ref: 4F-ED-04)	1	nr			

	Composite Unit; powder coated steel framed thermally broken clear glazed external door with steel frame; MHB SL30-ISO or equivalent external ultra slim insulated steel framed doors; door leaf: steel frame with glazing, finish as delivered: Qualisteelcoat Klasse C5 -Norm ISO12944-2 :2018; frame and architraves: material: solid steel profile thickness: flange 5mm, body 6mm; solid bare steel CS235JR (partially recycled); thermal insulation: U-frame in compliance with NEN-EN 10077-1/2: T-profile SL30-ISO® in muntin = 1.4W/m2K; corrosion control: anti-corrosion layers must be applied using a Qualisteelcoat-certified process; factory applied finishes to Architect's selected colour; clear tempered insulated glazing SGG Climaplus ONE II or equivalent; glazing manifestation to be supplied and fitted in accordance with Technical Guidance Document M Section 1.2.4.1, sample manifestations to be supplied to ER for approval; aluminium L-shaped glazing bead; invisible fixing; mitred glazing beads and mitred seams < 0,5mm; wet seal finish with a silicone based sealant on the inside and outside; Dowsil 791 of 795; including all stainless steel ironmongery as detailed on Architect's window/ door schedules; fire resistance: 60 minutes; smoke leakage: S200; reaction to fire: To BS EN 13501-1, Class B or better; thermal performance (U-value maximum): 1.4W/m2K; burglary resistance: RC2 in compliance with EN1627 + NEN5096; stop profile: continuous EPDM rubber profile with task-specific shores and geometry in sash and frame; corner joints with connectors; fixing to manufacturer's specifications; all doors to be factory cored and certified for access controlled cabling and access controlled lock; access control locks to be installed in accordance with lock manufactures specification; all in accordance with Architect's Drawing Nr's. 1036, 6008, 6009 & 6160 and Specification L20/482					
	Doors; glazed double door					
A	1320mm wide x 2905mm high overall dimensions; (Ref: 4F-ED-01)	1	nr			
B	1320mm wide x 2905mm high overall dimensions; (Ref: 4F-ED-02)	1	nr			
C	1260mm wide x 2875mm high overall dimensions; inward opening; handle height to suit stair landing height (approx. 1.7m above finished landing level); refer to Architect's Drawing Nr's. 1036 & 6009; (Ref: W-015 & W-016)	2	nr			
D	1260mm wide x 2875mm high overall dimensions; inward opening; refer to Architect's Drawing Nr's. 1036 & 6009; (Ref: W-017, W-18, W-19, W-20, W-21, W-22 & W-23)	7	nr			

	Composite Unit; slim-frame, insulated, thermally broken, steel profile, double-glazed window with opening sections; MHB SL30-ISO or equivalent; thermal performance (U-value maximum): 1.4W/m²K; clear tempered insulated glazing SGG Climaplus ONE II or equivalent; glazing build up: 8mm tempered -16mm - 8mm tempered; glazing to fourth floor to incorporate bird avoidance manifestations; factory finish; interior and exterior RAL 9005 (Deep Black); all flashing, to reveals to be supplied and be fitted by window / door manufacture / supplier; colour to match frame colour; burglar resistance: RC5 in accordance with EN 1627; tested to BS EN 1634-1: 2000; non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 6510; fire and/ or smoke-rated opening windows to BS EN 14351-1, BS EN 16034 and BS 6510; including all stainless steel ironmongery as detailed on Architect's window/ door schedules; fixing to manufacturer's specifications; all in accordance with Architect's Drawing Nr's. 1036, 6007, 6008 & 6009 and Specification L10/310					
	Windows					
A	1320mm wide x 2905mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6008; (Ref: W-01, W-02, W-03, W-04, W-05, W-05.1, W-06, W-06, W-07 & W-08)	9	nr			
B	extra over for frosted glazing 2100mm high to WC R-04 window W-01 & W-02	2	nr			
C	extra over for frosted glazing full height to Lift Shaft window W-07 & W-08	2	nr			
D	1075mm wide x 2875mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6007; (Ref: W-09)	1	nr			
E	1450mm wide x 2875mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6007; (Ref: W-010)	1	nr			
F	1475mm wide x 2875mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6007; (Ref: W-011)	1	nr			
G	1125mm wide x 2875mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6007; (Ref: W-012 & W-13)	2	nr			
H	1135mm wide x 2875mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6007; (Ref: W-014)	1	nr			
I	565mm wide x 2875mm high overall dimensions; refer to Architect's Drawing Nr's. 1036 & 6009; (Ref: W-014.1)	1	nr			

	Proprietary aluminium internal cill; to stairwell 04; 4mm thick 6063-grade aluminium pressed metal profile; anodised finish of min. 25microns (MX4) to Architect's specifications, as per QUALANOD or equivalent performance criteria for abrasion & corrosion resistance; concealed fixing clips with stainless steel fixings; joints between sections to be sealed with compatible exterior grade sealant; complete with all necessary accessories and fixings; fixed in strict accordance with the manufacturer's instructions; all in accordance with Architect's Drawing Nr. 5010 Detail 02 and Specification Cill; to windows					
A	girth 150mm - 300mm; bend - 2rs.	29	m			

COLLECTION					
Page No. NEW/26					
Page No. NEW/27					
Page No. NEW/28					
Page No. NEW/29					
Page No. NEW/30					
(31) EXTERNAL WALL: COMPLETIONS Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	WOODWORK: Boarding & Second Fixings					
	Red deal architrave; European redwood; to BS 1186-3; screwed, countersinking and flush pelleting, at 300mm centres; as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification P20/110 & L20/410					
	Second Fixings; architrave					
A	75mm x 25mm; (Ref: Door surround type 6)	11	m			
	WOODWORK: Composite Items					
	Notes					
	Generally					
	the Contractor must provide certified evidence, in the form of a product conformity certificate that each fire-rated door/door assembly/doorset supplied complies with the specified requirements for fire & smoke resistance to BS 476-22, BS EN 1634- 1 or BS EN 1634-3		Note			
	fire door assemblies must comply and perform to BS 8214:2008		Note			
	doorsets must comply with BS 476: PART 8/20-22 OR E30/E60 RATING when tested in accordance with relevant European standard; doorsets to be fitted with cold smoke seals to achieve a leakage rate not exceeding 3m3 /m/hour when tested at 25 Pa		Note			
	all doorsets must achieve a minimum sound insulation rating of 30dB unless otherwise stated		Note			
	doors to be installed in strict accordance with the Fire Test Certificate - all relevant dimensions, edge gaps, undercuts will be measured and inspected by the architect upon installation; should the doorset be found not to be in fitted in accordance with its Fire Test Certificate the Contractor, at his own expense (& delay) must provide a competent 3rd party fire assessment of the doorset as installed on site or replace the doorset at his own expense and delay		Note			
	standard door sets & FD30S doorsets to have a minimum density of 420 kg/m3		Note			

	internal screens & FD60S doorsets to have a minimum density of 640 kg/m3		Note			
	all joinery work shall be neatly jointed and where necessary scribed to the adjoining work		Note			
	doors leaves together with frames and associated screen members, glazing stop beads, glazing strips, intumescent materials and smoke stops required to achieve the required fire rating are collectively described as doorsets and enumerated		Note			
	frame anchors and all mortices, holes, grounds etc. of all doorsets is deemed to be included		Note			
	all door and screen frames to be fixed to structure with 6mm diameter galvanised steel frame fixers at 600mm centres with countersunk heads and pelleted		Note			
	mineral wool packing and non-hardening intumescent sealant behind frames is deemed to be included		Note			
	all glazing must provide both integrity and insulation unless otherwise stated		Note			
	type, size, thickness and location of all glazing shall be determined by and be the sole responsibility of the Contractor; in general, glazing shall comply with the following standards: BS6262: 1982 - Code of Practice for Glazing for Buildings and BS6262: part 4: 1994 - Code of Practice for Glazing for Buildings - Safety related to Human Impact		Note			
	all glazing below 800mm at windows and 1500mm at doors and 300mm either side of door frames to be safety glass in accordance with BS6262 part 4		Note			
	non-fire rated door glazing to be laminated safety glass to BS 6206		Note			
	Doors and frames; flush; solid core wood doors with solid rebated frame; clear glazed fanlight and vision panel where indicated; factory finished to selected RAL colour; pre primed and finished with two undercoats and one finishing coat; intumescent strips to door and surround; gap between frame and wall to be fire stopped; vision panel / over light: clear, laminated fully insulating fire-protection and impact-resistant glass Class 1 of BS EN 12600; glazing 60 minutes fire / heat Resistance (60 minutes integrity / 60 minutes insulation); glazing 30 minutes Fire / Heat Resistance (30 minutes integrity / 30 minutes insulation); glazing manifestations to be supplied and fitted in accordance with TGD M Section 1.2.4.1; all products to be CE marked; all products to be CE marked; all in strict accordance with the manufacturer's instructions, Architect's Drawing Nr's. 1036 & 6160 & Specification L20/410					
	Single Doors; non fire-rated					
A	1035mm wide x 2100mm high overall size; single door; (Ref: 4F-ID-01)	1	nr			

	Double Doors; fire-rated; FD30S; including Una concealed frame or equivalent; folded cold rolled mild steel; powder coated to standard RAL colour; refer to Architect's Drawing Nr. 5090 Type 4					
A	1800mm wide x 2100mm high overall size; (Ref: 4F-ID-05)	1	nr			
B	1340mm wide x 2100mm high overall size; (Ref: 4F-ID-06 & 4F-ID-07)	2	nr			
C	1800mm wide x 2100mm high overall size; (Ref: 4F-ID-09)	1	nr			
	WOODWORK: Ironmongery, Accessories & Sundries					
	Notes					
	Generally					
	the Contractor must provide certified evidence, in the form of a product conformity certificate (or third party certificate) that the complete doorset (including leaf, frame and ironmongery) complies with the specified requirements for fire & smoke resistance to BS 476-22, BS EN 1634- 1 or BS EN 1634-3		Note			
	unless explicitly stated to the contrary, all cylinders and lever mechanism locks shall be deemed to be under a master key plan; master key plan requires integration with existing barracks; master key proposals shall be agreed in writing with the Architect and Manufacturer prior to order placement		Note			
	Supply & fit the following ironmongery; compliance with minimum standards of service life as defined in ISO 15686:2011 Part 1- Buildings and constructed assets - Service life, planning and general principles; CE marked; all ironmongery to be Grade 316 satin finish stainless steel, unless otherwise specified; fixed to backgrounds requiring plugging; to Architect's Ironmongery Schedule, Specification Section P21					
	Ironmongery					
D	Set Ref: KC1062; INT TBR SGL LVR BATH L - NSC ACC USEX NFR	1	nr			
E	Set Ref: KC4614; IN TBR DBL PSH/PLL DLOCK ES NSC - FD30	4	nr			
	Supply & fit the following ironmongery; compliance with minimum standards of service life as defined in ISO 15686:2011 Part 1- Buildings and constructed assets - Service life, planning and general principles; CE marked; fixed to steel backgrounds; to Architect's Ironmongery Schedule, Specification Section P21					
	Ironmongery					
F	Set Ref: 4F ID 02	1	nr			
G	Set Ref: 4F ID 03	1	nr			
H	Set Ref: 4F ID 04	1	nr			

A	Set Ref: 4F ID 08	1	nr			
B	Set Ref: 4F ID 10	1	nr			
C	Set Ref: 4F ID 11	1	nr			
D	Set Ref: 4F ID 12	1	nr			
E	Set Ref: 4F ID 13	1	nr			
F	Set Ref: 4F ID 14	1	nr			
G	Set Ref: 4F ED 01	1	nr			
H	Set Ref: 4F ED 02	1	nr			
I	Set Ref: 4F W15	1	nr			
J	Set Ref: 4F W16	1	nr			
K	Set Ref: 4F W17	1	nr			
L	Set Ref: 4F W18	1	nr			
M	Set Ref: 4F W19	1	nr			
N	Set Ref: 4F W20	1	nr			
O	Set Ref: 4F W21	1	nr			
P	Set Ref: 4F W22	1	nr			
Q	Set Ref: 4F W23	1	nr			
R	Set Ref: 4F ED 03	1	nr			
S	Set Ref: 4F ED 04	1	nr			

	METALWORK: Non-Structural					
	Composite Unit; steel framed thermally broken clear glazed fire door; MHB SL30® (Internal Doors) or equivalent; factory-applied powder coating system suitable for the environmental exposure classification; Qualisteelcoat Class C3 or C5 or equivalent, as applicable; including preparation, primer and topcoat; colour to Architect's selection; clear fire-resistant safety glazing, type and thickness to manufacturer's tested system and required fire rating; glazing manifestations to be supplied and fitted in accordance with TGD M Section 1.2.4.1; fire resistance, smoke leakage and reaction-to-fire performance as indicated; intumescent strips to door and surround; gap between frame and wall to be fire stopped; steel panels to doors as indicated; all products to be CE marked; including all ironmongery brushed stainless steel as detailed on Architect's window/ door schedules; fixed into openings in strict accordance with suppliers instructions; all in accordance with Architect's Drawing Nr's. 1036, 6160 & 6161 and Specification L20/481					
	Single Doors; glazed; fire-rated; FD30S					
A	1000mm wide x 2100mm high overall size; (Ref: 4F-ID-02 & 4F-ID-03)	2	nr			
B	1340mm wide x 2100mm high overall size; comprising 990mm wide x 2100mm high glazed single door & 350mm wide x 2100mm high glazed side panel; (Ref: 4F-ID-04)	1	nr			
C	1000mm wide x 2100mm high overall size; (Ref: 4F-ID-08)	1	nr			
D	900mm wide x 2100mm high overall size; (Ref: 4F-ID-10 & 4F-ID-11)	2	nr			
E	1000mm wide x 2100mm high overall size; (Ref: 4F-ID-12)	1	nr			
F	930mm wide x 2100mm high overall size; (Ref: 4F-ID-13)	1	nr			
G	900mm wide x 2100mm high overall size; (Ref: 4F-ID-14)	1	nr			

	Movable acoustic wall proprietary partitioning system; to Rooms R-07 and R-08, fourth floor; consisting of movable interlocking solid panels approximately 900mm wide, operating on overhead sliding rails and hangers for opening and closing; to EAD 210005-00-0505 and BS 5234-2 Light Duty (LD); minimum sound insulation Rw 53dB; fire performance as required by the project fire strategy and manufacturer's tested system; panels comprising veneer-faced particleboard with natural Ash veneer finish and shadow-line joints; overall height to suit floor-to-ceiling height, approximately 2.5m at lower ground floor and 2.8m at fourth floor; overhead guide track fixed to structural soffit/support with deflection allowance up to ±15mm; complete with integrated internal pedestrian doorsets to BS EN 14351-2, ash frames, solid-core wood veneer-faced doors, concealed lippings, acoustic seals and ironmongery in accordance with system certification; including all tracks, guides, seals, fixings, accessories and cable management via RAF; complete with samples and fabrication drawings for approval; fixed in strict accordance with the manufacturer's instructions; all as per Architect's Drawing Nr's. 1036 & 6161 and Specification K30/110					
	Moveable screen with integrated door; non fire-rated					
A	6280mm wide x 2800mm high overall size; comprising 850mm wide x 2100mm high single glazed door integrated into leaf panel; 5nr. folding leaf panels each 1150mm wide x 2720mm high; (Ref: 4F-S-05)	1	nr			
	Composite Unit; internal fire-rated glazed screens; slim-frame steel profiles, single glazed; materials and workmanship in accordance with Section Z11; powder-coated finish to BS EN 13438; welded joints; proprietary intumescent glazing system, Pyroguard or equivalent; fire resistance 60 minutes; reaction to fire Class B or better to BS EN 13501-1; complete with all proprietary framing, glazing, seals, fixings and accessories; fixed in accordance with manufacturer's requirements; gap between frame and wall to be fire stopped; all products to be CE marked ; fixed into openings in strict accordance with suppliers instructions; all in accordance with Architect's Drawing Nr's. 1036, 6160 & 6161 and Specification L10/550					
	Internal screen; FD30S					
B	2060mm wide x 2110mm high overall size; (Ref: 4F-S-01)	1	nr			
	Internal screen; FD60S					
C	4030mm wide x 2500mm high overall size; (Ref: 4F-S-02)	1	nr			
D	1135mm wide x 2840mm high overall size; (Ref: 4F-S-03)	1	nr			
E	4030mm wide x 2500mm high overall size; (Ref: 4F-S-04)	1	nr			

	PAINTING & DECORATING: Painting Painting; internal finishes to new woodwork; surface defects treated with appropriate filler & sealed; clear matt finish; 1nr. primer coat; apply 2nr. topcoats; sanding between coats; UV protective coating; applied in strict accordance with the manufacturers instructions; as per Architect's Drawing Nr's. 5090, 5091 & 5092 and Specification P20/120,245 & M60 To timber surfaces					
A	< 300mm girth; architraves	11	m			

COLLECTION

Page No. NEW/32

Page No. NEW/33

Page No. NEW/34

Page No. NEW/35

Page No. NEW/36

Page No. NEW/37

Page No. NEW/38

(32) INTERNAL WALLS: COMPLETIONS
Carried to Summary

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	WOODWORK: Composite Items					
	Balustrade & handrail; 50mm diameter polished solid ash handrail, curved to follow balustrade line, supported on 30mm x 30mm section polished ash spindles at 100mm centres fixed to steel trimmer structure below (max. height of guarding plus handrail = 1.1m); brackets: stainless steel - satin-polished; each spindle fixed through floor finish into steel trimmer below, and profiled above to fit against curve of handrail using timber dowels; handrail ends fixed into receiving walls; refer to Architect's Drawing Nr's. 7050 & 5012 Detail 05 and Specification L30/575					
	Balustrade & handrail					
A	1100mm above FFL; curved	12	m			
	METALWORK: Non-Structural					
	Service riser gratings; 35mm thick Electro-fused steel grating; supported on steel angle bracketing at floor level within each services riser to cover the opening (to take intumescent pillow giving 1 hr fire protection); to BS EN 10025-2; mild steel; grade S235JR; 35mm deep bearing bar; grid dimensions 22 x 66mm; bolted on to 70 x 70 x 7mm galvanised angles bolted to existing stone masonry structure; including all steel supports, fixings, brackets, sealants and the like; all in accordance with Architect's Drawings Nr. 7050 & Specification G12/320					
	Riser shaft floor grille					
B	> 300mm wide; 4nr. openings; rectangular	4	m2			
	Sundries					
C	approx. 2000mm x 400mm wide; fire retardant intumescent bag to Architect's specification to be installed as per manufacturers guidance; laid on stainless steel grate with loading resistance as per Engineers specifications; fixed to 10mm steel angles; refer to Architect's Drawing Nr. 5012 Detail 02	4	nr			
D	trimming around services	1	item			

A	supports angles; 70 x 70 x 7mm galvanised steel angle; fixed at 600mm centres with M12 bolts resin anchored with HILTI HIT-TY 200 A resin, or equivalent	29	m			
	PAINTING AND DECORATING: Painting					
	Natural Linseed oil application; prepare surfaces: ensure surfaces are smooth, clean and dry; finishing coats as per timber grain, absorption, etc.; number of coats: until timber is protected but still dry to the touch; all applied in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr's. 5012 Detail 05; all as per Architect's Specification M60/160					
	Balustrade & Handrail					
B	balustrade comprising 50mm dia. handrail and 30 x 30mm uprights; open type	61	m2			

COLLECTION Page No. NEW/40 Page No. NEW/41 (33) FLOORS, GALLERIES: COMPLETIONS Carried to Summary					

	ALL SECTIONS				
	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	ROOF ACCESS & FALL RESTRAINT				
	METALWORK: Non Structural				
	Roof access ladder; galvanised mild steel roof access ladder complete with safety cage, roof access handrails, self-closing safety gate, mounting brackets, base supports, all galvanised bolts, nuts, washers and anchor fixings; EN14122 Certified; ladder to have approximately 400mm clear width, 270mm rung spacing, overall climbing height approximately 3090mm from terrace level to parapet capping level, with 1200mm ladder extension above roof/parapet level; safety cage and top landing guardrails complete as detailed; all welding, fabrication, galvanising and installation included; all as per Architect's Drawing Nr's. 1038 & 5151 and Specification L30				
	Roof access ladder				
A	4290mm high x 746mm wide overall dimensions	1	nr		
	Fall restraint system; 400 x 400mm anchor post system fixing complying to EN 795:2012 Class C & CEN TS 16415:2013; 8mm 7 x 7 stainless steel cable; to be supplied and fitted in accordance with fall restraint system manufacturers detail; intermediate support spacing and accessories as necessary; fixing to suit polymeric single ply membrane roofing system; refer to Architect's Drawing Nr. 1038 & 5151 Detail K-K and Specification N25/211				
	Fall restraint cable				
B	generally	116	m		
	Anchor post				
C	generally	27	nr		

	ROOFLIGHTS					
	METALWORK: Non Structural					
	Composite Item; modular skylights, smoke ventilation panels; complete; Lamilux or equivalent smoke lift glass skylight; flat roof smoke ventilation unit FE 00 24/48V EJ RWA-opener, 1.5m x 3m tandem opening or equivalent; glass skylight (double glazed), double sealed; U-value 1.2W/m2K; inner glass pane 2 x 3mm laminated float with low E coating; outer glass pane 4mm float with coating; cavity 14.5mm; gas filling Argon ; Neopor or equivalent insulated aluminium frame; lifting device: electrically operated hydraulic arms; c/w smoke sensors, control systems for activating the smoke ventilation function and break glass units to be supplied and fitted by supplier; including all flashings and fixing accessories as detailed; AA fire rated; tested and certified to EN ISO 12101-2; 10 year warranty; all as per Architect's Drawing Nr's. 1037 & 6013 and Specification L10/490					
	Roof ventilators					
A	3040mm long x 1670mm wide overall dimensions; 3 modules; (Ref: AOV 01)	1	nr			
B	3040mm wide x 1670mm wide overall dimensions; 3 modules; (Ref: AOV 02)	1	nr			
	Composite Item; modular skylights, mix of fixed panels & smoke ventilation panels; complete; Velux or equivalent skylight; Lamilux or equivalent smoke lift glass skylight; flat roof smoke ventilation unit FE 00 24/48V EJ RWA-opener, 1.5m x 3m tandem opening or equivalent; glass skylight (double glazed), double sealed; U-value 1.2W/m2K; inner glass pane 2 x 3mm laminated float with low E coating; outer glass pane 4mm float with coating; cavity 14.5mm; gas filling Argon; Neopor or equivalent insulated aluminium frame; lifting device: electrically operated hydraulic arms; c/w smoke sensors, control systems for activating the smoke ventilation function and break glass units to be supplied and fitted by supplier; including all flashings and fixing accessories, aluminium ridge top piece as detailed; AA fire rated; tested and certified to EN ISO 12101-2; 10 year warranty; all as per Architect's Drawing Nr's. 1037 & 6013 and Specification L10/460 & 490					
	Roof ventilators					
C	11130mm wide x 3435mm high overall dimensions; 26 modules; (Ref: Atrium Rooflight)	1	nr			

	TERRACE GUARDING/ SCREENING					
	METALWORK: Non Structural					
	Screening to roof access area; frame consisting of 2210 x 75 x 75mm galvanised steel post, 3mm thick with 200 x 200 x 12mm galvanised steel base plate bolted to elsewhere measured I-beam; 75 x 75mm galvanised steel braces, 3mm thick; 250 x 250 x 30mm galvanised steel post foot cover; 5mm thick perforated galvanised steel panels with powder coated finish to Architect's selected colour bolted to the posts; folded on the edges to create a shadow gap for the fixing; include dome head for the bolts (dome heads to be the same colour as per the panels) ; all steelwork to be powder coated finish to Architect's selected colour; including framing, posts, rails, brackets, base plates, anchor bolts, galvanised steelwork, protective finish, all fixing accessories, cutting, fitting, welding, erection, making good and all incidental work; refer to Architect's Drawing Nr's. 2004 & 5101 Detail 03 and Specification H20/150					
	Screening					
A	2215mm high overall; 2120mm high above FFL	4	m			
B	Extra over; abutment to walls	2	nr			
	Gate; 2070 x 820 x 50mm galvanised steel door; powder coated finish to Architect's selected colour formed with a 70 x 50mm RHS galvanised steel frame and 6mm thick perforated galvanised steel panels with powder coated finish					
C	820mm wide x 2070mm high; single gate; (4F G-01)	1	nr			
	Bench to roof access screening; bespoke powder coated steel and iroko bench to roof terrace; 500 x 100 x 90mm treated iroko timber to bench screwed with 4nr. exterior wooden screws to the 2nr. of 50 x 5mm galvanised steel powder coated flats welded to and including 475 x 100 x 10mm galvanised steel powder coated bench supports spaced by 100mm and welded to 1640 x 200 x 10mm continuous galvanised steel flats powder coated, bolted to the posts; refer to Architect's Drawing Nr's. 2004 & 5101 Detail 03 and Specification Q50/220					
	Bench					
D	1640mm wide x 500mm deep x 160mm high overall	1	nr			

	Balustrade; frameless glass balustrade; balcony balustrade system; Q-Railing or equivalent; easy glass view full glass railing; 21.5mm thick structural laminated toughened safety glass fixed into a continuous recessed aluminium base channel; PPC to Architect's selected RAL colour; balustrade to provide 1100mm min. height above FFL with 300mm min. embedment below FFL; system to be designed and certified by specialist contractor in accordance with EN 1991 barrier loads and TGD K; including all profile channel sets, caps, rubber seals as necessary; glass to have bird-friendly manifestation grid; refer to Architect's Drawing Nr's. 5010 Detail 10 and Specification L30/560 (B)					
	Balustrade; to fourth floor north facade					
A	1400mm high overall	20	m			
B	extra over; corner	1	nr			
C	extra over; abutment to walls	2	nr			
	Balustrade; frameless glass balustrade; external 'juliette' balcony balustrade system; Q-Railing or equivalent; easy glass view full glass railing; 25mm thick structural laminated toughened safety glass side mounted; fixed to elsewhere measured primary steel uprights leaving drainage gap at base; approx. 1200mm sections; PPC to Architect's selected RAL colour; balustrade to provide 1100mm min. height above FFL with 300mm min. embedment below FFL; system to be designed and certified by specialist contractor in accordance with EN 1991 barrier loads and TGD K; including all profile channel sets, caps, rubber seals as necessary; glass to have bird-friendly manifestation grid; refer to Architect's Drawing Nr's. 5011 Detail 02 and Specification L30/560 (A)					
	Balustrade; to fourth floor south facade					
D	1400mm high overall	31	m			
	CHIMNEY STACK 01					
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Standard quality solid concrete blocks to IS 20; grade 7.5N/mm2; in gauged mortar (1:1:6)					
	Chimney Stack					
E	635mm thick overall chimney stack; consisting of 215mm thick blockwall to perimeter of stack and blockwork infill between elsewhere measured flue liners; (Refer to Architect's Drawing Nr's. 5080 and Engineer's Drawing Nr's.4/01 & R/01)	7	m2			
	Labours					
F	on blockwork generally	1	item			

	Exposed red clay brick walls; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; tying brickwork to blockwork with stainless steel wall ties at 450mm ctrs.; all in accordance with the Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification F10/230					
	Chimneys; refer to Architect's Drawing Nr. 5080 Plan Section CC					
A	102mm thick; (7nr. isolated walls to top of chimney stack)	3	m2			
	Labours					
B	on brickwork generally	1	item			
	Chimney shaft and lining; 150mm dia. clay socketed flue liner; complete with lime mortar flaunching around top of chimney liner; including vermiculite insulation to liner; chimney flue extension from top of third floor up to the new roof; all in accordance with the Architect's Drawing Nr. 5080					
	Flue liner					
C	150mm dia. clay socketed flue liner	23	m			
D	extra over for lime mortar flaunching to top of chimney liner	5	nr			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
E	bonding 102mm thick brickwork to elsewhere measured granite capping ; wall starter system; stainless steel cavity screw-in tie supplied with an 8mm nylon wall plug and neoprene ring suitable for use in existing structures; including all associated drilling; installed in accordance with manufacturers instructions	5	m			
	BRICKWORK & BLOCKWORK: Ancillaries to Brickwork / Blockwork					
	Stainless steel mesh infill; demountable S/S frame formed from 4.5mm thick x 15mm wide sections with S/S mesh infill; provide 4 no. S/S L-bracket supports, mechanically fixed to brick substrate; brackets to include welded S/S nuts to receive S/S bolt fixings securing frame; all in strict accordance with Architect's Drawing Nr. 5080 Section AA & Plan Section CC					
	Ventilation openings					
F	420mm wide x 460mm high	12	nr			

	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render					
	Chimney Stack					
A	> 300mm wide	8	m2			
B	extra; stainless steel Catnic bellcast render bead or equivalent	9	m			
	STONEWORK: Natural Stonework					
	Profiled granite capping to top of chimney stack; Silva Amarelo Real or equivalent; yellow granite; to match colour and (as closely as possible-) the chemical composition of existing granite flags to steps of adjoining entrance, No.2 Great George's Street; flamed to tops and sides; saw-cut below; slabs to be intact and rectangular; each piece of granite will require cutting and shaping as per Architect's drawings; to be laid on lime mortar bed on masonry base; proprietary bedding mortar - see Section Q25/435; joint width: 5mm max.; all in strict accordance with Architect's Drawing Nr. 5080 and Specification M40/115					
	Capping; refer to Architect's Drawing Nr. 5080 Plan Section BB					
C	870 x 1170 x 100mm thick; profiled 3 sides	2	nr			
D	870 x 1035 x 100mm thick; profiled 2 sides	1	nr			
	Capping; refer to Architect's Drawing Nr. 5080 Plan Section CC					
E	870 x 335 x 80mm	2	nr			
F	350 x 675 x 80mm	8	nr			
G	175 x 250 x 80mm	3	nr			
H	175 x 850 x 80mm	1	nr			

	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	Leadwork; code 4 lead flashing; wedge flashings at laps and at 450mm ctrs. min. lap of sheets 150mm; edge clipped to suit exposure; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification					
	Flashings					
A	150 - 300mm girth; bends -2; stepped chimney tray; as per Architect's Drawing Nr. 5080 Section AA	9	m			
B	300 - 450mm girth; bends -3; stepped counter flashing; as per Architect's Drawing Nr. 5080 Section AA	9	m			
	CHIMNEY STACK 02					
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Standard quality solid concrete blocks to IS 20; grade 7.5N/mm2; in gauged mortar (1:1:6)					
	Chimney Stack					
C	635mm thick overall chimney stack; consisting of 215mm thick blockwall to perimeter of stack and blockwork infill between elsewhere measured flue liners; (Refer to Architect's Drawing Nr's. 5081 and Engineer's Drawing Nr's.4/01 & R/01)	7	m2			
	Labours					
D	on blockwork generally	1	item			
	Exposed red clay brick walls; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; tying brickwork to blockwork with stainless steel wall ties at 450mm ctrs.; all in accordance with the Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification F10/230					
	Chimneys; refer to Architect's Drawing Nr. 5081 Plan Section CC					
E	102mm thick; (7nr. isolated walls to top of chimney stack)	3	m2			
	Labours					
F	on brickwork generally	1	item			

	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
A	bonding 102mm thick brickwork to elsewhere measured granite capping ; wall starter system; stainless steel cavity screw-in tie supplied with an 8mm nylon wall plug and neoprene ring suitable for use in existing structures; including all associated drilling; installed in accordance with manufacturers instructions	5	m			
	Chimney shaft and lining; 150mm dia. clay socketed flue liner; complete with lime mortar flaunching around top of chimney liner; including vermiculite insulation to liner; chimney flue extension from top of third floor up to the new roof; all in accordance with the Architect's Drawing Nr. 5081					
	Flue liner					
B	150mm dia. clay socketed flue liner	28	m			
C	extra over for lime mortar flaunching to top of chimney liner	6	nr			
	BRICKWORK & BLOCKWORK: Ancillaries to Brickwork / Blockwork					
	Stainless steel mesh infill; demountable S/S frame formed from 4.5mm thick x 15mm wide sections with S/S mesh infill; provide 4 no. S/S L-bracket supports, mechanically fixed to brick substrate; brackets to include welded S/S nuts to receive S/S bolt fixings securing frame; all in strict accordance with Architect's Drawing Nr. 5081 Section AA & Plan Section CC					
	Ventilation openings					
D	420mm wide x 460mm high	12	nr			
	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render					
	Chimney Stack					
E	> 300mm wide	8	m2			

A	extra; stainless steel Catnic bellcast render bead or equivalent	8	m			
	STONEWORK: Natural Stonework					
	Profiled granite capping to top of chimney stack; Silva Amarelo Real or equivalent; yellow granite; to match colour and (as closely as possible-) the chemical composition of existing granite flags to steps of adjoining entrance, No.2 Great George's Street; flamed to tops and sides; saw-cut below; slabs to be intact and rectangular; each piece of granite will require cutting and shaping as per Architect's drawings; to be laid on lime mortar bed on masonry base; proprietary bedding mortar - see Section Q25/435; joint width: 5mm max.; all in strict accordance with Architect's Drawing Nr. 5081 and Specification M40/115					
	Capping; profiled granite capping to top of chimney stack; refer to Architect's Drawing Nr. 5081 Plan Section BB					
B	870 x 1170 x 100mm thick; profiled 3 sides	2	nr			
C	870 x 1035 x 100mm thick; profiled 2 sides	1	nr			
	Capping; profiled granite capping to chimney stack; refer to Architect's Drawing Nr. 5081 Plan Section CC					
D	870 x 335 x 80mm	2	nr			
E	350 x 675 x 80mm	8	nr			
F	175 x 300 x 80mm	2	nr			
G	175 x 340 x 80mm	3	nr			
	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	Leadwork; code 4 lead flashing; wedge flashings at laps and at 450mm ctrs. min. lap of sheets 150mm; edge clipped to suit exposure; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification					
	Flashings					
H	150 - 300mm girth; bends -2; stepped chimney tray; as per Architect's Drawing Nr. 5081 Section AA	8	m			
I	300 - 450mm girth; bends -3; stepped counter flashing; as per Architect's Drawing Nr. 5081 Section AA	8	m			

	CHIMNEY STACK 03					
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Standard quality solid concrete blocks to IS 20; grade 7.5N/mm2; in gauged mortar (1:1:6)					
	Chimney Stack					
A	635mm thick overall chimney stack; consisting of 215mm thick blockwall to perimeter of stack and blockwork infill between elsewhere measured flue liners; (Refer to Architect's Drawing Nr's. 5082 and Engineer's Drawing Nr's.4/01 & R/01)	7	m2			
	Labours					
B	on blockwork generally	1	Item			
	Clay brick chimney stack; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; all in accordance with the Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification F10/230					
	Chimneys; refer to Architect's Drawing Nr. 5082 Plan Section CC					
C	102mm thick; (7nr. isolated walls to top of chimney stack)	3	m2			
	Labours					
D	on brickwork generally	1	Item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
E	bonding 102mm thick brickwork to elsewhere measured granite capping ; wall starter system; stainless steel cavity screw-in tie supplied with an 8mm nylon wall plug and neoprene ring suitable for use in existing structures; including all associated drilling; installed in accordance with manufacturers instructions	5	m			

	Chimney shaft and lining; 150mm dia. clay socketed flue liner; complete with lime mortar flaunching around top of chimney liner; including vermiculite insulation to liner; chimney flue extension from top of third floor up to the new roof; all in accordance with the Architect's Drawing Nr. 5082					
	Flue liner					
A	150mm dia. clay socketed flue liner	19	m			
B	extra over for lime mortar flaunching to top of chimney liner	4	nr			
	BRICKWORK & BLOCKWORK: Ancillaries to Brickwork / Blockwork					
	Stainless steel mesh infill; demountable S/S frame formed from 4.5mm thick x 15mm wide sections with S/S mesh infill; provide 4 no. S/S L-bracket supports, mechanically fixed to brick substrate; brackets to include welded S/S nuts to receive S/S bolt fixings securing frame; all in strict accordance with Architect's Drawing Nr. 5082 Section AA & Plan Section CC					
	Ventilation openings					
C	420mm wide x 460mm high	12	nr			
	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render					
	Chimney Stack					
D	> 300mm wide	8	m2			
E	extra; stainless steel Catnic bellcast render bead or equivalent	9	m			

	STONEWORK: Natural Stonework					
	Profiled granite capping to top of chimney stack; Silva Amarelo Real or equivalent; yellow granite; to match colour and (as closely as possible-) the chemical composition of existing granite flags to steps of adjoining entrance, No.2 Great George's Street; flamed to tops and sides; saw-cut below; slabs to be intact and rectangular; each piece of granite will require cutting and shaping as per Architect's drawings; to be laid on lime mortar bed on masonry base; proprietary bedding mortar - see Section Q25/435; joint width: 5mm max.; all in strict accordance with Architect's Drawing Nr. 5082 and Specification M40/115					
	Capping; profiled granite capping to top of chimney stack; refer to Architect's Drawing Nr. 5082 Plan Section BB					
A	870 x 1170 x 100mm thick; profiled 3 sides	2	nr			
B	870 x 1035 x 100mm thick; profiled 2 sides	1	nr			
	Capping; profiled granite capping to chimney stack; refer to Architect's Drawing Nr. 5082 Plan Section CC					
C	870 x 335 x 80mm	2	nr			
D	350 x 675 x 80mm	8	nr			
E	175 x 300 x 80mm	1	nr			
F	175 x 335 x 80mm	3	nr			
G	175 x 675 x 80mm	1	nr			
	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	Leadwork; code 4 lead flashing; wedge flashings at laps and at 450mm ctrs. min. lap of sheets 150mm; edge clipped to suit exposure; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification					
	Flashings					
H	150 - 300mm girth; bends -2; stepped chimney tray; as per Architect's Drawing Nr. 5082 Section AA	9	m			
I	300 - 450mm girth; bends -3; stepped counter flashing; as per Architect's Drawing Nr. 5082 Section AA	9	m			

	CHIMNEY STACK 04					
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Standard quality solid concrete blocks to IS 20; grade 7.5N/mm2; in gauged mortar (1:1:6)					
	Chimney Stack					
A	635mm thick overall chimney stack; consisting of 215mm thick blockwall to perimeter of stack and blockwork infill between elsewhere measured flue liners; (Refer to Architect's Drawing Nr's. 5083 and Engineer's Drawing Nr's.4/01 & R/01)	7	m2			
	Labours					
B	on blockwork generally	1	Item			
	Clay brick chimney stack; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; all in accordance with the Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification F10/230					
	Chimneys; refer to Architect's Drawing Nr. 5083 Plan Section CC					
C	102mm thick; (7nr. isolated walls to top of chimney stack)	3	m2			
	Labours					
D	on brickwork generally	1	Item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
E	bonding 102mm thick brickwork to elsewhere measured granite capping ; wall starter system; stainless steel cavity screw-in tie supplied with an 8mm nylon wall plug and neoprene ring suitable for use in existing structures; including all associated drilling; installed in accordance with manufacturers instructions	5	m			

	Chimney shaft and lining; 150mm dia. clay socketed flue liner; complete with lime mortar flaunching around top of chimney liner; including vermiculite insulation to liner; chimney flue extension from top of third floor up to the new roof; all in accordance with the Architect's Drawing Nr. 5083					
	Flue liner					
A	150mm dia. clay socketed flue liner	28	m			
B	extra over for lime mortar flaunching to top of chimney liner	6	nr			
	BRICKWORK & BLOCKWORK: Ancillaries to Brickwork / Blockwork					
	Stainless steel mesh infill; demountable S/S frame formed from 4.5mm thick x 15mm wide sections with S/S mesh infill; provide 4 no. S/S L-bracket supports, mechanically fixed to brick substrate; brackets to include welded S/S nuts to receive S/S bolt fixings securing frame; all in strict accordance with Architect's Drawing Nr. 5083 Section AA & Plan Section CC					
	Ventilation openings					
C	420mm wide x 460mm high	12	nr			
	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render					
	Chimney Stack					
D	> 300mm wide	8	m2			
E	extra; stainless steel Catnic bellcast render bead or equivalent	9	m			

	STONEWORK: Natural Stonework					
	Profiled granite capping to top of chimney stack; Silva Amarelo Real or equivalent; yellow granite; to match colour and (as closely as possible-) the chemical composition of existing granite flags to steps of adjoining entrance, No.2 Great George's Street; flamed to tops and sides; saw-cut below; slabs to be intact and rectangular; each piece of granite will require cutting and shaping as per Architect's drawings; to be laid on lime mortar bed on masonry base; proprietary bedding mortar - see Section Q25/435; joint width: 5mm max.; all in strict accordance with Architect's Drawing Nr. 5083 and Specification M40/115					
	Capping; profiled granite capping to top of chimney stack; refer to Architect's Drawing Nr. 5083 Plan Section BB					
A	870 x 1170 x 100mm thick; profiled 3 sides	2	nr			
B	870 x 1035 x 100mm thick; profiled 2 sides	1	nr			
	Capping; profiled granite capping to chimney stack; refer to Architect's Drawing Nr. 5083 Plan Section CC					
C	870 x 335 x 80mm	2	nr			
D	350 x 675 x 80mm	8	nr			
E	175 x 300 x 80mm	2	nr			
F	175 x 340 x 80mm	3	nr			
	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	Leadwork; code 4 lead flashing; wedge flashings at laps and at 450mm ctrs. min. lap of sheets 150mm; edge clipped to suit exposure; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing Nr's. 5080, 5081, 5082 & 5083 and Specification					
	Flashings					
G	150 - 300mm girth; bends -2; stepped chimney tray; as per Architect's Drawing Nr. 5083 Section AA	9	m			
H	300 - 450mm girth; bends -3; stepped counter flashing; as per Architect's Drawing Nr. 5083 Section AA	9	m			

	CHIMNEY STACK 05					
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Clay brick chimney stack; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; all in accordance with the Architect's Drawing Nr's. 5084 and Specification F10/230					
	Chimney Stack					
A	102.5mm thick; perimeter of stack & isolated walls within stack	39	m2			
B	extra over for 25mm thick lime mortar bed laid on existing stone masonry wall at base of new chimney stack extension	2	m2			
	Labours					
C	on brickwork generally	1	Item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
D	bonding 102mm thick brickwork to elsewhere measured blockwork to fourth floor with Anco Teplo basalt fibre walls ties or equivalent; at 450mm ctrs. vertically and horizontally; installed in accordance with manufacturers instructions	7	m2			
	Chimney shaft and lining; 200mm dia. clay socketed flue liner; complete with lime mortar flaunching around top of chimney liner; including vermiculite insulation to liner; chimney flue extension from top of third floor up to the new roof; all in accordance with the Architect's Drawing Nr. 5084					
	Flue liner					
E	200mm dia. clay socketed flue liner	21	m			
F	extra over for lime mortar flaunching to top of chimney liner	4	nr			
G	extra over for terracotta flue vent inserts; red; 135mm dia. spigot	4	nr			

	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; NHL 3.5; 60mm build-up of Roundtower insulating plaster or equivalent, applied in two 30mm coats directly onto the masonry; for the insulating plaster you may apply 30mm per day, this will however take several weeks to dry (weather dependent); once the insulating layer has dried, apply a 20mm finish using Roundtower NHL 2 Promix in two 10mm coats or equivalent; for the finish render apply 10mm as a scratch coat (and wait approx 1 day per mm to dry) followed by the second coat; installation in strict accordance with manufacturers recommendations and instructions; including all stainless steel beads; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render					
	Chimney Stack					
A	> 300mm wide; to new build/ extension of chimney	30	m2			
B	> 300mm wide; to existing chimney	17	m2			
C	extra; stainless steel Catnic bellcast render bead or equivalent	11	m			
	STONEWORK: Natural Stonework					
	Profiled granite capping to top of chimney stack; Silva Amarelo Real or equivalent; yellow granite; to match colour and (as closely as possible-) the chemical composition of existing granite flags to steps of adjoining entrance, No.2 Great George's Street; flamed to tops and sides; saw-cut below; slabs to be intact and rectangular; each piece of granite will require cutting and shaping as per Architect's drawings; to be laid on lime mortar bed on masonry base; proprietary bedding mortar - see Section Q25/435; joint width: 5mm max.; all in strict accordance with Architect's Drawing Nr. 5084 and Specification M40/115					
	Capping; profiled granite capping to top of chimney stack; refer to Architect's Drawing Nr. 5084 Plan View AA					
D	1850mm max. long x 1100mm max. wide x 100mm thick; irregular shape with voids for clay liner	2	m2			
	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	Leadwork; code 4 lead flashing; wedge flashings at laps and at 450mm ctrs. min. lap of sheets 150mm; edge clipped to suit exposure; all lead work to be carried out to approved Lead Sheet Association details; all in accordance with Architect's Drawing Nr. 5084 and Specification					
	Flashings					
E	150 - 300mm girth; bends -2; chimney tray; as per Architect's Drawing Nr. 5084 Detail 02	6	m			
F	300 - 450mm girth; bends -3; stepped counter flashing; as per Architect's Drawing Nr. 5084 Detail 03	6	m			

COLLECTION

Page No. NEW/43

Page No. NEW/44

Page No. NEW/45

Page No. NEW/46

Page No. NEW/47

Page No. NEW/48

Page No. NEW/49

Page No. NEW/50

Page No. NEW/51

Page No. NEW/52

Page No. NEW/53

Page No. NEW/54

Page No. NEW/55

Page No. NEW/56

Page No. NEW/57

Page No. NEW/58

Page No. NEW/59

(37) ROOF: COMPLETIONS
Carried to Summary

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	expanded metal lathing between junctions of different backgrounds is deemed to be included		Note			
	stop beads and corner beads are deemed to be included		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes					
	Render; scud, scratch and finish coat; spatterdash keying coat; 3-5mm scud coat; 10mm combed undercoat; 7mm final coat; steel trowel finish; cement, lime and sand mix 6:1:1; 20mm overall thickness; application in strict accordance with manufacturers recommendations and instructions; including all stainless steel stop, corner and movement beads; all as per Architects Drawing Nr. 5012 Detail 09 and Specification M20					
	Walls; to blockwork base					
A	over 300mm wide	27	m2			

	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Decking Cladding; aluminium rainscreen cladding system; to fourth floor external facades of southern deck area; fixed to blockwork; timber stud frame & steel frame; rear ventilated, drained and back-ventilated façade; Stacbond A2 or equivalent; PVDF coil-coated aluminium, colour to Architect's choice; internal face: mill finish; protective film to be removed promptly after installation; 4mm total build-up: 0.5mm aluminium skins bonded to 3 mm mineral core; SPIDImax & SMB-BZ1.2 or equivalent support system; aluminium 6063 T66 'Y' rails at vertical joints and intermediate fixings, manufactured to EN 755 and EN 12020-2 standards; brackets: adjustable SPIDImax stainless steel 3D formed brackets with 6mm thermal isolator prefixed to back of bracket; brackets fixed to concrete using stainless steel bolt anchors; fixing method: 4.8 x 16mm stainless steel self-drilling screws for rail-to-bracket connections; rail and bracket centres as per project-specific static calculations provided by supplier and approved by project engineer; provide min. 50mm ventilated cavity behind rainscreen cladding; black perforated closures at base, head and openings to maintain airflow and prevent vermin ingress; including 100mm PIR board non-combustible insulation mechanically fixed to masonry Kingspan Thermawall or equivalent to P10/217; insulation butted, no gaps; fit insulation tightly between/ around cladding supports; including air and vapour control layer; including breathable façade membrane Pro Clima SOLITEX permeable membrane to BS EN 13859-2 or equivalent; to be installed in accordance with manufacturer's recommendations; all in accordance with Architects Drawing Nr's. 1036 & 2004 & Specification H92/111					
	Coverings					
A	over 300mm wide	21	m2			
	Capping					
B	600- 750mm girth; refer to Architect's Drawing Nr. 5013 Detail 07	10	m			

	Cladding; Soladrilho 'Face TR' extruded glazed terracotta ventilated rainscreen facade system or equivalent; 30mm thick tongue and groove terracotta panels mechanically fixed to and including aluminium support rails with stainless steel clip system; double rail framing system: aluminium 'T' rails, alloy 6005A T6, compliant with EN 755 and EN 12020-2; panels supported on proprietary stainless steel clips fixed to vertical aluminium rails; rails fixed back to structure using adjustable aluminium or stainless steel brackets with thermal isolator pads; all fixings to be A4 stainless steel; rail and bracket centres as per project-specific structural calculations; provide min. 50mm ventilated cavity behind rainscreen cladding, with continuous ventilation at base and head, including perforated insect mesh, allowing drainage and airflow within façade cavity; including 100mm PIR board non-combustible insulation mechanically fixed to masonry Kingspan Thermawall or equivalent to P10/217; insulation butted, no gaps; fit insulation tightly between/ around cladding supports; including air and vapour control layer; including breathable façade membrane Pro Clima SOLITEX permeable membrane to BS EN 13859-2 or equivalent; provide 18mm thick plywood support to capping; provide galvanised metal C-stud framing system to form contemporary cornice / soffit build-out behind rainscreen cladding; studs to be minimum 1.2mm thick galvanised steel, size as required (typically 100-150mm depth) fixed to galvanised steel head and base tracks; studs at 400-600mm; provide additional noggins and reinforcement as required to support external sheathing and cladding support rails; system to comply with BS EN 14195 and be installed in accordance with manufacturer's recommendations; all in accordance with Architects Drawing Nr's. 1036 & 1037 & Specification H92/110					
	Coverings					
A	> 300mm wide; to blockwork substrate; refer to Architect's Drawing Nr. 5060; (Ref: Detail 04)	34	m2			
B	> 300mm wide; to timber stud substrate	8	m2			
	Integrated faience fins					
C	200mm deep; integrated with main covering; refer to Architect's Drawing Nr. 5060 Detail 04	119	m			
	Standalone faience fins					
D	600mm girth; min. 30mm/ max. 100mm thick; fixed to elsewhere measured RHS; refer to Architect's Drawing Nr. 5060 Detail 02	12	m			
E	130mm deep; 50/75mm thick Soladrilho 'Face TR' extruded glazed terracotta tiles to sculptural facade element infilled with mortar and inserted into and including 30 x 30mm steel posts with top/base plates or equivalent glazed terracotta tiles; refer to Architect's Drawing Nr. 5060 Detail 02 Item 04	43	m			
F	850mm girth; min. 30mm/ max. 100mm thick; fixed to elsewhere measured RHS; refer to Architect's Drawing Nr. 5061 & 5062 Detail 02	75	m			

A	1600mm girth; min. 30mm/ max. 100mm thick; fixed to elsewhere measured RHS; refer to Architect's Drawing Nr. 5062 Detail 05 - Overall Back Elevation	23	m			
B	270mm deep; 50/75mm thick Soladrilho 'Face TR' extruded glazed terracotta tiles to sculptural facade element infilled with mortar and inserted into and including 30 x 30mm steel posts with top/base plates or equivalent glazed terracotta tiles; refer to Architect's Drawing Nr. 5061 Detail 02 Item 14	82	m			
	Eaves covering					
C	950mm high; refer to Architect's Drawing Nr. 5011 Detail 01 & 07	67	m			
D	200mm high; to rear of eaves; refer to Architect's Drawing Nr. 5011 Detail 01 & 07	57	m			
E	extra over for 40mm thick tongued and grooved Soprema external wood fibre insulation fixed to parapet upstand; refer to Architect's Drawing Nr. 5010 Detail 01	57	m			
F	extra over for galvanised 5mm thick bespoke welded steel profiles mechanically fixed to primary structure to provide fixing for faience cladding; refer to Architect's Drawing Nr. 5010 Detail 01	57	m			
	Capping					
G	900mm wide; refer to Architect's Drawing Nr. 5011 Detail 01 & 07	58	m			

COLLECTION					
Page No. NEW/61					
Page No. NEW/62					
Page No. NEW/63					
Page No. NEW/64					
(41) WALL FINISHES EXTERNALLY Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	FLOOR, WALL & CEILING FINISHINGS: In-Situ Finishes					
	Notes					
	Generally					
	metal angle beads and lathing at junctions of differing backgrounds are deemed to be included		Note			
	metal stop beads, irrespective of background, are deemed to be included		Note			
	Internal plaster; lightweight gypsum plaster or equivalent to BS EN 13279-1; 2nr. undercoats to 13mm overall thickness; 2-3mm thick final coat smooth gypsum finish plaster or equivalent to BS EN 13279-1; all in strict accordance with Architect's Specification M20/210					
	Walls; to concrete or blockwork base					
A	> 300mm wide	200	m2			
	FLOOR, WALL & CEILING FINISHES: Board Finishes					
	Wall lining; 3mm plaster skim coat on 12.5mm plasterboard Type F fixed to and including 22 x 50mm timber battens; all joints taped; board finish/ finish plaster to BS EN 13279-1; refer to Architect's Drawing Nr. 1036 and Specification M20/280					
	Walls; to proposed blockwork wall (EW_04)					
B	> 300mm wide	35	m2			

	Wood veneered panel lining; Gustafs Panel System or equivalent; panel sizes vary max. 2400 x 1200 x 13.2mm; consisting of an equal mix of perforated and non-perforated panels; class 0 fire rating; demountable panels; fixed to and including proprietary Gustafs Capax or equivalent aluminium rail profiles; aluminium profiles screwed into support/substrate, gripping full length of sides of panels, levelling and aligning the panels; spacing (centres): varies by room; between approx. 700 and 800mm centres; panels core material: reinforced fibre gypsum, high density, 1150kg/m3; flame-retardant impregnation treatment as part of the finished panel; natural ash, natural timber veneer; solid timber veneer to edges, all sides; factory finished; joint treatment: shadow gap as indicated; including all necessary aluminium Capax profile system or equivalent start railings, joint railings & corner railings, to be mechanically fixed directly to the wall or to battens; as per Architect's Drawing Nr's. 1036 & 5100 Detail 01 and Specification K13/120					
	Boarding & sheeting (to existing stone masonry backgrounds)					
A	> 300mm wide; walls; to staircase areas	43	m2			
B	extra over; 200mm high angled panel for concealed lighting; refer to Architect's Drawing Nr. 5020	6	m			
C	extra over; raking cutting	6	m			
	Boarding & sheeting (to blockwork backgrounds)					
D	> 300mm wide; walls	134	m2			
E	extra over; angled panel for concealed lighting; refer to Architect's Drawing Nr. 7601	49	m			
F	extra over; additional layer of 13.2mm panel 300mm high to form skirting; refer to Architect's Drawing Nr's. 7601 & 7602	33	m			
	Boarding & sheeting (to timber backgrounds)					
G	> 300mm wide; walls	84	m2			
H	> 300mm wide; walls; staircase areas	19	m2			
I	extra over; angled panel for concealed lighting; refer to Architect's Drawing Nr. 7602	35	m			
J	extra over; additional layer of 13.2mm panel 300mm high to form skirting; refer to Architect's Drawing Nr's. 7601 & 7602	35	m			
K	extra over for; panelling bounded to fire rated double doors; refer to Architect's Drawing Nr. 5090 Type 4	14	m2			
L	> 300mm wide; to stairwell 03 landing fascia	3	m2			
M	> 300mm wide; to stairwell 03 landing fascia; curved	2	m2			
				To Collection €		

A	> 300mm wide; to 4th floor landing fascia; refer to Architect's Drawing Nr. 5012 Detail 04 & 7601 R-02	7	m2			
B	> 300mm wide; to isolated columns; refer to Architect's Drawing Nr. 7601 & 7602	32	m2			
C	extra over; 200mm high perforated and angled panel for concealed lighting and ventilation; refer to Architect's Drawing Nr. 7601 & 7602	20	nr			
D	< 300mm wide; to walls; refer to Architect's Drawing Nr. 7601	9	m			
E	extra over; 200mm high angled panel for concealed lighting; refer to Architect's Drawing Nr. 7601	9	m			
	FLOOR, WALL AND CEILING FINISHINGS: Tile, Slab or Mosaic finishes					
	Wall tiling; ceramic fielded metro subway tile; colour to be selected; matt finish; 150 x 75 x 7.5mm thick; notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; ensure surface is prepared for good adhesive/grout bond, as per tile manufacturer's recommendations; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish wall tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr's. 1036 & 7601 and Specification M40/110					
	Walls; to plaster base					
F	> 300mm wide	32	m2			
	Sundries					
G	trim; stainless steel; square edge trim to exposed edges	44	m			
	PAINTING & DECORATING: Painting					
	Painting; breathable, water borne, silicone, hydrophobic facade paint Tikkurila Finngard Silicone Protect or equivalent; prepare and clean down surfaces; ensure surfaces are clean and dry; newly plastered walls to be primed with one coat of solvent free fine Gypsum Primer suitable for interior silicate paints (fine, without texture grain); apply two finish coats at minimum 12 hours intervals; colour to be selected; prepared and installed to manufacturers instructions; paint and tinners to be free from solvents, biocides and preservatives, organic content < 5% (VOB/C DIN 18363 2.4.1.); all in strict accordance with Architect's Specification M60/151					
	Walls; to lime plastered base					
H	> 300mm wide	16	m2			

	Painting; prepare and clean down surfaces; one primer coat, one undercoat and three finish coats of Dulux Total Cover or equivalent water-based, breathable emulsion paint; soft sheen or satin finish; colour to be selected; prepared and installed to manufacturers instructions; all as per Architect's Drawings and Specification M60/171					
	Walls; plastered base					
A	> 300mm wide	144	m2			
B	extra over for; moisture resistant paint	13	m2			

COLLECTION					
Page No. NEW/66					
Page No. NEW/67					
Page No. NEW/68					
Page No. NEW/69					
(42) WALL FINISHES INTERNALLY Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	STONEWORK: Natural Stonework					
	Limestone paver units; 'Kilkenny Blue' as described in the Architects Specification; external; 600mm x 600mm x 40mm thick units; bush hammered finish; laying pattern as per Architect's Drawing Nr. 7901; to be installed on elsewhere measured pedestals in accordance with manufacturers recommendation; all as per Architect's Drawings Nr's. 5011 Detail 08, 7050 & 7901 & Specification Q25/110					
	Pavings					
A	> 300mm wide; to falls and cross falls	111	m2			
	Limestone skirtings; 'Kilkenny Blue' as described in the Architect's Specification; 150mm x 500mm x 20mm thick units vertically; 60mm x 500mm x 20mm thick horizontally; refer to Architect's Drawing Nr. 7900; laid on and including proprietary bedding mortar - see Section Q25/435; 2mm joints; grout: cement: sand; type/ classification: CG2WA; refer to Architect's Drawing Nr's. 7001; all in strict accordance with the manufacturers instructions & to the Architect's Specification M40/115 & Q25					
	Skirtings					
B	150mm high; (Ref: LSK)	11	m			
	WOODWORK: Boarding & Second Fixings					
	Plywood; 18mm marine grade plywood support; to BS EN 636-2 or BS EN 636-3; fixed to elsewhere measured raised access floor with mechanical fixings to provide substrate for tiling; all as per Architect's Drawing Nr. 5013 Detail 01					
	Boarding and sheeting; floors					
C	> 300mm wide	7	m2			

	Hardwood; solid ashwood skirtings; 2mm bullnose; plugged, screwed, and pelleting at 600mm centres; in accordance with Architect's Drawing Nr. 5100 Detail 02; all in strict accordance with Architect's Specification P20/240B					
	Second fixings					
A	skirtings; 200 x 25mm thick	57	m			
B	skirtings; short lengths; 200 x 25mm thick	4	nr			
	METALWORK: Non-Structural					
	Exterior non-combustible pedestal system; fixed to elsewhere measured polymeric PVC membrane to terrace deck roof build up type 02; zinc coated all steel M16 non-combustible pedestal, fully adjustable, Class A1 pedestal specially designed for high-rise balconies, terraces and flat roofs; 170mm diameter base plate; material: galvanised steel; compressive strength: 2400kg; warranty 30 years; design life 60 years; reaction to fire: BS EN ISO11925-2 : class A1 according to BS EN 13501-1; all in accordance with Architect's Drawings Nr. 5010 Detail 10 & Specification Q25/480					
	Floors					
C	> 300mm wide	112	m2			
	FLOOR, WALL AND CEILING FINISHINGS: Tile, Slab or Mosaic finishes					
	Floor tiling; ceramic flat tile; laid on elsewhere measured plywood backing; colour to be selected; matt finish; 150 x 75 x 7.5mm thick; notched trowel method adhesive bed; white flexible tile adhesive to BS EN 12004-1; white flexible antibacterial grout; CG1 classification; 2mm joint width; including square edge stainless steel tile trim to exposed edges; allow for all trimming & cutting to obstructions; include for all necessary trims and stop beads etc.; polish tiling with a dry cloth when joints are hard; all in strict accordance with the manufacturers instructions; all as per Architect's Drawing Nr. 7050 and Specification M40/111 (Type A)					
	Floors; ceramic tile 01					
D	> 300mm wide	7	m2			

	FLOOR, WALL AND CEILING FINISHINGS: Raised Access Floors Raised access floor system; Kingspan Tate range including Attiro timber overlay or equivalent; timber staves to raised access floor panels and adjustable pedestals; to MOB PF2 PS/SPU; timber composite staves consisting of 1mm thick magnetic strip to base, 11.5mm plywood and 4mm European Oak finish with micro-bevelled edge; slip resistance: dry: >60PTV, wet: < 45PTV; floor panel covering complete with hard wax oil onto 'brushed' surface finish; stave lengths/widths: between 1000mm and 2300mm/between 140mm and 230mm; laid on floor panels: high density particle board with wrap around steel top over particle-board core and steel base plate, to receive a magnetic-backed engineered timber overlay; panel size 600mm x 600mm x 32mm thick; screwed down to pedestal; Alpha III, nickel-plated steel pedestal; pedestal height: approx. 335mm; structural grade: heavy; installed mass of system (maximum): 44 kg/m² nominal; panel fire performance: fire Class: BS476-6 & BS476-7 Class O; reaction: EN13501-1 Bfl-s1; resistance: EN13501-2 RE30r; floor void air leakage: underfloor plenum to be supplied with neoprene gaskets to minimise air loss through the raised floor surface from the underfloor plenum to aid air circulation, distribution and management; must be able to support 3kN point loads (over 25mm x 25mm) and 4.5kN over 300x300mm; Uniformly distributed load (UDL) 8kN/m2; allow for working around elsewhere measured accessories: floor services boxes & trench heaters as required; include for cutting around obstructions, foil tape to seal edge of cut panels; all as per Architect's Drawings Nr. 7001 and Specification K41/110 & 331					
	Floors					
A	> 300mm wide	168	m2			
B	extra over for laying in elsewhere measured recessed floor box cover	7	nr			
	Labours					
C	curved cutting	23	m			
D	making good and / or cutting around obstructions; < 1.0m girth	7	nr			
E	making good and / or cutting around obstructions; 3.0m - 4.0m girth	12	nr			
F	making good and / or cutting around obstructions; 5.0m - 6.0m girth	2	nr			
G	making good and / or cutting around obstructions; 6.0m - 7.0m girth	2	nr			

	Raised access floor system; Kingspan Tate range or equivalent; raised access floor panels and adjustable pedestals; to MOB PF2 PS/SPU; floor panels: high density particle board with wrap around steel top over particle-board core and steel base plate; panel size 600mm x 600mm x 32mm thick; screwed down to pedestal; Alpha III, nickel-plated steel pedestal; pedestal height: approx. 335mm; structural grade: heavy; installed mass of system (maximum): 44 kg/m² nominal; panel fire performance: fire Class: BS476-6 & BS476-7 Class O; reaction: EN13501-1 Bfl-s1; resistance: EN13501-2 RE30r; floor void air leakage: underfloor plenum to be supplied with neoprene gaskets to minimise air loss through the raised floor surface from the underfloor plenum to aid air circulation, distribution and management; must be able to support 3kN point loads (over 25mm x 25mm) and 4.5kN over 300x300mm; Uniformly distributed load (UDL) 8kN/m2; allow for working around elsewhere measured accessories: floor services boxes & trench heaters as required ; include for cutting around obstructions, foil tape to seal edge of cut panels; all as per Architect's Drawings Nr. 7001 and Specification K41/110 & 331					
	Floors					
A	> 300mm wide	7	m2			
	Cavity barriers in raised access floors; to BS EN 13501-2, EI 60; wire reinforced mineral wool; permanently stable, continuous, and an effective barrier to smoke and flame; sealing all junctions with intumescent sealant; installed in accordance with the manufacturers instructions; all as per Architect's Drawings and Specification K41/340					
	Cavity barrier					
B	horizontal; 335mm high	37	m			
	PAINTING AND DECORATING: Painting					
	Cleaning, knotting and stopping, spot priming; one coat aluminium primer ; carried out off site before fixing timbers					
	Second fixings					
C	skirtings; backs of skirtings	57	m			
D	skirtings; short lengths; backs of skirtings	4	nr			
	Painting; linseed oil paint Brouns & Co or equivalent; surface defects treated with appropriate filler & sealed; primer, undercoats and finishing coat as specified; colour to be selected; prepared and installed to manufacturers instructions; as per Architect's Specification M60/140 & Drawing Nr. 7001					
	Second fixings					
E	< 300mm girth	57	m			
F	< 300mm girth; short lengths	4	nr			

COLLECTION					
Page No. NEW/71					
Page No. NEW/72					
Page No. NEW/73					
Page No. NEW/74					
(43) FLOOR FINISHES Carried to Summary					

	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	WOODWORK: Boarding & Second Fixing				
	Plywood sheeting; 18mm thick marine ply; to BS EN 636-2 or BS EN 636-3; fixed to underside of elsewhere measured timber joists; all in accordance with Architect's Drawing Nr. 5010 Detail 04				
	Ceilings				
A	> 300mm wide	128	m2		
	Linings to openings				
B	> 300mm wide	43	m2		
	Plywood capping; 12mm thick marine ply; to BS EN 636-2 or BS EN 636-3; ply forming capping over build out fixed to 2nr. 44 x 44mm battens spanning between timber grid; all in accordance with Architect's Drawing Nr. 5011 Detail 04				
	Linings to openings				
C	< 300mm wide	26	m		
	Hardwood; natural hardwood timber edge trim forming stop end for Gustafs Rib and surround to AOV openings; fixed to battens behind with masked fixings; screwed, countersinking and flush pelleting, at 300mm centres; natural finish; as per Architect's Drawings and Specification				
	Second Fixings; trim				
D	180mm x 20mm; refer to Architect's Drawing Nr. 5010 Detail 04	15	m		

	Hardwood; natural hardwood iroko timber grid; structural timber forming grid of 820mm ctrs. at ceiling level over central circulation space (R-02 4th floor landing); timber grid to provide suspended fixing point for light pendants spanning from 4th to ground floor; grid supported via notching into perimeter structural steel 200 x 75mm channels (steel elsewhere measured); including all necessary fixings; clear matt finish; as per Architect's Drawing Nr's. 7051 & 5011 and Specification P20/246					
	Second Fixings; grid					
A	200mm x 44mm; refer to Architect's Drawing Nr. 5011 Detail 04	108	m			
	Labour					
B	notching timbers; allow for ends of timbers to be built into steel PFC	41	nr			
	METALWORK: Non-Structural					
	Proprietary aluminium internal fascia; to conceal build up when seen externally from balcony; 3mm thick 6063-grade aluminium pressed metal profile; anodised finish of min. 25microns (MX4) to Architect's specifications, as per QUALANOD or equivalent performance criteria for abrasion & corrosion resistance; concealed fixing clips with stainless steel fixings; joints between sections to be sealed with compatible exterior grade sealant; complete with all necessary accessories and fixings; fixed in strict accordance with the manufacturer's instructions; all in accordance with Architect's Drawing Nr. 5013 Detail 07 and Specification					
	Fascia					
C	girth 300mm - 450mm; bend - 3rs.	19	m			
	FLOOR, WALL & CEILING FINISHES: Board Finishes					
	Plasterboard ceiling; 2nr. layers of 12.5mm thick plasterboard; 60 minutes fire resistance for proposed plasterboard system; reaction to fire: to BS EN 13501-1, class B-s3, d2 or better; fire resistance of complete ceiling lining assembly: to BS EN 13501-2. EI 60 or better; fixed to elsewhere measured plywood; sealing and filling joints and spotting screw holes with approved jointing compound; 2mm thick plaster skim coat (or Carlite finish); angle & stop beads; all board joints installed staggered in accordance with manufacturer's current installation recommendations; joints in face layer boards treated in accordance with paper joint tape method; drywall screws installed at maximum 230mm centres; drywall screws must maintain a minimum 25mm penetration through into timber supports; installed in accordance with the manufacturer's recommendations all as per Architect's Drawings Nr. 7051 & Specification K10/245					
	Ceilings					
D	> 300mm wide	104	m2			
E	> 300mm wide; staircase areas	33	m2			

	Lining to openings					
A	> 300mm wide; to perimeter of AOV (lift lobby); refer to Architect's Drawing Nr. 3003	8	m2			
B	> 300mm wide; staircase areas; to perimeter of AOV; (staircase 03); refer to Architect's Drawing Nr. 3003	8	m2			
	Labours					
C	making good and / or cutting around obstructions; 5.0mm - 6.0m girth	2	nr			
	Plasterboard ceiling; 2nr. layers of 12.5mm thick plasterboard; 60 minutes fire resistance for proposed plasterboard system; reaction to fire: to BS EN 13501-1, class B-s3, d2 or better; fire resistance of complete ceiling lining assembly: to BS EN 13501-2. EI 60 or better; fixed to and including 2nr. layers of 50 x 50mm treated timber battens; sealing and filling joints and spotting screw holes with approved jointing compound; 2mm thick plaster skim coat (or Carlite finish); angle & stop beads; all board joints installed staggered in accordance with manufacturer's current installation recommendations; joints in face layer boards treated in accordance with paper joint tape method; drywall screws installed at maximum 230mm centres; drywall screws must maintain a minimum 25mm penetration through into timber supports; installed in accordance with the manufacturer's recommendations; refer to Architect's Drawing Nr. T-405 Detail 05; all as per Architect's Drawings Nr. 7051 & Specification K10/245					
	Ceilings					
D	> 300mm wide	72	m2			
E	> 300mm wide; >6.00m <8.00m above structural floor level	24	m2			
F	extra over for moisture resistant plasterboard in lieu of standard to wet areas	48	m2			
	Lining to openings					
G	> 300mm wide; >6.00m <8.00m above structural floor level; to perimeter of rooflight; refer to Architect's Drawing Nr. 3003	29	m2			
	Cornices					
H	> 900mm < 1200mm girth; scored to create curve; including timber supports consisting of 100 x 44mm thick C24 treated softwood timber build out to form cornice detail as indicated on Architect's Drawing Nr's. 3002 & 3003; vertical timbers spaced at 600mm ctrs. proving fixing points to plasterboard finish below to be cut to a curve; refer to Architect's Drawing Nr. 5011 Detail 06	9	m			

A	> 900mm < 1200mm girth; >6.00m <8.00m above structural floor level; scored to create curve; including timber supports consisting of 100 x 44mm thick C24 treated softwood timber build out to form cornice detail as indicated on Architect's Drawing Nr's. 3002 & 3003; vertical timbers spaced at 600mm ctrs. proving fixing points to plasterboard finish below to be cut to a curve; refer to Architect's Drawing Nr. 5011 Detail 04	25	m			
	Accessories					
B	bespoke stainless steel L-shaped rail; mechanically fixed to bespoke sized timber batten; exposed and visible to underside to form stop end to plasterboard; refer to Architect's Drawing Nr. 5013 Detail 04	2	m			
	Proprietary wood veneered panel lining for ceilings; Gustafs Panel System or equivalent; fixed to elsewhere measured double-layered plasterboard fixed; 13.5mm thick fibre gypsum core / veneered & coated surface (ash) panels; fixed with proprietary Gustafs Capax or equivalent aluminium rail profiles; shadow gap to joints; fixed to and including 50 x 50mm treated timber battens fixed to elsewhere measured plasterboard; M&E equipment (lighting, fire smoke detector, or others, refer to M&E drawings) to be concealed between rib elements; note, Contractor to allow for adjustment on-site around these items); contractor to provide material samples for ER approval; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr's. 5100 Detail 06 & 7051 & Specification K13/121 (A)					
	Ceilings					
C	> 300mm wide	5	m2			
D	> 300mm wide; to staircase areas	22	m2			
E	extra over for; hatch detail; refer to Architect's Drawing Nr. 5100	3	nr			
	Proprietary wood veneered linear lining for ceilings; Gustafs linear rib System or equivalent; 22mm wide x 34mm deep with 12mm spacing; ribs at 34mm ctrs.; fibre gypsum core / veneered & coated surface (ash); 12mm-28mm spacing to be agreed on-site; fixed with and including Gustafs top hat or equivalent; fixed to and including 50 x 50mm treated timber battens fixed to elsewhere measured plasterboard; M&E equipment (lighting, fire smoke detector, or others, refer to M&E drawings) to be concealed between rib elements; note, Contractor to allow for adjustment on-site around these items); contractor to provide material samples for ER approval; installed in accordance with the manufacturer's recommendations; all as per Architect's Drawings Nr's. 5011 Detail 05 & 7051 & Specification K13/121 (C)					
	Ceilings					
F	> 300mm wide	106	m2			
G	> 300mm wide; to staircase areas	10	m2			
H	extra over; to acoustic pod	5	m2			

A	extra over for; hatch detail; refer to Architect's Drawing Nr. 5100	10	nr		
	Labours				
B	making good and / or cutting around obstructions; 5.0mm - 6.0m girth	2	nr		
	PAINTING & DECORATING: Painting				
	Painting; prepare and clean down surfaces; Dulux Total Cover or equivalent; one primer coat, one undercoat and three finish coats of soft sheen paint; colour to be selected; prepared and installed to manufacturers instructions; all applied in strict accordance with the manufacturers instructions; as per Architects Drawing Nr. 7051 and Specification M60/171				
	Ceilings; to plaster surfaces				
C	> 300mm wide	72	m2		
D	> 300mm wide; >6.00m <8.00m above structural floor level	24	m2		
E	extra over for; moisture resistant paint	48	m2		
	Lining to openings; to plaster surfaces				
F	> 300mm wide; >6.00m <8.00m above structural floor level; to perimeter of rooflight; refer to Architect's Drawing Nr. 3003	29	m2		
	Cornices; to plaster surfaces				
G	girth > 300mm	24	m2		
H	girth > 300mm; >6.00m <8.00m above structural floor level	67	m2		

COLLECTION					
Page No. NEW/76					
Page No. NEW/77					
Page No. NEW/78					
Page No. NEW/79					
Page No. NEW/80					
(45) CEILING FINISHES Carried to Summary					

	ALL SECTIONS				
	GENERALLY				
	Notes				
	the Contractor must include for the following in its tender rates:				
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note		
	FLAT ROOF BUILD-UP TYPE 01				
	ROOFING, CLADDING & WATERPROOFING: Mastic Asphalt, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings				
	1.8mm thick single ply polymeric PVC membrane Sarnafil AT-18 EL Window Grey RAL 7040 or equivalent, mechanically fixed to substrate using R75 thermal tubes and SBF 6.0mm fasteners, on Sikatherm PIR AL insulation, tapered insulation max. 310mm min. 30mm to achieve 0.12 U-value or equivalent, on Sarnvap 5000 vapour control layer with SikaBit Primer-600 or equivalent on elsewhere measured plywood/ concrete deck and seal all exposed joints; include for all ancillary accessories, movement joints, edge trims, insulation protection angles, fixings and fittings, adhesives, tapes, membranes, flashings, trims etc; all in accordance with manufacturers recommendations; refer to Architect's Drawing Nr's. 1037 & 1038 & Specification J42/110 & P10/111 (R-01)				
	Roofing				
A	horizontal; > 300mm wide; laid on elsewhere measured plywood deck	209	m2		
B	horizontal; > 300mm wide; laid on elsewhere measured concrete deck	7	m2		
	Upstands				
C	girth 450 - 600mm; upstand at AOVs; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5012 Detail 01	15	m		
D	girth 450 - 600mm; upstand at rooflight; roof membrane dressed up at upstand below ventilation system; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5012 Detail 03	27	m		
E	girth 450 - 600mm; upstand at rooflight; roof membrane dressed up at upstand above ventilation system; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5012 Detail 03	27	m		

A	girth 150 - 300mm; upstand at ventilation stack; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5011 Detail 04	32	m			
B	girth 750 - 900mm; upstand at parapet; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5011 Detail 01	67	m			
C	girth 450 - 600mm; upstand at level change; roof membrane build up including insulation dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5013 Detail 04	9	m			
D	girth 450 - 600mm; upstand at level change at lift shaft; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5070	11	m			
	Gutters					
E	forming gutter within flat roof finish; to falls and crossfalls; overall size 300mm wide x max. 280mm deep; including mechanically fixed galvanised steel hard edge to roof membrane manufactures specification; hot air/ solvent weld between membrane and metal upstand; min. 30mm thick SikaTherm tapered insulation or equivalent to gutter; cutting insulation as required; in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5150 Detail C-C	73	m			
	Collars around pipes					
F	soil vent pipe; proprietary collar and weathering; to suit 50mm diameter pipework; membrane dressed and bonded; forming ope; including all insulation, sealants, angle fillets, flashings, counter flashings and the like ; installed in strict accordance with the manufacturer's instructions; refer to Architect's Drawing Nr. 5150 Detail E-E	3	nr			
	Weathering					
G	parapet outlet; 100mm diameter pipe; forming ope; including all insulation, sealants, angle fillets, dressing and the like; in strict accordance with the manufacturer's instructions	7	nr			
H	rainwater outlet; 100mm diameter pipe; forming ope; including all insulation, sealants, angle fillets, dressing and the like; in strict accordance with the manufacturer's instructions; refer to Architect's Drawing Nr. 5150 Detail D-D	2	nr			
I	anchor post to fall restraint system; forming ope; including all insulation, sealants, angle fillets, dressing and the like; in strict accordance with the manufacturer's instructions; refer to Architect's Drawing Nr. 5151 Detail K-K	27	nr			

	ROOFING, CLADDING AND WATERPROOFING: Flexible Sheet Metal Coverings					
	PPC aluminium capping; 3mm thick polyester powder coated aluminium parapet capping; capping profile pressed into drip edge detail hooked over galvanised support brackets at min. 800mm ctrs.; laid on elsewhere measured roof membrane parapet upstand; including all associated fixings, taping, bonding, sealing and the like to complete; in strict accordance with manufacturers recommendations; all in accordance with Architect's Drawing Nr's. 1037 & 5012 and Specification					
	Parapet capping					
A	900 - 1050mm girth; bends -12; as per Architect's Drawing Nr. 5012 Detail 11	31	m			
B	extra over for; external corners	2	nr			
C	extra over for; internal corners	2	nr			
	TERRACE DECK ROOF BUILD-UP TYPE 02					
	ROOFING, CLADDING & WATERPROOFING: Mastic Asphalt, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings					
	1.8mm thick single ply polymeric PVC membrane Sarnafil AT-18 EL Window Grey RAL 7040 or equivalent, mechanically fixed to substrate using R75 thermal tubes and SBF 6.0mm fasteners, on Sikatherm PIR AL insulation, tapered insulation max. 310mm min. 30mm to achieve 0.12 U-value or equivalent, on Sarnvap 5000 vapour control layer with SikaBit Primer-600 or equivalent on elsewhere measured concrete deck and seal all exposed joints; include for all ancillary accessories, movement joints, edge trims, insulation protection angles, fixings and fittings, adhesives, tapes, membranes, flashings, trims etc; all in accordance with manufacturers recommendations; refer to Architect's Drawing Nr's. 1036 & 1038 & Specification J42/110 & P10/111 (R-02)					
	Roofing					
D	horizontal; over 300mm wide; laid on elsewhere measured concrete deck	111	m2			
	Upstands					
E	girth 300 - 450mm; upstand at perimeter; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5013 Detail 11	7	m			
F	girth 300 - 450mm; upstand at perimeter; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5011 Detail 09 & 5150 Detail A-A	20	m			

A	girth 300 - 450mm; upstand at junction with 4th floor; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5013 Detail 01 & 08	26	m			
B	girth 150 - 300mm; upstand at existing stone wall junction; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5151 Detail L-L	14	m			
C	girth 450 - 600mm; upstand at terrace plant screen steel support; roof membrane dressed up at upstand; all in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5151 Detail M-M	4	m			
	Gutters					
D	forming gutter within flat roof finish; to falls and crossfalls; overall size 300mm wide x max. 280mm deep; including mechanically fixed galvanised steel hard edge to roof membrane manufactures specification; hot air/ solvent weld between membrane and metal upstand; min. 30mm thick SikaTherm tapered insulation or equivalent to gutter; cutting insulation as required; in strict accordance with manufacturers recommendations; as per Architect's Drawing Nr. 5150 Detail C-C	16	m			
	Weathering					
E	parapet outlet; 100mm diameter pipe; forming ope; including all insulation, sealants, angle fillets, dressing and the like; in strict accordance with the manufacturer's instructions; refer to Architect's Drawing Nr. 5150 Detail A-A	4	nr			
F	rain water outlet; 110mm diameter pipework; forming ope; including all insulation, sealants, angle fillets, dressing and the like; in strict accordance with the manufacturer's instructions	2	nr			

	LIFT ROOF BUILD-UP TYPE 02					
	ROOFING, CLADDING & WATERPROOFING: Mastic Asphalt, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings					
	1.8mm thick single ply polymeric PVC membrane Sarnafil AT-18 EL Window Grey RAL 7040 or equivalent, mechanically fixed to substrate using R75 thermal tubes and SBF 6.0mm fasteners, on Sikatherm PIR AL insulation, tapered insulation max. 310mm min. 30mm to achieve 0.12 U-value or equivalent, on Sarnvap 5000 vapour control layer with SikaBit Primer-600 or equivalent on elsewhere measured concrete deck and seal all exposed joints; include for all ancillary accessories, movement joints, edge trims, insulation protection angles, fixings and fittings, adhesives, tapes, membranes, flashings, trims etc; all in accordance with manufacturers recommendations; refer to Architect's Drawing Nr's. 1070 & Specification J42/110 & P10/111(R-02)					
	Roofing					
A	horizontal; over 300mm wide; laid on elsewhere measured concrete deck	6	m2			
	Weathering					
B	ventilation outlet; 100mm diameter pipe; forming ope; including all insulation, sealants, angle fillets, dressing and the like; in strict accordance with the manufacturer's instructions; refer to Architect's Drawing Nr. 5070	1	nr			

COLLECTION					
Page No. NEW/82					
Page No. NEW/83					
Page No. NEW/84					
Page No. NEW/85					
Page No. NEW/86					
(47) ROOF FINISHES Carried to Summary					

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	DRAINAGE: Disposal Above Ground					
	Rainwater gutters and fittings; cast aluminium gutter; extruded, 1.6mm thick; polyester powder coating; to selected RAL colour; Agrément certified; strap brackets; all fixed and supported with proprietary supports ; supplied and installed all in strict accordance with manufacturer's instructions; supplied and installed in strict accordance with Architect's Drawing Nr. 2004 and Specification R10/311					
	Gutters					
A	150mm dia. nominal size; half round	3	m			
	Extra over for;					
B	ends	2	nr			
	Rainwater downpipes and fittings; cast aluminium downpipe; to BS EN 12020 / BS EN 755; profiles to match existing cast-iron profiles in dimension, appearance, and detailing; minimum wall thickness: 3-5 mm depending on manufacturer; factory-applied polyester powder coating (PPC); colour to match existing or as specified by the Architect; aluminium or stainless-steel brackets, non-ferrous fixings; brackets to match historic pattern where required; fixings into masonry to use resin anchors or stainless-steel screws with plugs; supplied and installed all in strict accordance with manufacturer's instructions; touch up any site-cut edges with manufacturer-approved primer and paint; all in strict accordance with Architect's Method Statement Section R Rainwater Goods Restoration and Specification R10/370					
	Downpipes					
C	150mm diameter; vertical	118	m			
D	150mm diameter; horizontal	1	m			
	Extra over for;					
E	shoes	10	nr			
F	connection to gutter outlet; including forming ope in gutter	1	nr			

A	connection to gully trap including necessary adaptors	6	nr			
	Pipework ancillaries					
B	420mm (L) x 240mm (W) x 225mm (D) cast aluminium hopper head with leaf guard; to suit 150mm round pipework; back of hopper to be notched to accommodate elsewhere measured T drain rainwater outlet; fixed securely to existing stone wall	11	nr			
	Rainwater downpipes and fittings; HDPE downpipe; to BS EN 1519-1; galvanised steel brackets, fixed with stainless steel screws; fixings into masonry to use resin anchors or stainless-steel screws with plugs; supplied and installed all in strict accordance with manufacturer's instructions; all in strict accordance with Architect's Specification R10/415					
	Downpipes (internal)					
C	110mm diameter; vertical	33	m			
D	110mm diameter; horizontal	5	m			
E	extra over for; insulation wrapped around pipework; 50mm thick preformed flexible closed cell split tube; close butt joint; sealed overlaps with adhesive; continuous vertical silicone sealant at junction; as per Architects Drawings Nr. 5150 Detail; D-D and Specification R10/450	38	m			
	Extra over for;					
F	intumescent pipe collar; at floor penetration	6	nr			
G	long radius bend	2	nr			
	Rainwater outlet; Sarnafil T drain or equivalent; rigid PVC prefabricated injection moulded rainwater outlet for flat roofs; vertical roof outlet; membrane welded to rigid PVC of outlet; VCL tape jointed to outlet, outlet flange securely fixed to the deck; including EPDM rubber injection moulded couplings where outlet connects to downpipe or coupling from down pipe; allow for leaf guard to suit outlet drain; all as per Architect's Drawing Nr's. 1037 and Specification R10/365					
	Pipework ancillaries					
H	outlet; to suit 110mm diameter pipework	4	nr			

	Rainwater outlet; horizontal roof outlets; aluminium; polyester powder coated; with threaded spigot adaptor fitted with downspout flowing to elsewhere measured hopper; mechanically fixed through parapet upstand; flange and clamping collar for roof membrane; including all necessary fixing and fitting to complete; including leaf guard to suit outlet drain; supplied and installed in strict accordance with manufacturer's instructions; all as per Architect's Drawing Nr's. 5150 Detail A-A and Specification R10/365					
	Pipework ancillaries					
A	outlet; to suit 150mm diameter pipework	9	nr			
B	extra over for; extension pipework from horizontal outlet to hopper head ; approx. 900mm long	9	nr			
C	extra over for; forming opening in proposed 650mm thick rebuilt parapet stone wall & 150mm thick reinforced concrete stub for horizontal outlet	6	nr			
D	extra over for; forming opening in proposed timber parapet wall for horizontal outlet	3	nr			
	Floor gullies; local floor drain; stainless steel; bell trapped; grating/ cover contoured to match channels flat; including all associated seals, foul air traps etc.; all fitted in strict accordance with the manufactures instructions; in strict accordance with the Engineers drawings and specifications; refer to Architect's Drawing Nr. 1031 and Specification R11/315					
	Floor gullies					
E	generally	3	nr			
	Extra over for;					
F	forming recess and fitting in reinforced concrete floor slab; making good upon completion	3	nr			
	MECHANICAL INSTALLATIONS: Sundries & Builders Work					
	Pipe casings; 12.5mm thick Gyproc Rigidur, or equivalent plasterboard; fixed on Gyproc 60S50, or equivalent metal studwork at 600mm c/c; 50mm thick Rockwool Techtube, or equivalent acoustic insulation wrapped around pipework; fixings; in strict accordance with the Architects Drawings					
	Pipe Casings					
G	300 x 300mm section; to three sides; vertical	75	m			

	PAINTING AND DECORATING: Painting Prepare and clean down; knot, fill, spot priming; two undercoats and two finish coats; eggshell paint; to BS 6150; all as per Architects Specification To plaster surfaces					
A	> 300mm girth	67	m2			

COLLECTION

Page No. NEW/88

Page No. NEW/89

Page No. NEW/90

Page No. NEW/91

(52) DRAINAGE & REFUSE DISPOSAL
Carried to Summary

	GENERALLY					
	Notes					
	the Contractor must include for the following in its tender rates:					
	refer to the Architect & Engineer Drawings & Specifications provided for full details		Note			
	the Contractors attention is drawn to the Room Data layout drawings which identify the locations of fixtures and fittings		Note			
	the Contractor shall note that any sizes given in the descriptions for individual items are nominal approximate sizes and are given for guidance only; the rates for each item shall be deemed to include for providing the correct combination of individual components to complete the fixtures and fittings to the overall dimensions as shown on the detail drawings and as described in the Architect's Specification		Note			
	the Contractor shall note the descriptions given in individual items are not comprehensive and are provided for guidance to the Contractor in pricing the items; the Contractor must make full reference to the detail Drawings and Specification; the rates shall be deemed to include for everything necessary to supply and install all fixtures and fittings complete and in accordance with the Drawings and Specification		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	the Contractor must include for all Notes in this element within its tender rates		Note			
	FLOOR, WALL AND CEILING FINISHINGS: System Partitions					
	Cistern boxing out; timber frame boxing out to cistern, complete with MDF face panels; 1nr. removal panel fixed with button fix to timber frame to access the cistern; seal all holes, gaps, service penetrations, perimeter junctions and around openings; include necessary fittings and fixings to complete; fixed in strict accordance with the manufacturer's instructions; all as per Architect's Drawing Nr. 1036 and Specification					
	Concealed cisterns					
A	2205mm high dimensions; depth of boxing out varies; approx. 200mm - 300mm deep	2	m			
B	extra over for removal panel	1	nr			

	GLAZING: Special Glazing				
	Mirrors; over-sink mirrors; 6mm polished bevel; polypropelyne safety film; include for all proprietary fixings to back of mirror; all as per Architect's Sanitaryware Schedule Ref 7002 & Specification Ref: N13/438				
	Mirrors				
A	400 x 26 x 1080mm	1	nr		
	FITTINGS: Fittings, Equipment & Furniture				
	Supply, assemble and fix in position the following sanitaryware fittings & accessories; anti-fungicidal mastic between fitting and structure; to backgrounds requiring plugging; installed all in strict accordance with manufacturer's instructions; all as per Architect's Drawings, Sanitaryware Schedule & Specification N13				
	WC; Fourth Floor Level; Room Ref: R-04				
B	Toilet; Back-to-wall bowl Washdown; CL2 full flush 6 l/min; horizontal outlet; 360x560x450 mm overall dimensions; Vitreous China; Glossy White Finish; Ring seat 375x435x40 mm Finish Silk Black. Include for toilet cistern 385x190x390 mm overall dimensions; white glossy finish; 6/3 L dual flush; Back Rest 360x90x145mm matte black rail; neutral cushion; Sealing: Silicone seal between WC Pan and Floor Finish. Standards: WC bowl to BS EN 997 & BS EN 33; include for all sealing between WC pan and floor finish; installed in strict accordance with the Manufacturers instructions	1	nr		
C	Wash hand basin; handrinse basin; 1 tap hole; without overflow; 370x210x120mm overall dimensions; vitreous china; white gloss finish; include for basin mixer 51x146x131 mm overall dimensions; 110 mm spout projection in matt black finish, 3.8 l/min (3 bar), no waste; Bottle trap 70x348x152 mm in matte black finish; wall mounted fixings to be provided by manufacturer	1	nr		
D	Toilet roll holder; 122x135x55 mm overall dimensions; colour to be matte black; fixings to be provided by Manufacturer	1	nr		
E	Wall mounted soap dispenser; 210 x 50 x 50mm; stainless steel; colour to be matte black; to be wall mounted using all proprietary fixings provided by Manufacturer	1	nr		
F	Hand dryer; high speed hand dryer; 302 x 312 x 172mm overall dimensions; colour to be matte black; automatic activation; brushed motor; power output of 1400 Watts; drying time of 15 seconds; filter included; fixed to wall with all proprietary fixings; refer to Architects Sanitaryware schedule Ref: 7002 for further details	1	nr		
G	Towel hook; 48 x 45 x 48mm overall dimensions; colour to be matte black; all fixings to be supplied by Manufacturer	3	nr		

A	Grab rail; horizontal and vertical; 605 x 35 x 80mm overall dimensions; colour to be matte black; to be installed at 490mm centres; all fixings to be provided by Manufacturer	4	nr			
B	Door mounted grab rail; horizontal; 455 x 35 x 80mm overall dimensions; to be installed at 340mm centres; fixings to be provided by Manufacturer	1	nr			
C	Hinged support rail; colour to be matte black; 107 x 800 x 848mm overall dimensions; all fixings to be supplied by Manufacturer	2	nr			
D	Colostomy shelf; overall dimensions of 400mm; brushed satin stainless steel; anti-theft; robust wall fixing; cast 304 grade stainless steel; fixed with proprietary fixings	1	nr			
	Accessories					
E	stainless steel coat hooks	2	nr			

COLLECTION

Page No. NEW/93

Page No. NEW/94

Page No. NEW/95

(74) SANITARY FITTINGS
Carried to Summary

SUMMARY	Page No.
(21) EXTERNAL WALLS	NEW/4
(22) INTERNAL WALLS	NEW/10
(23) FLOORS, GALLERIES	NEW/13
(27) ROOFS	NEW/20
(28) FRAME	NEW/25
(31) EXTERNAL WALL: COMPLETIONS	NEW/31
(32) INTERNAL WALLS: COMPLETIONS	NEW/39
(33) FLOORS, GALLERIES: COMPLETIONS	NEW/42
(37) ROOF: COMPLETIONS	NEW/60
(41) WALL FINISHES EXTERNALLY	NEW/65
(42) WALL FINISHES INTERNALLY	NEW/70
(43) FLOOR FINISHES	NEW/75
(45) CEILING FINISHES	NEW/81
(47) ROOF FINISHES	NEW/87
(52) DRAINAGE & REFUSE DISPOSAL	NEW/92
(74) SANITARY FITTINGS	NEW/96

TOTAL AMOUNT TO GENERAL SUMMARY

(74) SANITARY FITTINGS

2.4 GARDEN AREA WORKS

	DEMOLITIONS & ALTERATIONS: Demolition				
	General clearance; segregating all debris as required by the local authority and disposal off site to accredited tip; refer to Architects Drawings 1020 - 1021 and Secification Ref: Q31/112				
	General rubbish and debris				
A	generally; to entire site	1	Item		
	Loose rubble, blocks, stones and like items				
B	generally	1	Item		
	Decommissioning and removing existing services installations; including segregating all debris as required by local authority and disposal off site to accredited tip; making good work disturbed; in strict accordance with the Architects and Service Engineers drawings and specifications				
C	Decommissioning and removal of 1000L oil tanks; disposal off site	2	nr		
	Demolishing parts of existing structures; temporary supports, needling and propping; making good any damage caused from temporary supports; removal of all furnishes, fittings, finishes, completions and joinery on or within the structure; saw cutting and making good at junctions with retained structures; making good to structures, finishes and any other work disturbed; segregating all debris as required by the local authority and disposal off site to accredited tip; Contractor to visit site to ascertain scope of works				
	Finishes				
D	careful hacking off of existing cementitious plaster to masonry boundary wall; leave ready for elsewhere measured re-pointing works	10	m2		
	Existing Site Boundaries & Structures				
E	demolition of existing concrete capping; approximate dimensions of 640 x 100mm thick; disposal off site; make good to underlying stone wall on completion	20	m		
F	demolition of existing blockwork wall to boundary with public road; include for any necessary cutting at junctions to retained structures; include for demolishing down to, and grubbing up of existing foundations ; maximum thickness of 580mm; approximate height of 3300mm; all in accordance with Engineers Specifications & approval	11	m		

	Demolishing Individual Structures; include for removal of all building elements, down to and including grubbing up of existing foundations where necessary; include for saw cutting to any junctions to other structures; making good to adjoining structures, finishes and any other work disturbed; segregating all debris as required by the local authority and disposal off site to accredited tip; Contractor to visit site to ascertain scope of works					
A	demolition of outbuilding brick-built masonry outbuilding with partially collapsed slate roof structure; grubbing up rising walls & foundations and backfilling to voids with compacted crushed stone to SR21 fill material; include for removal of all rubbish & debris currently left in building and dispose off-site; overall approx. dimensions 6200mm (w) x 2400mm (l) x 3000mm (h); (Ref: Demo 45 - LGF)	1	item			
B	demolition of single storey outdoor lavatory masonry structure; including internal sanitary ware; grubbing up rising walls & foundations and backfilling to voids with compacted crushed stone to SR21 fill material; overall approx. dimensions 1900mm (w) x 1700mm (l) x 2700mm (h); (Ref : Demo 43 - LGF)	1	item			
	Making good remaining structures following demolition works; making good to junctions with retained structures, finishes and any other work disturbed ready for new finishes; junction with existing structure					
	External - Walls					
C	making good to vertical junctions with retained structures; approx. total 215mm (w) x 6000mm (l) junction with existing stone wall; (Ref: Demo 43 - LGF)	1	item			
D	making good to vertical junctions with retained structures; approx. total 600mm (w) x 17000mm (l) junction with existing stone masonry rear wall to No. 4 Great Georges Street; (Ref: Demo 46 - LGF & 09 - Ele E)	1	item			
E	making good to vertical junctions with retained structures; approx. total 600mm (w) x 17000mm (l) junction with existing stone masonry garden wall; (Ref: Demo 46 - LGF & 09 - Ele E)	1	item			
F	making good to vertical junctions with retained structures; approx. 150mm (w) x 6000mm (l) junction with existing stone masonry garden wall; (Ref: Demo 27 - UGF)	1	item			

	DEMOLITIONS & ALTERATIONS: Alterations					
	Removing; take full photographic survey; carefully lift, remove, label, and store approriately for later reinstatement; making good any work disturbed to match existing and surrounding area; refer to Architect's Method Statement for further information					
	Existing defective slate capping; careful removal of loose, cracked, or delaminated lime mortar capping using hand tools only; carefully lift any existing slate elements that are to be reused; label and store on padded timber beams for later reinstatement; avoid damaging the wall head or dislodging stones beneath the capping; treat and clear any vegetation, debris, and accumulated organic matter from the top of the wall; prepare the wall head by brushing down the wall head using soft bristle brushes; remove all friable mortar from joints by hand raking; leave surface ready to receive new/retained slate capping; refer to Architect's Method Statement Section P and Drawing Nr. 7744 for further details					
A	generally	5	m2			
	Existing courtyard paving ; carefully lift, clean and store safely until re installation existing exterior limestone paving slabs; reinstallation measured within Element (40); Contractor to undertake a measured survey of the paving layout, noting slab sizes, orientation, falls, and any historic patterns; photograph all areas prior to intervention; identify cracked, delaminated, or unstable slabs requiring special handling; carefully lift existing limestone slabs; inspect each slab for structural integrity, delamination, or historic repairs; clean using soft bristle brushes and water; no acids, power-washing, or aggressive mechanical cleaning ; sort slabs by size and thickness to facilitate reinstatement; identify slabs unsuitable for reuse; retain on site for archival storage unless directed otherwise; all in strict accordance with Architect's Method Statement Section M Exterior Basement Pavement					
B	careful removal of courtyard pavers; (Ref: Demo 40 - LGF)	102	m2			
C	careful removal of pavers to external lower ground floor; (Ref: note 18 - Drg Nr. 7721)	4	m2			
	Partial demolition of brick & stone masonry boundary wall structure to rear of No. 4 Great Georges Street; full photographic survey to be carried out prior to commencement of works; carefully dismantle wall and reclaim any fabric suitable to be reused; number stones to leave ready for later reinstatement; reinstatement measured in Element '30'; grubbing up rising walls & foundations and backfilling to voids with compacted crushed stone to SR21 fill material; overall approx. dimensions 16,606mm (w) x (varies)mm (h) x 600mm (d); (Ref: Demo 46 - LGF & 09 - Ele E); refer to Section P of Architects Method Statement Ref: A-0005, and Specification Ref: C41/310 for further details; (Ref: Demo 46 - LGF)					
D	approx 7120mm high; from GF level	17	m			
E	approx 4450mm high; from UGF level	10	m			

	Removal of existing ESB metering cabinet enclosure; include for isolating, disconnecting and removal of existing ESB metering cabinet enclosure; Contractor to allow for liaising with local ESB design office and WCCC Engineers to agree isolation procedures and planned outages to facilitate the new works; all as per Services Engineers Drawing Nr E-0201, and Specifications; (NOTE 1, drg. 8010)					
	Removal of Electrical Installation					
A	ESB metering cabinet; generally	1	nr			
	Cutting openings or recesses and altering openings in existing structures ; saw cutting and making good at junctions with retained structures to form finished edge; temporary supports, needling and propping; making good any damage caused from temporary supports; segregating all debris as required by local authority and disposal off site to accredited tip ; making good finishes disturbed					
	Openings in existing structure					
B	forming new structural ope through existing stone masonry wall between courtyards; overall dimensions approximately 2550 x 2370 x 520mm; include for all necessary cutting, careful removal of masonry with hand tools, needling & propping; retain any reusable stone and store for future patching or landscaping use; construct new reveals in accordance with Engineer's Specification using suitable clay brick and lime mortar; include for formation of arched brick head; refer to page 97 of Architects Method Statement & Drawing 1020 for further details (Ref: Demo 44 - LGF)	1	nr			
C	forming new structural ope through existing stone masonry boundary wall to existing car park; overall dimensions approximately 1560 x 2100 x 700mm; include for all necessary cutting, careful removal of masonry with hand tools, needling & propping; retain any reusable stone and store for future patching or landscaping use; construct new reveals in accordance with Engineer's Specification using suitable clay brick and lime mortar; include for formation of arched brick head; refer to page 67 of Architects Method Statement & Drawing 1020 for further details; (Ref: Demo 29 - UGF)	1	nr			
	Removing; making good any work disturbed					
	Fittings and Fixtures - External					
D	removal of timber garden door and frame in existing stone masonry boundary wall; (Ref: Demo 28 - UGF)	1	nr			

	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Non-invasive removal of vegetation to city walls at areas outlined on Architect's Drawing Nr. 8010; identify all vegetation types; remove woody stems by cutting at the base; allow foliage to die back naturally before gentle removal; avoid pulling live roots from joints to prevent stone displacement; treat regrowth with a conservation-approved biocide applied by brush or low-pressure spray; clear debris from wall tops, copings, and drainage channels; include for repointing with lime mortar following removal of vegetation; method statements to be prepared by the Contractor for prior approval by the Employer's Representative & Conservation Architect; all as per Architect's Drawings & Specification; refer to Section P of the Architect's Method Statement A-0005					
	Cleaning Surfaces					
A	to stonework base; generally	195	m2			
	Repointing; to existing brick and stone masonry walls; following removal of external render (measured elsewhere) rake out all loose, powdery, or decayed mortar until sound mortar is reached and thoroughly brush out joints to remove dust, debris and any vegetation; wet thoroughly before applying material to control suction, tamping out with coarse stuff mixed at a volume ratio of 1 part of lime to 3 parts of washed plastering sand to BS 1198; lichens and vegetation not fully removed may grow back through the new mortar, so all joints must be clean, with no organic material; when replacing the joint material pinnings may be required; these should not exceed 25mm in any dimension except their depth; lime mortar to match finishing coat of render, ie. lime and fine sand 1:2 or 1 :2.5; only areas where mortar is found to be loose and/or decayed or where joints are open need to be repointed; however, if joints have been pointed in a cementitious mortar, this should be removed back as far as the lime base; any damage caused must be made good by the contractor to match existing; in strict accordance with the manufacturers instructions; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render and Specification C41 and Z21/310					
	Samples					
B	complete 3nr. sample panels 1m x 1m; to be undertaken prior to the commencement of the works under the strict direction of the Architect	1	item			
	Repointing					
C	brickwork/ stonework; to external garden walls	195	m2			

	EXCAVATION & EARTHWORK: Excavation					
	Removing					
	Existing trees; including grubbing up roots; backfilling to root voids with imported granular fill material; laid and compacted in strict accordance with the Engineers Specification; full segregation of materials; including disposal off site to accredited tip site in strict accordance with the requirements of the Local Authority; refer to Architects Drawing 8010					
A	0.45 - 1.50m girth	2	nr			
	Vegitation; non-invasive removal of vegitation refer to Method Statement					
B	to garden; generally	177	m2			
	Excavation					
	Topsoil to be preserved					
C	average 200mm deep	159	m2			
	To reduce levels					
D	starting at existing ground level; not exceeding 2.00m deep	121	m3			
	To remove soft spots					
E	not exceeding 2.00m deep	50	m3			
	Extra on excavation items for					
	Breaking up existing hard surfaces; saw cutting both sides at junction with retained surfaces and structures; segregating all debris as required by the local authority and disposal off site to accredited tip					
F	existing 150mm thick concrete surfaces with stone base under	13	m2			
	Being next to existing structures; taking care to prevent damage; hand excavation as necessary; taken from starting level to bottom of excavations					
G	existing masonry wall	49	m2			
	Disposal					
	Water					
H	surface	1	Item			
	Excavated material					
I	off site	171	m3			

	Filling; capping layer; crushed stone, 100mm down; on formation; compacted in accordance with the Engineers Specifications					
	Filling; to make up levels					
A	average thickness > 250mm	90	m3			
	CONCRETE WORK: In-Situ Concrete Work					
	Plain in-situ concrete; Grade 20N/mm2					
	Filling to soft spots					
B	poured on and against earth or unblinded hardcore	50	m3			

COLLECTION					
Page No. GAW/1					
Page No. GAW/2					
Page No. GAW/3					
Page No. GAW/4					
Page No. GAW/5					
Page No. GAW/6					
Page No. GAW/7					
(10) PREPARED SITE Carried to Summary					

GENERALLY					
Notes					
Generally					
The Contractor must include for the following in it's tender rates		Note			
where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
refer to Architects Drawings for location of site structures		Note			
site structures refer to the Plant rooms, external steps, bin store, conservatory, and fountain		Note			
the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
the Contractor is required to include in the rates for all costs associated with adapting, adjusting levels and making good at junctions between new and existing / retained finishes as necessary		Note			
the contractor must allow in their rates for working around existing and retained structures and adjoining buildings		Note			
CONSERVATORY					
GENERALLY					
Notes					
Generally					
full photographic record of all elevations, junctions, fixings, and decorative elements to be taken prior to dismantling of conservatory		Note			
al components to be reinstated to be numbered and tagged prior to dismantling		Note			
the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
the Contractor is required to include in the rates for all costs associated with adapting, adjusting levels and making good at junctions between new and existing / retained finishes as necessary		Note			
the contractor must allow in their rates for working around existing and retained structures and adjoining buildings		Note			

	all work is to be carried out in strict accordance with the Architects Method Statement and Specification Ref: B12/110		Note			
	DEMOLITION & ALTERATIONS: Demolition					
	Notes					
	Generally					
	sequence dismantling from non-structural to structural elements		Note			
	General clearance; all loose materials, fitted furniture, waste, debris, internal furnishings, finishes, completions and all other miscellaneous items; segregating all debris as required by the local authority and disposal off site to accredited tip					
	General clearance					
A	generally	1	item			
	Hygienic clean / removal; works to be undertaken by a qualified & certified specialist Contractor; survey the building prior to completing any works; carefully remove any animal waste, carcasses, nesting material etc; cleaning of all surfaces as necessary; allow for all necessary detergents, disinfectants and the like; dispose off site to an accredited facility; in accordance with the Health & Safety Authority, EPA & Safety, Health and Welfare at Work Regulations 2006					
	General clearance					
B	generally	1	item			
	Demolishing parts of existing structures; temporary supports, needling and propping; making good any damage caused from temporary supports; removal of all furnishes, fittings, finishes, completions and joinery on or within the structure; saw cutting and making good at junctions with retained structures; making good to structures, finishes and any other work disturbed; segregating all debris as required by the local authority and disposal off site to accredited tip; Contractor to visit site to ascertain scope of works					
C	Careful removal of all external window cills; dispose off site	15	m			
D	Removal of broken/defective window panes to front and sides of conservatory; and disposal off site; affected areas as shown on Architect's Drawing Nr. 7730 & 7731	12	nr			

A	Demolish existing aluminium roof structure & finishes to accommodate new extension to existing building; contractor to visit site to determine full extent of works involved; removal of roof glazing, eaves, flashings, ridge beams, etc.; all necessary cutting existing rafters and roof structure to be included; contractor must ensure that proper waterproofing/weatherproof measures are taken when opening up existing building; making good of all disrupted finishes on completion; tying in with existing; all levels must be agreed with Architect and Engineers prior to start of demolitions; include for all temporary propping, supports and bracing required; disposal off site; all as per Architects and Engineers drawings and specifications	1	item			
B	Careful removal of all fascia boards / boxing out detail; disposal off site	17	m			
C	Careful removal of existing rainwater goods; include for removal of any swan neck bends and the like; dispose off site	22	m			
D	Careful removal of existing external shiplap cladding; dispose off site	7	m2			
E	Demolishing part of existing conservatory window system; including removal of sash window and surrounding frame; make good to exposed parts of structure left remaining; leave ready to recieve new elsewhere measured works	3	m2			
F	Demolish existing aluminium roof structure; contractor to visit to site to determine full extent of works involved; include for removal of existing wall plates; contractor must ensure that proper waterproofing/weatherproof measures are taken when opening up existing building; making good of all disrupted finishes on completion; all levels must be agreed with Architect and Engineers prior to start of demolitions; include for all temporary propping, supports and bracing required; disposal off site; all as per Architects and Engineers drawings and specifications	1	item			
	<u>Temporary protections to all retained finishes, completions and fittings</u>					
	Allow for all costs associated with protecting existing structures; including all associated re-instatements from damage caused during the works					
G	generally	1	item			
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	<u>Notes</u>					
	Each window and door is to be priced individually (do not group windows and doors together in one price)		Note			
	all dimensions provided are indicative and must be measured and verified on-site		Note			

	all timber elements within the conservatory, including sash frames, cills, pallister columns, floorboards, joists, and structural members are to be inspected by a competent conservation joiner for evidence of wood-boring insect activity and fungal decay prior to refurbishment works		Note			
	prior to reinstatement of the conservatory, a full structural assessment of the primary steel support beams is to be undertaken by a qualified Structural Engineer to determine the full extent of treatment works to be carried out		Note			
	Inspection Report prior to commencement					
A	prior to commencing the repair and restoration works to the existing windows and doors, the Contractor must carry out a detailed inspection report of all windows and doors for issue to the Conservation Architect; this will include temporary removal of sashes to inspect the full extent of decay to the frames as required; the report must be issued to the Conservation Architect in a sequential / phased manner to allow full review and finalisation of the proposed scope of works to be undertaken prior to commencement	1	item			
	Treatment of existing timber; preparation of existing timbers; carefully clean, remove dust, loose materials and brush down to all timbers; treatment of dry rot by removing mycelium and fruiting bodies from adjacent masonry using brushes and low-pressure vacuum; apply conservation-approved fungicidal paste or gel to affected timber surfaces only where active growth is confirmed; treatment of wet rot by applying preservative to affected areas; treatment of woodworm by applying low-toxicity, conservation-approved boron-based treatments by brush or injection; all applied in strict accordance with manufacturers instructions; works to be undertaken and certified by a specialist sub-contractor; all in strict accordance with Architect's Method Statement Section S Dry / Wet Rot & Woodworm Treatment					
	Sliding Sash Windows					
B	1135mm wide x 2105mm high overall dimensions; ref UG W-10	1	nr			
C	1145mm wide x 2105mm high overall dimensions; ref UG W-10	1	nr			
D	1130mm wide x 2105mm high overall dimensions; ref UG W-10	1	nr			
E	1095mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
F	1135mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
G	1140mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
H	1135mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
I	1145mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			

	Fixed Glazed Windows				
A	760mm wide x 2060mm high overall dimensions; ref UG W-11	1	nr		
B	760mm wide x 2060mm high overall dimensions; ref UG W-12	1	nr		
	Timber cladding repair				
C	generally; allow for 50% replacement with new on like-for-like basis	3	m2		
	Beaded timber columns				
D	approx 2100mm long; vertical; generally	4	nr		
	Timber framing				
E	> 300mm wide; generally	7	m2		
F	< 300mm wide; vertical; generally	26	m		
G	< 300mm wide; horizontal; generally	17	m		
	Window frame cladding; externally				
H	> 300mm wide; vertical	24	m		
I	> 300mm wide; horizontal	17	m		
	Window frame cladding; internally				
J	> 300mm wide; horizontal	17	m		
	Floorboards				
K	> 300mm wide; horizontal	18	m2		
	Floor joists				
L	approx 110mm x 80mm cross-section dimensions; horizontal	46	m		

	Refurbishment of Existing Timber Sliding sash Windows & Frames; 6 over 6 pane arrangement; dismantle existing windows carefully and sequentially, starting with non-structural elements; remove all staff and parting beads, remove any ironmongery and store safely for later reinstatement; all loose paint to be stripped and sashes, frames and beads to be sanded; check for evidence of rot; replace irreperable sections with matching species and profile; lead weights to be refurbished; glass panes are to be removed individually, reinstated where feasible, and replaced on a like-for-like basis where necessary; sash windows to be removed intact where possible; historic glass panes are to be retained where possible, and any damaged / broken panes are to be replaced as per Architects specifications; check integrity of fasteners to meeting rails and replace where broken; repair sash cords where required; repaint all timbers, primer and three topcoats; include for brass window latch lock fastener; re-glaze all units using linseed oil putty ; reassemble windows on site including installation of refurbished sashes; check pulleys and weights are fully operational; make good to all sashes on completion, providing new clasps, etc. where required; all work subject to stage-by-stage inspection by Conservation Joiner; all in strict accordance with Section H of the Architects Method statement and Specifications; Refer to Architects Window Schedule Drawing Nr. 6002 for further details; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Sliding Sash Windows					
A	1135mm wide x 2105mm high overall dimensions; ref UG W-10	1	nr			
B	1145mm wide x 2105mm high overall dimensions; ref UG W-10	1	nr			
C	1130mm wide x 2105mm high overall dimensions; ref UG W-10	1	nr			
D	1095mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
E	1135mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
F	1140mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
G	1135mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			
H	1145mm wide x 2105mm high overall dimensions; ref UG W-13	1	nr			

	Refurbishment of Existing conservatory fixed glazed gable windows & frames; window unit to be refurbished; dismantle existing windows carefully and sequentially, starting with non-structural elements; remove all staff and parting beads, remove any ironmongery and store safely for later reinstatement; all loose paint to be stripped and sashes, frames and beads to be sanded; check for evidence of rot; irreperable sections to be replaced with matching species and profile; glass panes are to be removed individually; windows to be removed intact where possible; historic glass panes are to be retained where possible, and any damaged / broken panes are to be replaced as per Architects specifications; check integrity of fasteners to meeting rails and replace where broken; check pulleys and weights, repair sash cords where required; repaint all timbers, primer and three topcoats; re-glaze all units using linseed oil putty; reinstate all sashes in-situ; make good to all sashes on completion, providing new clasps, etc. where required; all work subject to stage-by-stage inspection by Conservation Joiner; all in strict accordance with Section H of the Architects Method statement and Specifications; Refer to Architects Window Schedule Drawing Nr. 6002 for further details; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H Fixed Glazed Windows					
A	760mm wide x 2060mm high overall dimensions; refer to window UG W-11	1	nr			
B	760mm wide x 2060mm high overall dimensions; refer to window UG W-12	1	nr			
	Refurbishment of Existing conservatory high level window & frame; window unit to be refurbished; dismantle existing windows carefully and sequentially, starting with non-structural elements; remove all staff and parting beads, remove any ironmongery and store safely for later reinstatement; all loose paint to be stripped and sashes, frames and beads to be sanded; check for evidence of rot; irreperable sections to be replaced with matching species and profile; glass panes are to be removed individually; windows to be removed intact where possible; historic glass panes are to be retained where possible, and any damaged / broken panes are to be replaced as per Architects specifications; check integrity of fasteners to meeting rails and replace where broken; repaint all timbers, primer and three topcoats; re-glaze all units using linseed oil putty; reinstate all sashes in-situ; include for brass window latch lock fastener; make good to all surfaces on completion; all work subject to stage-by-stage inspection by Conservation Joiner; all in strict accordance with Section H of the Architects Method statement and Specifications; Refer to Architects Window Schedule Drawing Nr. 6002 for further details; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H Fixed Glazed Windows					
C	3050mm wide x 835mm high overall dimensions; triangular; refer to window UG W-14	1	nr			

	Wrought Iron Brace Repair; existing wrought iron brace supports at ridge and wall plate level; to be retained and reused; allow for dismantling, storage, treating for any corrosion and repainting; to be later reinstated (elsewhere measured) by means of incorprating into new timber roof structure; all as per Architects Method Statement and Specifications; refer to Section AA on Architects Drawing Nr. 7733 for brace profiles; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H and Specification Ref: L20/740 for further details					
	Supporting braces					
A	full braces; approx 840mm long vertical bar; approx 2685mm long horizontal bars	2	nr			
B	top section of braces; to be fixed to elsewhere measured new section of brace to form new full brace; approximately 265mm long; vertical	11	nr			
	Treatment of Structural steel beams; full assessment of both (2) primary steel support beams to be undertaken by a qualified Structural Engineer prior to commencement of reinstatement works; all exposed steel is to be cleaned back to sound metal using appropriate conservation-grade methods; areas of rust corrosion are to be stabilised, treated with a compatible rust-inhibiting primer; finished with a protective coating suitable for historic structures; any sections identified as structurally compromised are to be repaired or strengthened in accordance with the engineer's recommendations, ensuring minimal intervention and retention of original material where feasible; all as per Section H of the Architect's Method Statement and Engineer's recommendations / approval; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Metal repair					
C	existing structural steel beams;	14	m			
	Treatment / repairs to existing interior cladding; interior cladding to be inspected and assessed for any potential rot, splitting or mechanical damage; to be consolidated where feasible; allow for replacement of rotten sections with matching turned timber on a like-for-like basis; allow for and include 60& to be retained and treated and 40% to replaced with new accoya; allow for all necessary treatment to timber surrounding affected areas with a conservation appropriate low-toxicity insecticidal treatment; retain all original detailing and profiles; refer to Detail 05_A 5020 on Architects Drawing Nr. 7734 & Section H of Method Statement; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Timber cladding repair					
D	generally; allow for 50% replacement with new on like-for-like basis	6	m2			

	Treatment / repairs to existing beaded timber columns; beaded timber columns to be inspected and assessed for potential presence of rot, splitting and mechanical damage; columns to be consolidated where feasible; all rotten sections to be replaced on a like-for-like basis with matching turned timber; allow for and include 30% retention of old and 70% replcement with new on a like-for-like basis; include for splicing to rotten sections of retained columns; all orginal detailing and profiles are to be retained; allow for all necessary treatment to timber surrounding affected areas with a conservation appropriate low-toxicity insecticidal treatment; all as per Architects Drawings and Method Statement					
	Beaded timber columns					
A	approx 2100mm long; vertical; generally	11	nr			
	Treatment / repairs to existing conservatory timber framing / dwarf stud walls; to be repaired locally with matching species and section; all decayed timber to be cut back to sound material; allow for and include 30% retention of old and 70% replcement with new on a like-for-like basis; include for splicing to rotten sections of retained columns; allow for all necessary treatment to timber surrounding affected areas with a conservation appropriate low-toxicity insecticidal treatment; all as per Architects Drawings and Method Statement; refer to existing detail 4 on drawing 7731 and detail 14 & 15 on drawing 7734; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Timber framing					
B	> 300mm wide; generally	7	m2			
C	< 300mm wide; vertical; generally	26	m			
D	< 300mm wide; horizontal; generally	17	m			
	Treatment / repairs to existing external timber cladding; existing exterior timber cladding to be assessed for rot, splitting or mechanical damage; to be consolidated where feasible; replace any rotten sections with accoya timber with profiles to match existing; allow for and include 60& to be retained and treated and 40% to replaced with new accoya; allow for any necessary treating of timber using a conservation appropriate, low-toxicity insecticidal treatment; refer to label 'F' on Detail 14 on Drawing 7734; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Window frame cladding; externally					
E	> 300mm wide; vertical	24	m			
F	> 300mm wide; horizontal	17	m			

	Treatment / repairs to existing internal timber cladding; existing interior timber cladding to be assessed for rot, splitting or mechanical damage; to be consolidated where feasible; replace any rotten sections on a like for like basis; allow for and include 50% to be replaced and 50% to be treated and retained; allow for any necessary treating of timber using a conservation appropriate, low-toxicity insecticidal treatment; refer to label 'G' on Detail 14 on Drawing 7734; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Window frame cladding; internally					
A	> 300mm wide; horizontal	17	m			
	Treatment / repairs to existing floorboards; inspect all floorboards to conservatory and assess for any structural decay, splitting, etc.: reinstate all previously removed floorboards to inspect underlying floor joists; replace any rotten / damaged timber on a like-for-like basis using matching timber; allow for and include 50% to be treated and retained and 50% replacement on a like-for-like basis, to match existing; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Floorboards					
B	> 300mm wide; horizontal	18	m2			
	Treatment / repairs to cantilevered floor joists; existing timber floorboards to be lifted to allow an inspection of the existing underlying floor joists to be carried out; joists are to be retained where feasible; replace only those joists exhibiting structural decay; retain all sound timber; allow for and include 50% to be treated and retained and 50% replacement on a lik-for-like basis; all as per Architects Drawings 7730 - 7734 & and Method Statement Section H					
	Floor joists					
C	approx 110mm x 80mm cross-section dimensions; horizontal	46	m			
	Wrought iron braces; reinstatement of previously removed and corrosion treated (elsewhere measured) wrought iron braces to their original position; refer to Architect's drawings ref: 7733 & Method Statement					
D	approx 2690mm horizontal bars; approx 835mm vertical bars; including iron ring connection at centre junction	2	nr			

	BRICKWORK AND BLOCKWORK; Ancillaries to brickwork and blockwork				
	Damp Proof Courses; DPC or compressible sealing tape between cill and lower frame to prevent moisture ingress and allow breathability; to Architect's approval; include for all necessary Accoya compatible sealants at junctions with frame, jambs, and external finishes; all as per Architects Specifications; refer to detail 05_A 5020 on Architect's drawing nr. 7734				
	Damp Proof Courses				
A	not exceeding 225mm wide	16	m		
	ROOFING, CLADDING & WATERPROOFING; Flexible Sheet Metal Coverings				
	Flashings; code 4 lead flashing to BS EN 12588;cast and BBA certified; patination oil; sealed with waterproof sealant; all as per Architect's Drawings and Specification				
	Flashing				
B	girth 150 - 300mm wide; to abutment of existing masonry wall to adjoining conservatory roof	4	m		
C	girth 150 - 300mm wide; overlaying barge board to front gable; include for drip detail; refer to detail 12 on Architect's Drawing Nr. 7734;	4	m		
	Counter Flashing				
D	girth 150 - 300mm wide; chased a minimum of 25mm into existing masonry wall; pointed with lime mortar; to abutment of existing masonry wall to adjoining conservatory roof	4	m		
	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Decking				
	Internal cladding; replacement of any existing internal cladding with a presence of rot, splitting, mechanical damage, etc.; replacement to be on a like-for-like basis, to match existing cladding; retain all original profiles and detailing; refer to detail 05_A 5020 on Architect's drawing nr. 7734, and Section H of the Method Statement				
	Coverings				
E	vertical; exceeding 300mm wide	8	m2		

	Ventilated Side Cladding - Accoya Panel System; 63mm overall thickness; consisting of 20mm solid Accoya panelling, with a vertical V groove profile to simulate traditional tongue & groove boarding; fixed with stainless steel fixings to 25 x 44mm vertical timber battens of a matching softwood timber species, to form a ventilated cavity; screw fixed to 18mm thick structural plywood sheathing, with a breather membrane between, lapped and taped to Manufacturer's guidance; all fixed back to elsewhere measured conservatory timber framing; installed in accordance with Architects Method Statement, Specifications and Drawings; refer to detail 04 on Architect's Drawing Nr. 7734 for section detail and Specification ref: B12/110					
	Coverings					
A	vertical; > 300mm wide; to timber base	8	m2			
	Extra over for					
B	Junction to masonry wall; include for all necessary weatherproof sealants	2	m			
C	corners	2	nr			
	WOODWORK: Structural & First Fixings					
	Hardwood; treated; grade C24; all to comply with IS 444: 1998; as per Engineer's Drawings & Specifications and also refer to Section H of the Architects Method Statement					
	Pitched roof					
D	100mm x 44mm overall dimensions; rebated as per Architects Specifications, to be left ready to receive elsewhere measured scalloped glazing	46	m			
E	100 x 70mm wall plate; consisting of 2nr 100 x 35mm timbers fixed together	14	m			
F	50mm x 30mm capping piece over rafter; refer to note 'e' on detail 10 on Architects Drawing Nr. 7734	46	m			
G	140mm x 40mm ridge beam	7	m			
H	75mm x 40mm ridge cap	7	m			
	Extra over for					
I	mechanically fixing refurbuished ridge capping into ridge beam with stainless steel screws; refer to detail 1 on Architect's drawing nr. 7734	7	m			
J	forming the rebated edges to ridge board / rafters in order to receive glazing; refer to details 9 & 10 on Architect's drawing nr. 7734	72	m			

	WOODWORK; Boarding & Second Fixings					
	Fascia boards; accoya fascia board boxing out detail to window heads / eaves; consisting of 200 x 20mm fascia board fixed onto 2nr. 40 x 20mm board; all fixed to elsewhere measured exterior timber cladding; include for all necessary fixings, sealants, etc.; refer to detail 14 on Architects Drawing Nr. 7734, note 'b'; refer to Architects Method Statement Section H and Specification Ref: B12/110					
	Fascia board					
A	< 300mm wide; horizontal	14	m			
	Window Cills; Accoya timber window cills; profiles to match existing historic cill in full; replaced on a like-for-like basis; to include drip detail, throating, fall, end conditions and continuous throating groove to prevent water tracking back to timber cladding below; fixed to existing / repaired timber frame using stainless steel fixings; avoid penetrating weathering surfaces where possible; elsewhere measured DPC between cill and lower frame to prevent moisture ingress; include for sealing all junctions with breathable external grade sealant compatible with accoya ; all to be replaced on a like-for-like basis; refer to detail 05 on Architect's Drawing Nr. 7734; all as per Section H of Architects Method Statement and Specifications					
	Window cills					
B	< 300mm wide	16	m			
	Beaded Timber Columns; fabricate, supply and install new beaded timber columns using turned timber to replicate existing beaded columns; include for fixing to elsewhere measured external cladding / trims; installed in accordance with Architect's Method Statement and Specifications; refer to existing detail 03 & 04 on Architect's drawing nr. 7731					
	Second Fixings					
C	< 300mm wide	7	m			
	Timber Capping; profiled accoya timber capping; fixed to elswhere measured barge board; include for all necessary fixings, sealants, etc.; refer to detail 12 on Architect's Drawing Nr. 7734; all as per Section H of Architects Method Statement and Specifications					
	Timber capping					
D	< 300mm wide; to timber base	4	m			

	Barge Board; profiled accoya barge board; overlaid with elsewhere measured code 4 lead flashing; include for al necessary fixing to timber structure underneath; refer to detail 12 on Architect's Drawing Nr. 7734; include for rounded edge detail to exposed edge; all as per Section H of Architects Method Statement and Specifications					
	Barge board					
A	< 300mm wide	4	m			
	Timber Finial; Turned Accoya Finial; turned timber to match Architect's Drawings and Specifications; to be finished with breathable, conservation-grade paints and stains; avoid using modern impermeable coatings; colour to Architects Schedule or historic paint an analysis if undertaken; all as per Architects Drawings & Specifications; refr to detail 08 on Architect's drawing nr. 7734					
	Second fixings					
B	approx 485mm x 85mm x 85mm overall dimensions	1	nr			
	WOODWORK: Composite Items					
	Notes					
	Generally					
	doors leaves together with frames and associated screen members, glazing stop beads, glazing strips, intumescent materials and smoke stops necessary to achieve the required fire rating are collectively described as doorsets and enumerated		Note			
	frame anchors and all mortices, holes and mastic pointing (including anti-fungicidal type in bathrooms) is deemed to be included		Note			
	rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets is deemed to be included		Note			
	decoration to be included within rates for doorsets / windows unless otherwise stated		Note			
	ironmongery to be included within rates for doorsets / windows unless otherwise stated		Note			
	The Contractor shall ensure they have allowed for all hardware, brackets, window and curtain wall sleeved brackets, fixing bolts, channel fixings, secondary steel, flashings, cills, insulated panels, flashings, trims, etc. All as detailed and to the architects approval		Note			
	all units are to be designed by an approved manufacturer, a sample section and detail drawings must be prepared for approval by the Architect before any manufacturing commences		Note			

	windows together with frames; sub-frames; filler blocks; packers; associated screen members; stop beads; glazing strips; infill slips; weather seals; are collectively described as windows and enumerated		Note			
	Test certificates shall be provided with evidence that the specified window system schieves the required performances specified		Note			
	Fabricate, Supply and Install; Timber Sliding Sash Windows; new sash windows & frames to replicate old existing conservatory windows including glazing bar profiles, meeting rail dimensions, sash stiles, frame depth; timber species, weight box framing cill dimensions etc.; timber to be air dried high quality softwood and to be free of sapwood, knots and defects; traditional mortice and tenon construction to be used throughout; sashes to be weight balanced using pulleys and lead/steel weights; draught proofing to be integrated discreetly into staff and parting beads; include for forming the upper sash mid 19th century convex 'horn detail' to match existing; refer to existing detail 02 on Architect's drawing nr. 7731 for further details; glazing to be 4mm thick float glass to match existing panes; glass to be bedded and fronted in linseed oil putty; include for window frames to windows to match original construction & species no silicone sealants permitted to be used; include for all ironmongery including pulleys; sash weights; sash cords, lifts, fasteners, stops and restrictors; all ironmongery to match surviving historic examples within the building form; refer to drawing 6002, Set: KC0802 for further details on the ironmongery; installed in accordance with the Architects Method Statement and Specifications; refer to Architects Drawing Nr. 6002 for further details					
	Sliding Sash Windows; incorporated into elsewhere measured UG W-10					
A	1100mm wide x 2105mm high overall dimensions	1	nr			
B	1075mm wide x 2105mm high overall dimensions	1	nr			
	Fabricate, Supply and Install; Timber door; solid timber door; single; non fire-rated; timber frame; U-value to achieve 1.6W/m2K; to match profiles and timber species of existing door; include for all necessary glazing as specified on Architects Window Schedule Nr. 6121; include for all necessary Ironmongery called up in Architects Ironmongery Schedule Nr. 6200; include for all necessary sealants, fixings, etc.; ensure all materials used such as sealants, paint etc are of conservation grade; all work to be carried out in strict accordance with Architect's Method Statement Nr. 0005 and Specification Ref					
	Timber door					
C	885mm wide x 2505mm high; consisting of 885mm wide x 470mm high top panel and 885mm wide x 2055mm high door panel; refer to door ref: ED-03 in Door Schedule Nr. 6121	1	nr			

	METALWORK; Non-Structural				
	Reinstatement of previously removed and treated (elsewhere measured) wrought iron braces; include for all necessary fixings to timber roof structure; refer to Detail 09 on Architects Drawing Nr 7734; all in accordance with Section H of Architects Method Statement and Specifications				
	Wrought Iron Braces				
A	full braces; approx 900mm long vertical bar; approx 2690mm long horizontal bars	2	nr		
	Wrought Iron Braces; fabricate, supply & install wrought iron braces, to match existing braces material, profiles and detailing; to be approriately connected to elsewhere measured repaired & treated top sections of braces to form full brace structure; include for metal ring connecting bars together at centre; include for reinstating into original places; include for all necessary fixings to timber roof structure; refer to Detail 09 on Architects Drawing Nr 7734; all in accordance with Section H of Architects Method Statement and Specifications				
	Wrought Iron Braces				
B	overall dimensions (including old section to be replaced) of 900mm long vertical bar and 2690mm long horizontal bar	11	nr		
	FLOOR, WALL AND CEILING FINISHES: Stud Partition				
	External Stud Partition; 100mm thick 'dwarf' timber stud partition; to be a continuation of existing conservatory wall system; section and construction method of stud framing to match existing; to be constructed in matching timber species; internal panelling / external cladding measured elsewhre; to be constructed in accordance with Achitects Drawings & Method Statement; to Engineer's approval				
	Partitions; for Conservatory wall				
C	approx 500mm high	3	m		
	Extra over for				
D	tying in to existing conservatory wall and making good to any disrupted works on completion; vertically	1	m		

	FLOOR, WALL & CEILING FINISHINGS; Board Finishes					
	Fire protection; 2nr. layers of fire-resistant plasterboard; staggered joints; fixed to underside of existing timber floor joists; fixed as per Manufacturer's tested system; apply fire rated tape & joint compound to all joints; 3mm skim coat plaster finish; include for sealing all service penetrations with certified fire stopping; all as per Architect's Detail ref: 03_A 5020 on Drawing 7734, and drawing specification ref: PLT_FPC 01 on Drawing Nr. 7736 & Specifications					
	Fire-protection					
A	> 300mm wide; generally	24	m2			
B	extra over for; boxing-out detail to box out existing steel beams; Supply and install supplementary boxing details around existing steel beams; 100 x 44mm C16 battens to box out around existing steel beams; include for 2nr. layers of fire-resistant plasterboard to two sides, with skim-coat finish, to match; overall girth of approximately 1270mm; refer to detail 15.A_A 5020 on Architect's drawing nr. 7734	14	m			
	GLAZING; Special Glazing					
	Roof glazing; any glazing that has been removed carefully and stored, that is suitable to be reinstated, should be used; replace any missing sections on a like-for-like basis with lapped glass panes with scalloped edge to bottom edge of each pane; allow for 10% to be retained and 90 % to be replaced with new; include for 2mm thick stainless glazing support clips; to be installed into elsewhere measured new rebated timber roof structure to conservatory; linseed oil putty to outer edge; ensure breathable, reversible seal; include for all necessary hardwood beading as existing, glazing bars, fixings and seals and ensure they are compatible with timber and allow for ventilation and movement; refer to Architects Drawing Nr.'s 7730 - 7734 & Specification Ref: B12/110					
	Roof Glazing					
C	glazing panes; 1790 x 550mm overall dimensions	20	nr			
D	glazing panes; 1790 x 680mm overall dimensions	2	nr			
	PAINTING AND DECORATING: Painting					
	Painting; prepare and clean down; one coat aluminium primer, to the contact faces of members fixed permanently to the structure; applied in strict accordance with the Manufacturers instructions					
	To timber surfaces					
E	< 300mm girth; cladding	41	m			
F	< 300mm girth; fascia board	17	m			
G	< 300mm girth; beaded columns	7	m			

A	> 300mm girth; cladding	7	m2			
B	> 300mm wide; vertical	24	m			
C	> 300mm wide; horizontal	17	m			
D	< 300mm girth; cills	16	m			
	Painting; prepare and clean down; one coat aluminium primer; surface defects treated with appropriate filler & sealed; linseed oil paint Brouns & Co or equivalent primer, undercoats and finishing coat as specified; applied in strict accordance with the Manufacturer's instructions; as per Architect's Specification M60/140					
	To timber surfaces					
E	< 300mm girth; cladding	41	m			
F	< 300mm girth; fascia board	17	m			
G	< 300mm girth; beaded columns	7	m			
H	> 300mm girth; cladding	7	m2			
I	> 300mm wide; vertical	24	m			
J	> 300mm wide; horizontal	17	m			
K	< 300mm girth; cills	16	m			
	DRAINAGE; Disposal Above Ground					
	Rainwater downpipes and fittings; cast aluminium downpipe; to BS EN 12020 / BS EN 755; Aqua Flo Ogee gutter or equivalent; PPC finish; include for all prorietary brackets; all joints sealed with Manufacterer approved sealant / EPDM gaskets and fixed with stainless steel screws; ensure continuous fall, watertight connections and full compatibility with adjoining rainwater components; fixed to elsewhere measured fascia board; colour to Architect's approval; profiles to match existing; installed all in strict accordance with manufacturer's instructions; all in strict accordance with Architect's Drawing Nr. 7736 and Specification Ref: B12/110					
	Gutters					
L	125 x100mm dimensions	17	m			
	Downpipes					
M	generally	5	m			

	PLANT ROOM 01 & ARCHWAY 01					
	EXCAVATION AND EARTHWORK: Excavation					
	Excavation					
	Foundation trenches					
A	depth not exceeding 2.00m; starting at reduced level; strip foundations	3	m3			
	Extra on excavation items for					
	Excavation in a confined space					
B	excavation in a confined space directly adjacent to the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	16	m3			
	Being next to existing building					
C	works are being carried out next to existing building; Contractor should make provision for any cost associated with this due to access/exit restrictions etc.	16	m2			
	Filling; compacted granular fill material, T0 structural stone 0/125mm, as per SR21: 2016 Annex E 2014, approved and certified; laid and compacted in 250mm layers; all in accordance with Engineer's Specifications					
	Filling; to make up levels					
D	average thickness < 250mm; 100mm max size	4	m3			
	Filling; compacted granular fill material, T2 PERM 4-40mm gas permeable layer, as per SR21: 2016 Annex E 2014, approved and certified; laid and compacted in 250mm layers; all in accordance with Engineer's Specifications					
	Filling; to make up levels					
E	average thickness > 250mm	4	m3			
	Blinding; T3 0-04mm crushed stone (DoP required); all in accordance with Engineers specification					
	Surface treatments; to floor slabs					
F	50mm thick; horizontal	21	m2			

	Geotextile fabric; in one layer; fixing and sealing laps at all edges in strict accordance with the manufacturers instructions; laid on hardcore					
	Surface treatments; Horizontal					
A	> 300mm wide	21	m2			
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete; Grade 20N/mm2					
	Blinding					
B	poured on and against earth or unblinded hardcore; to pad foundations	3	m3			
	Concrete; Grade C32/40; in strict accordance with the Engineers Specification					
	Foundation					
C	> 150mm thick; strip foundations	1	m3			
	Ground bearing slabs					
D	> 150mm thick	4	m3			
	Concrete wearing screed; granolithic wearing screed; fully bonded; 35mm nominal thickness; proportions of cement:sand:coarse aggregate to BS 8204-2; flatness / surface regularity class SR1; abrasion resistance in accordance with BS 8204-2, table 4; classification AR0.5/WS very heavy duty; dewatered trowelled finish, as clause 560; one coat of sealant; slip resistance value to be SRV 40; movement joints as required; all as per Architect's Specification Ref: M10/180					
	Screed					
E	< 150mm thick; to falls and crossfalls	1	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
F	≤ 12mm diameter	1.68	tn			
G	12 - 25mm diameter	1.01	tn			
H	> 25mm diameter	0.68	tn			

	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
A	horizontal	24	m2			
	CONCRETE WORK: Formwork					
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; as per the Engineer's Specification, Section ; all to comply with the Engineer's Specification, Formwork Sections					
	Sides of foundations					
B	Strip foundations; 250 - 500mm high	42	m			
	CONCRETE WORK; Sundries					
	Surface finish					
	Powerfloating					
C	horizontal surfaces	34	m2			
	Light brushed surface to Class U4; in strict accordance with the Engineers Specification					
D	generally; to falls and cross falls	24	m2			
E	Extra; 100mm steel trowel finish to edges; bull nosed finish	22	m			
	CONCRETE WORK: Precast Concrete					
	Lintels; precast, prestressed units; bedding & jointing in gauged mortar (1 :1:6); fixed in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr. 7736 & Engineer's Specification for details					
	Lintels					
F	215 x 65mm	5	m			

	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Solid blockwork to I.S. EN 771 -1-3:2011; products shall comply with the Irish Standards referenced in the Specification; 440 x 215 x 100mm units ; bedded cement:lime mortar (1:1:6); stretcher bond; minimum compressive strength of 7.5N/mm2; in mortar; refer to Notes section for further details on specification; all as per Architect & Engineer's Drawings & Specifications					
	Walls in trenches					
A	215mm thick	5	m2			
	Labours					
B	on blockwork	1	item			
	Solid blockwork to I.S. EN 771 -1-3:2011; products shall comply with the Irish Standards referenced in the Specification; 440 x 215 x 100mm units ; bedded cement:lime mortar (1:1:6); stretcher bond; minimum compressive strength of 10N/mm2; in mortar; refer to Notes section for further details on specification; all as per Architect & Engineer's Drawings & Specifications					
	Walls					
C	215mm thick	21	m2			
	Labours					
D	on blockwork generally	1	item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
E	bonding blockwork to existing masonry structure; debonded wall ties at 225mm vertical centres fixed back to existing masonry structure	9	m			
	BRICKWORK & BLOCKWORK: Ancillaries to Brickwork / Blockwork					
	Proprietary damp proof courses; EPDM, to Architect's approval; laps at joints and angles as recommended by manufacturer; no allowance in measurement for laps; all as per Architect's Drawing Nr. 7736 & Specifications					
	Horizontal					
F	< 225mm wide	7	m			
	Vertical					
G	> 225mm wide	25	m2			

	To sides of jambs					
A	< 225mm wide; vertical	8	m			
	ROOFING, CLADDING AND WATERPROOFING; Flexible Metal Sheet Coverings					
	Flashings; code 4 lead flashing to BS EN 12588;cast and BBA certified; patination oil; sealed with waterproof sealant; all as per Architect's Drawings and Specification					
	Flashing					
B	girth 150 - 300mm wide; to abutment of existing masonry wall to adjoining plant room roof	11	m			
	Counter Flashing					
C	girth 150 - 300mm wide; chased a minimum of 25mm into existing masonry wall; pointed with lime mortar; to abutment of existing masonry wall to adjoining plant room roof	11	m			
	Rainscreen cladding System; STACBOND STB-CH45 or equivalent, aluminium composite panel cassette system; including folded cassette panels with integral stiffeners; fixed to OMEGA support profiles via DOUBLE-T spacers and external bracket assemblies; secure using M6 x 60/70 through screws, self-drilling screws and blind rivets as required; incorporate aluminium fixing/riveting plates, auxilliary support profiles, cassette forming plates and folded aluminium drainage holes to facilitate water discharge; install all components plumb, level and in accordance with STACBOND manufacturer's recommendations and project specifications; refer to Architect's Drawing Nr.'s 7735 - 7736, 5013 and Specification Ref H92/111					
	Wall Coverings					
D	vertical; exceeding 300mm wide	10	m2			
	Flashings					
E	350 - 450mm girth; STACBOND Anti-insect aluminium profile; to base of cladding system; refer to note 35 on detail 03 & 04 on Architects Drawing Nr. 7736	3	m			
	Capping					
F	600mm wide; refer to Architect's Drawing Nr. 5011 Detail 01 & 07	28	m			

	ROOFING, CLADDING & WATERPROOFING; Mastic Asphalt, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings					
	Radon & methane barrier; Monarflex RMB 400 or equivalent approved loose laid polyethylene gas retardant damp proofing membrane; 410 micron thick; lapping, fixing & sealing in strict accordance with the manufacturers and to the full satisfaction of the Architect; all as per Architect's Drawings and Specifications					
	Horizontal & vertical					
A	> 300mm wide	21	m2			
B	Extra; turned up at edges	20	m			
C	Extra; detail at door threshold; 1810mm long	1	nr			
	Radon vent pipe; approved uPVC pipes and fittings; laid in elsewhere measured hardcore filling; all as per the Architect's Drawing Nr. 1031 and Specification D21/110					
	Radon gas protection					
D	110mm diameter; horizontal	4	m			
E	110mm diameter; vertical	1	m			
	Extra over on					
F	Extra over for; forming ope through 215mm thick external blockwork wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	1	nr			
G	Extra over for; excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	item			
	Easi-Sump & Cap-Link system or equivalent; medium density polyethylene; proprietary units; complete with all necessary & associated fittings; BBA Certificate; all in strict accordance with the manufacturers instructions; all as per the Architect's Drawing Nr. 1031 and Specification D21/110					
	Laid in position					
H	400 x 400 x 160mm radon sump	1	nr			
I	sealed termination cap; pipework turned up to ground level and capped; filling around with cement lime mortar (1:1:6)	1	nr			

	1.5mm thick single ply membrane (adhered) - Sika-Trocal type S 1.5mm or equivalent; colour to Architect's approval; laid on 100mm thick Sikatherm AL tapered insulation board or equivalent, faced with aluminium composite foil on both sides; laid on 0.6mm Sarnafil Sarnavap 5000E vapour control layer; on elsewhere measured 18mm thick exterior grade plywood deck; seal all exposed joints; include for all ancillary accessories, movement joints, edge trims, insulation protection angles, fixings and fittings, adhesives, tapes, membranes, flashings, trims etc; all in accordance with manufacturers recommendations; refer to PLT_Roof 01 on Architect's Drawing Nr's 7735 - 7736 & Specifications Ref: J42/110					
	Roofing					
A	horizontal; > 300mm wide; to falls and crossfalls; laid on elsewhere measured plywood deck	14	m2			
	Flashings					
B	1.2mm thick Trocal metal downstand; 50mm cover to any vulnerable joint or material; horizontal; 150 - 300mm girth; on continuous Trocal galvanised steel support bracket with Trocal metal profile hooked over its outer edge; refer to notes 2 & 3 on detail 01 & 02 on Architect's Drawing Nr. 7736	5	m			
C	Code 4 lead counter flashing; include for patination oil to both sides and fixing; make good to surrounds on compltion; as per Architects Drawings & Specifications	11	m			
	Cavity drainage membrane system; Delta membrane MS20 or equivalent ; to BS EN 13252; Type C cavity drainage to BS 8102:2022; dimpled sheeting membrane with plastic mesh; high density polyethylene (HDPE) cavity drain; 20mm stud height; membrane corner strip and DPC to internal stone walls to be supplied and fitted in accordance with the manufacturers instructions; all as per Architect's Drawings and Specification J40/290					
	Damp proofing					
D	horizontal; > 300mm wide	16	m2			
E	extra over for; membrane corner strip and DPC to internal stone walls	11	m			
F	vertical; > 300mm wide	16	m2			

	METALWORK: Non-Structural					
	Composite Item; Louvre wall vent; louvre wall vent with integral fire damper; sized to M&E Engineers' Specification; to be installed flush with the external wall finish; include for air-tight sealing to the perimeter; exterior finish to be PPC; RAL colour to match elsewhere measured doorset in Plant room 01; installed in strict accordance with Manufacturer's instructions; refer to Architect's Drawing 7735 - 7736 and Specifications					
	Louvre Wall Vent					
A	1810mm wide x 2010mm high overall dimensions	1	nr			
	Composite Item; galvanised steel security double door set; external intruder resistant application to BS EN 1627:2011; door leaf to be flat steel panel with factory applied primer and finishing coat; frame to be 75 x 75mm steel box section with louvred steel rails; smoke leakage to S200; reaction to fire to BS EN 13501-1, class B or better; include for all hinged fixings as shown; colour to Architects Approval; include for all necessary sealants, fixings, etc.; include for all necessary ironmongery specified in Architecs Ironmongery Schedule Nr. 6002, Set: refer to Reference PLT SSD 01 on Drawing 7736 and reference ED-05 on Architects Door Schedule Nr. 6111; all in accordance with Architect's Drawing Nr. 6111 and Specifications					
	Steel door					
B	1810mm wide x 2010mm high overall dimensions	1	nr			
	WOODWORK: Structural and First Fixings					
	Sawn softwood; treated; grade C16; all to comply with IS 444: 1998; all as per Structural Engineers Specification					
	Roof Joists					
C	200mm x 44mm joist; 400mm centres	56	m			
D	200mm x 44mm joist; bridging	5	m			
E	200mm x 44mm joist; nogging between joists; include for trimming at outer edges	33	m			
F	Packing between roof joists and steel beam	1	item			
	Upstands					
G	3nr 44mm x 125mm treated timber joists stacked and mechanically fixed to form upstand; to EN 14081 1: 2005 +A1:2011; refer to note 32 on Detail 01 & 02 on Architect's Drawing Nr. 7736	5	m			

	WOODWORK: Ironmongery, Accessories and Sundries				
	Straps & hangers; galvanised mild steel, installed in strict accordance with the manufacturers instructions; including all necessary notching of timbers to accept straps / hangers; to BS 5628				
	Accessories				
A	joist hanger; to suit 200 x 44mm member; including all required timber packers	14	nr		
B	straps; 5mm thick; at 1200mm centres with approved proprietary fixings; 1000 x 30 x 5mm overall	21	nr		
	Insulation; Kingspan Kooltherm K3 or equivalent; 120mm thick; rigid thermoset closed-cell phenolic insulation core; include for 50mm to to perimeter of slab at junction to walls; compressive strength; 100kN/m2; thermal conductivity of 0.025W/(mK); refer to Architects Drawing's Ref: 7736 and Specification Ref: E20/215				
	Insulation; thermal				
C	100mm thick; horizontal; underfloor	24	m2		
	PIR Insulation; 50mm thick Kingspan K5 Kooltherm insulation or equivalent; fixed between joists and wrapped around top of wall under elsewhere measured plywood deck; include for installation in accordance with manufacturer's recommendations; refer to note 15 on detail 03 & 04 on Architect's Drawing Nr. 7736 & Specifications				
	Insulation; thermal				
D	805mm girth; at junction of roof joists to wall	11	m		
	WOODWORK; Boarding and Second Fixings				
	Plywood deck; 18mm exterior grade plywood deck certificated to conform to BS EN 1995-1-1:Eurocode 5, BS5268 Part 2 and to BS EN 636 Plywood; service class 3 'Exterior conditions'; plywood fastened to suit joist centres and the loadings provided by the Structural Engineer; plywood laid to falls on timber firrings as shown on drawings; all as per Architect's Drawings Ref: 7735 - 7736 and Specification Ref: J42/110				
E	generally	14	m2		
	FLOOR, WALL & CEILING FINISHINGS: In-Situ Finishes				
	Notes				
	Generally				
	metal angle beads and lathing at junctions of differing backgrounds are deemed to be included		Note		

	metal stop beads, irrespective of background, are deemed to be included		Note			
	Lime Render; two cost external lime render system to blockwork substrate; using NHL based render; NHL 3.5 unless otherwise specified; scratch coat: approximately 10 - 12mm thick; well keyed; float coat to be 6-8mm thick; finished with sponge or floated texture as specified; all coats applied in accordance with Manufacturers guidance and BS EN 13914; stainless steel fixings; stainless steel expanded metal lath at junctions; maintain 10mm movement joints; all as per Architects Drawing Nr.'s 7735 - 7736 and Specification Ref: M20/110					
	Walls					
A	> 300mm wide	29	m2			
	Reveals					
B	< 300mm wide	12	m			
	FLOOR, WALL & CEILING FINISHINGS: Board Finishes					
	Fire-Resistant Plasterboard; 2nr layers of 12.5mm thick Type F fire-resistant plasterboard; staggered joints; to BS EN 520, type A; fixed to underside of elsewhere measured timber joists; in strict accordance with Manufacturer's recommendations; include for fire rated tape & joint compound to all joints; 3mm skim coat finish; seal all service penetrations with certified fire stopping; include for all necessary fixings; all as per Architect's Drawings & Specifications; refer to Architect's Specification Ref: K10/401					
	Ceilings					
C	> 300mm wide	13	m2			

	Wall Linings; one layer of 12.5mm thick AQUAPANEL Indoor Board or equivalent; to BS EN 634-2, Class 1; 1200mm wide boards; include for all taping & jointing; include for full coverage reinforcement mesh embedded in basecoat; to be finished with compatible acrylic render system as per Manufacturer's guidance; mechanically fixed to 18mm thick marine plywood to BS 10881:2002 with stainless steel screws at a maximum of 250mm centres along edges and 300mm centres mid sheet; marine plywood to be to BS 10881:2002; fixed to vertical timber battens through 50mm insulation with countersunk stainless steel screws at a maximum of 150mm centres along the edges and 400mm centres mid sheet; on 50mm thick Kingspan K5 Kooltherm insulation or equivalent; thermal conductivity of insulation to be no higher 0.021W/mK; fixed against 44 x 50mm C16 vertical rough sawn treated timber battens at 400mm centres; graded to EN 14801 1:2005 + a1 2011; fixed to elsewhere measured 215mm concrete block wall; include for continuous vertical DPC between battens and wall, as per Details 02 & 04 on Drawing Nr. 7736; all as per wall reference 'PLT_EX. Wall 01, 02, & 03 on Architects Drawings 7735 - 7736, and Specification rEF'S: K11/845,					
	Wall Linings					
A	> 300mm wide	43	m2			
	DRAINAGE: Disposal Above Ground					
	Rainwater downpipes and fittings; cast aluminium downpipe; to BS EN 12020 / BS EN 755; profiles to match elsewhere measured Stacbond cladding system; supplied and installed all in strict accordance with manufacturer's instructions; all in strict accordance with Architect's Drawing Nr. 7736 and Specifications					
	Gutters					
B	210mm wide x 150mm deep	8	m			
	Downpipes					
C	150mm diameter	6	m			
	Extra over for;					
D	shoes	2	nr			
E	connection to gully trap including necessary adaptors	2	nr			
	Floor gullies; local floor drain; stainless steel; bell trapped; grating/ cover contoured to match channels flat; including all associated seals, foul air traps etc.; all fitted in strict accordance with the manufactures instructions; in strict accordance with the Engineers drawings and specifications; refer to Engineers Drawings Ref: DP01 & DP02 Specifications					
	Floor gullies					
F	generally	1	nr			

	Extra over for;					
A	forming recess and fitting in concrete floor slab; making good upon completion	1	nr			
	PLANT ROOM 02 (INCLUDING DECK STRUCTURE OVERHEAD)					
	EXCAVATION AND EARTHWORK: Excavation					
	Excavation					
	Foundation trenches					
B	depth not exceeding 2.00m; starting at reduced level; strip foundations	7	m3			
C	depth not exceeding 2.00m; starting at reduced level; pad foundations	1	m3			
	Extra on excavation items for					
	Excavation in a confined space					
D	excavation in a confined space directly adjacent to the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	19	m3			
	Being next to existing building					
E	works are being carried out next to existing building; Contractor should make provision for any cost associated with this due to access/exit restrictions etc.	21	m2			
	Filling; compacted granular fill material, T0 structural stone 0/125mm, as per SR21: 2016 Annex E 2014, approved and certified; laid and compacted in 250mm layers; all in accordance with Engineer's Specifications					
	Filling; to make up levels					
F	average thickness < 250mm; 100mm max size	4	m3			
	Filling; compacted granular fill material, T2 PERM 4-40mm gas permeable layer, as per SR21: 2016 Annex E 2014, approved and certified; laid and compacted in 250mm layers; all in accordance with Engineer's Specifications					
	Filling; to make up levels					
G	average thickness > 250mm	4	m3			

	Blinding; T3 0-04mm crushed stone (DoP required); all in accordance with Engineers specification					
	Surface treatments; to foundations					
A	50mm thick; to strip foundations	1	m3			
B	50mm thick; to pad foundations	3	m2			
	Surface treatments; to floor slabs					
C	50mm thick; horizontal	21	m2			
	Geotextile fabric; in one layer; fixing and sealing laps at all edges in strict accordance with the manufacturers instructions; laid on hardcore					
	Surface treatments; Horizontal					
D	> 300mm wide	21	m2			
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete; Grade 20N/mm2					
	Blinding					
E	poured on and against earth or unblinded hardcore; to pad foundations	1	m3			
	Concrete; Grade C32/40; in strict accordance with the Engineers Specification					
	Foundation					
F	> 150mm thick; pad foundations	1	m3			
	Walls					
G	> 150mm thick	4	m3			
	Beams					
H	cross-sectional area > 0.10m2	4	m3			
	Columns					
I	cross-sectional area < 0.10m2	1	m3			
	Ground bearing slabs					
J	> 150mm thick	4	m3			
	Suspended Slabs / deck					
K	> 150mm thick	12	m3			

	Concrete wearing screed; granolithic wearing screed; fully bonded; 35mm nominal thickness; proportions of cement:sand:coarse aggregate to BS 8204-2; flatness / surface regularity class SR1; abrasion resistance in accordance with BS 8204-2, table 4; classification AR0.5/WS very heavy duty; dewatered trowelled finish, as clause 560; one coat of sealant; slip resistance value to be SRV 40; movement joints as required; all as per Architect's Specification Ref: M10/180					
	Screed					
A	< 150mm thick; to falls and crossfalls	1	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
B	≤ 12mm diameter	2.34	tn			
C	12 - 25mm diameter	1.41	tn			
D	> 25mm diameter	0.94	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
E	horizontal	357	m2			
	CONCRETE WORK: Formwork					
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; as per the Engineer's Specification, Section ; all to comply with the Engineer's Specification, Formwork Sections					
	Sides of foundations					
F	Strip foundations; 250 - 500mm high	54	m			
G	Pad foundations; 250 - 500mm high	8	m			
	Kickers					
H	Walls	63	m			
I	Columns; circular; 942mm circumference	2	nr			
	Walls					
J	vertical; height < 4.00m	11	m2			

	Beams					
A	Beam; attached; rectangular; 3900mm girth	33	m2			
	Columns					
B	columns; circular	5	m2			
	Edges of suspended slabs					
C	< 250mm high	8	m			
	Slabs					
D	< 250mm thick	4	m3			
	Soffits of slabs					
E	horizontal	22	m2			
F	sloping; < 15 degrees	25	m2			
	CONCRETE WORK; Sundries					
	Isolation Joint; 12.5mm thick TF70 to be sealed wth Exproflex 800 or equivalent; as per Isolation Joint Detail on Engineer's Drawing Nr. J-01					
	Designed joint					
G	at junction of RC deck to masonry wall	5	m			
	Surface finish					
	Powerfloating					
H	horizontal surfaces; > 300mm wide	67	m2			
	Trowelling					
I	horizontal surfaces; < 300mm wide	14	m			
	Light brushed surface to Class U4; in strict accordance with the Engineers Specification					
J	generally; to falls and cross falls	67	m2			
K	Extra; 100mm steel trowel finish to edges; bull nosed finish	20	m			

	CONCRETE WORK: Precast Concrete					
	Lintels; precast, prestressed units; bedding & jointing in gauged mortar (1 :1:6); fixed in strict accordance with the manufacturers instructions; refer to Architect's Drawing Nr. 7736 & Engineer's Specification for details					
	Lintels					
A	215 x 65mm	5	m			
	BRICKWORK & BLOCKWORK: Brickwork / Blockwork					
	Standard quality solid concrete blocks to IS EN 771; grade 7.5N/sqmm; in gauged mortar (1:1:6)					
	Walls					
B	215mm thick	42	m2			
	Labours					
C	on blockwork generally	1	item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
D	bonding blockwork to existing masonry structure; debonded wall ties at 225mm vertical centres fixed back to existing masonry structure	18	m			
	ROOFING, CLADDING AND WATERPROOFING; Flexible Metal Sheet Coverings					
	Galvanised steel cladding; 5mm thick galvanised steel cladding; powder coated finish; welded to 30 x 30mm galvanised steel frame; cladding system installed around elsewhere measured RC beam and fixed to galvanised steel wall bracket; refer to Architect's Drawing Nr. 7752, balustrade type C for further details; installed in accordance with Architect's Drawings & Specifications Ref: H92					
	Beam coverings					
E	veritcal; exceeding 300mm wide; sides of beam	20	m2			
F	horizontal; exceeding 300mm wide; top of beam	3	m2			
	Flashings					
G	150mm - 300mm girth; complete with insect mesh; to base of cladding	8	m			

	Radon & methane barrier; Monarflex RMB 400 or equivalent approved loose laid polyethylene gas retardant damp proofing membrane; 410 micron thick; lapping, fixing & sealing in strict accordance with the manufacturers and to the full satisfaction of the Architect; all as per Architect's Drawings and Specifications					
	Horizontal & vertical					
A	> 300mm wide	20	m2			
B	Extra; turned up at edges	19	m			
C	Extra; detail at door threshold; 1810mm long	1	nr			
	Radon vent pipe; approved uPVC pipes and fittings; laid in elsewhere measured hardcore filling; all as per the Architect's Drawing Nr. 1031 and Specification D21/110					
	Radon gas protection					
D	110mm diameter; horizontal	4	m			
E	110mm diameter; vertical	1	m			
	Extra over on					
F	Extra over for; forming ope through 215mm thick external blockwork wall for 110mm diameter pipework; install precast concrete lintel as required; mask opening both sides with rigid sheeting; fill void with compressible sealant	1	nr			
G	Extra over for; excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	item			
	Cavity drainage membrane system; Delta membrane MS20 or equivalent ; to BS EN 13252; Type C cavity drainage to BS 8102:2022; dimpled sheeting membrane with plastic mesh; high density polyethylene (HDPE) cavity drain; 20mm stud height; membrane corner strip and DPC to internal stone walls to be supplied and fitted in accordance with the manufacturers instructions; all as per Architect's Drawings and Specification J40/290					
	Damp proofing					
H	horizontal; > 300mm wide	14	m2			
I	extra over for; membrane corner strip and DPC to internal stone walls	7	m			
J	vertical; > 300mm wide	4	m2			
				To Collection €		

	WOODWORK: Ironmongery, Accessories and Sundries				
	Insulation; Kingspan Kooltherm K3 or equivalent; 120mm thick; rigid thermoset closed-cell phenolic insulation core; include for 50mm to to perimeter of slab at junction to walls; compressive strength; 100kN/m2; thermal conductivity of 0.025W/(mK); refer to Architects Drawing's Ref: 7736 and Specification Ref: E20/215				
	Insulation; thermal				
A	100mm thick; horizontal; underfloor	21	m2		
	METALWORK: Non-Structural				
	Metal balustrade; composite item; manufacture, supply & install; cladded balustrade; consisting of subframe made from vertical T-shaped galvanised steel posts, bolted to elsewhere measured RC slab with a 5mm thick base plate at 1100mm centres; supported horizontally with 30 x 30mm galvanised steel supports welded to the vertical T-shaped posts ; 550mm wide 5mm thick galvanised steel powder coated cladding panels,at front of balustrade to be folded on all sides and mechanically fixed to T-shaped galvanised steel posts; cladding to match at back of balustrade and to be fixed to horizontal 30 x 30 mm galvanised steel supports, and continue down approximately an additional 250mm to cover edge of elsewhere measured RC slab; 5mm thick galvanised steel top cladding to match, to top of balustrade mechanically fixed to 30 x 30mm steel frame; include for leaving sufficient space for conduit for LED lighting to be installed under lip of top cladding include for all folding of steel, all necessary drip details, sealants, fixings, etc.; all profiles to match Architects Detail 02 on Drawing 7752; all in accordance with Architects Drawings & Specification Ref: H20/150				
	Handrail & balustrade				
B	height; varies; 1500mm - 2600mm high	6	m		
C	Extra; include for additional 25 x 25mm galvanised steel frame to support handrail, welded to 30 x 30mm steel supports; to support elsewhere measured 50mm diamater handrail	4	m		
D	Extra; curved	2	m		
E	Extra; abutment to elsewhere measured cladded RC beam	3	m		
F	height; varies; maximum 1000mm high	5	m		
G	Extra; abutment to elsewhere measured cladded balustrade	1	m		

	Metal balustrade; composite item; manufacture, supply & install; cladded balustrade; consisting of subframe made from vertical T-shaped galvanised steel posts, bolted to elsewhere measured RC slab with a 5mm thick base plate at 550mm centres; supported horizontally with 30 x 30mm galvanised steel supports welded to the vertical T-shaped posts; 5mm thick galvanised steel powder coated cladding at front of balustrade to be folded on all sides and mechanically fixed to T-shaped galvanised steel posts; cladding to match at back of balustrade and to be fixed to horizontal 30 x 30 mm galvanised steel supports; 5mm thick galvanised steel top cladding to match, to top of balustrade mechanically fixed to 30 x 30mm steel frame; include for all folding of steel, all necessary drip details, sealants, fixings, etc.; all profiles to match Architects Detail 01 on Drawing 7752; all in accordance with Architects Drawings & Specification Ref: H20/150					
	Handrail & balustrade					
A	height; varies; 850mm - 900mm high	6	m			
	Composite Item; Single-bank acoustic reduction metal louvre screen; acoustic panels fixed to 100 x 100mm galvanised steel posts at 1200mm centres and 75 x 75mm galvanised steel rails with aluminium capping; include for all fixing to elsewhe measured concrete base; Refer to Architects Drawings Ref: 7750 - 7752 & Specification Ref: L10/650 for further details					
	Acoustic Louvre Screen					
B	2000mm high	8	m			
	Extra over for;					
C	Bends / corners	1	nr			
D	double door set; 1810mm wide x 2010mm high overall dimensions; colour to Architects Approval; refer to reference ED-06 on Architects Door Schedule Nr. 6111; all in accordance with Architect's Specification L10/650	1	nr			
	Composite Item; bespoke powder coated steel & treated Iroko timber bench; 500 x 100 x 90mm treated iroko timber with 10mm bullnose forming bench seats; screwed to 50 x 5mm galvanised steel powder coated 575 x 160 x 10mm powder coated bench supports with 4nr. exterior wooden screws; bench supports to be spaced at 100mm centres and welded to 200 x 8mm thick galvanised powder coated steel panel; welded to 2nr. 545 x 40 x 50mm 5mm thick horizontal RHS; welded to elsewhere measured vertical T-posts in balustrade; include for all necessary dome heads; refer to detail 04 'bench detail' on Architects Drawing Nr. 7752 and Specification Ref: Q50/220					
	Bench					
E	2730mm long x 575mm deep x 520 mm high	1	nr			

	Bespoke Balustrade; 50mm diameter galvanised steel handrail; powder coated finish; colour to Architect's approval; mounted on 1000 high x 40 x 40mm galvanised steel posts; angled connection; include for all necessary welding; include base plates at ends of posts, including fixing them to elsewhere measured RC deck, buried under paving finish; all as per Architects Drawings Nr. 7750 - 7752 and Specifications					
	Balustrade					
A	1000mm high above FFL of deck	18	m			
	Extra over for;					
B	bends	1	nr			
C	ends	2	nr			
	Bespoke Handrail; 50mm diameter galvanised steel powder coated handrail; hollow section diameter 45mm; welded stop ends; include for powder coated steel brackets at 500mm centres; colour to Architect's approval; refer to Architects Drawing Nr. 7752 for further Details; all as per Architect's Drawings & Specification Ref L30/470					
	Handrail					
D	1000mm high above FFL of deck	10	m			
E	Extra; curved	2	m			
F	Extra; welding to 5mm galvanised steel powder coated flat support, welding to base plate and mechanically fixed to the 25 x 25mm steel support in the elsewhere measured subframe behind the cladding	4	m			
G	Extra; welding to 5mm galvanised steel powder coated flat support, welding to base plate and mechanically fixed to the top of the elsewhere measured T-shaped posts and 30 x 30mm steel frame in the balustrade	7	m			
	Bespoke External planter; custom made galvanised steel planter; 5mm thick galvanised steel walls with powder coated finish; colour to Architects approval; to be supported on 60mm H feet stainless steel supports; allow for perforations / drainage holes to end of planter to allow for drainage; planting measured within element (80); all as per Architect's Drawings 7750 - 7752 and Specification Ref H20/150					
	External Planter boxes; to top of external deck					
H	type 1; triangular; approximate volume of 2m3	1	nr			
I	type 2; rectangular; approximate volume of 2m3	1	nr			

	BIN STORE					
	EXCAVATION AND EARTHWORK: Excavation					
	Excavation					
	foundations					
A	depth < 2.00m	1	m3			
	Extra on excavation items for					
	Excavation in a confined space					
B	excavation in a confined space directly adjacent to the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	9	m3			
	Drainage channel; to comply with WIS 4-08-02 and IGN 4-08-01; granular material shall be 5 to 14mm (d/D 2/14) graded aggregate or 10mm (d/D 4/10) single sized aggregate to IS EN 13242; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Drainage stone					
C	average thickness > 250mm	1	m3			
	Filling; compacted granular fill material, T2 PERM 4-40mm gas permeable layer, as per SR21: 2016 Annex E 2014, approved and certified; laid and compacted in 250mm layers; all in accordance with Engineer's Specifications					
	Filling; to make up levels					
D	average thickness > 250mm	4	m3			
	Geotextile fabric; in one layer; fixing and sealing laps at all edges in strict accordance with the manufacturers instructions; laid on hardcore					
	Surface treatments; Horizontal					
E	> 300mm wide	13	m2			
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete; Grade 20N/mm2					
	Blinding					
F	poured on and against earth or unblinded hardcore; to pad foundations	1	m3			

	Concrete; Grade C32/40; in strict accordance with the Engineers Specification					
	Foundation					
A	> 150mm thick; pad foundations	1	m3			
	Ground bearing slabs					
B	> 150mm thick	3	m3			
	Blinding; 40mm high strength bedding concrete; modified fine concrete; to meet the requirements of BS 7533 parts 7 & 12; to be laid to a depth of 40mm; to be to BS 7533, ISO 9001; mortar designation: to BS 7533-101:2021 Type 25 and Type 35 compliant; to be installed in strict accordance with and Engineers Specification; refer to Architect's Specification Ref: Q25/440					
	Horizontal					
C	> 300mm wide; to falls and crossfalls	4	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
D	≤ 12mm diameter	0.36	tn			
E	12 - 25mm diameter	0.22	tn			
F	> 25mm diameter	0.15	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
G	horizontal	26	m2			
	CONCRETE WORK: Formwork					
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; as per the Engineer's Specification, Section ; all to comply with the Engineer's Specification, Formwork Sections					
	Edges of slabs					
H	< 250mm high	22	m			

	CONCRETE WORK: Sundries					
	Surface finish					
	Powerfloating					
A	horizontal surfaces	13	m2			
	Light brushed surface to Class U4; in strict accordance with the Engineers Specification					
B	generally; to falls and cross falls	13	m2			
C	Extra; 100mm steel trowel finish to edges; bull nosed finish	15	m			
	METALWORK: Non-Structural					
	Galvanised Steel Fence; 5mm galvanised and powdercoated steel perforated panels; to BS 1722-14, Category 1; sheets folded on the edges; to be mechanically fixed to steel sub-structure formed of welded 75 x 75 x 5mm SHS posts and 50 x 50 x 3mm horizontal bracings, to Engineer's Specifications; welded to 200 x 200 x 10mm baseplates at end of each SHS post, with 6nr. fixing points for bolting with M12 bolts, into elsewhere measured concrete foundation; 1m x 1m panel samples to be sumbitted for approval; all bolts/fixings to Engineer's Specifications ; Refer to Architects Specification Ref: Q40/126 and Drawing Nr. 7810 for further details					
	Galvanised Steel Fence					
D	Height varies; 2305mm - 2440mm high	8	m			
	Capping					
E	bespoke capping formed of 5mm thick galvanised powder coated steel as dimensioned; include for fixing to elsewhere measured SHS in fence subframe using bespoke angles to create splay; refer to detail section BB on Architect's Drawing Nr. 7810	8	m			
	Accessories					
F	opening gate; 1975 x 1010mm overall dimensions; single leaf; incorporated into galvanised steel fence; include for fixing to 70 x 45 x 5mm RHS; include for hinges to be welded to primary structure behind; refer to note 03 on Architect's Drawing Nr. 7810	1	nr			
G	Extra over for; driver box to be mounted inside gate; refer to note 6 on detail 01 on Architect's Drawing Nr. 7810	1	nr			

	CONCRETE WORK: Precast Concrete/Composite Construction Composite kerbing; Grade C40/50 D20 SL30% GGBD concrete; laid and cured in accordance with the requirements of Series 1000; 5000 x 225 x 150 in-situ flush kerb; to have U3 finish; contraction joints at 5m spacings; to comply with BS 5931 recommendations; should be laid by machine capable of forming dense kerbs with regular sides; to be laid on concrete haunching; all as per Architects Drawing 7721 & Engineers Specifications Kerbs					
A	concrete kerb; to perimeter of bin store	11	m			
	SURFACE PAVINGS, FENCING AND LANDSCAPING: Pre-Formed Paving and Edging Units Reinstatement of limestone flags; reinstatement of previously lifted, removed and stored limestone flags (elsewhere measured); varying thicknesses of 20mm - 60mm thick; to be reused from LGF and courtyards; laid to elsewhere measured concrete base; all in accordance with Architect's & Engineer's Specifications Paving					
B	> 300mm wide; to falls & crossfalls	13	m2			
	EXTERNAL STAIRS 01 DEMOLITION & ALTERATIONS: Treatment/Repairs External Limestone Steps; existing steps to exterior garden to be lifted and repaired as per general details on Architects Drawing Nr. 7744; including removal of any existing cementitious bedding/pointing; full photograpic record to be taken before commencement of works; all stone removed to be numbered and recorded in-situ, before being carefully removed; include for cleaning with soft brushes and removal of any biological growth; remove wrought iron balustrades where necessary using only hand-tools; include for repairing any fractures as per general detail 01, and fixing any chips / blow-outs in the stones as per general detail 02 on Architect's Drawing Nr. 7744; include for all necessary, drilling, pins, grouting, etc.; store appropriately for later reinstatement; reinstatement measured in 'Stonework: natural stonework' ; include for the provision of only using hand tools to ensure careful removal; Contractor to go to site to determine full extent of works; refer to Architects Drawing Nr.'s 7742, 7743, 7744, and Section N of Architects Method Statement Ref A-0005					
C	Steps to External Stairs 01; 19 steps; two turns in flight; Note Nr. 42 on Drawing Nr. 1020	1	item			

	STONEWORK; Natural Stonework Reinstatement of steps; reinstatement of previously lifted, treated & repaired stone steps; newly repaired steps of varying sizes to be laid on elsewhere measured concrete foundation; include for building up with clay bricks underneath thinner steps to achieve the required uniform riser depth of 185mm; include for lime render finish to exposed brick riser facings where necessary; install a limecrete of NHL 3.5 bedding layer, levelled and compacted to required depth, before placement of stone steps; tap gently into place with timber mallets ensure consistent riser height of 185mm between steps, correct pitch for drainage and alignment with adjacent steps; include for installing new limestone treads on a like-for-like basis to areas shown on detail drawings; include for all necessary jointing and pointing with NHL 3.5 or lime putty mortar; clean off all excess mortar with soft brushes; install temporary protection during curing; refer to Architects Drawing Nr.'s 7742, 7743, 7744, and Section N of Architects Method Statement Ref A-0005				
A	Steps to External Stairs 01; 19 steps; two turns in flight; Note Nr. 42 on Drawing Nr. 1020	1	nr		
	METALWORK; Non-Structural Stainless steel handrail; 50mm diameter stainless steel handrail; AISI 304 ; satin finish; include for all necessary support brackets, internal connectors; include for all necessary fixings to masonry wall and to surface of steps; to be fixed in accordance with Architects Drawing Nr. 7743 and Specifications Handrail				
B	900mm high; raking	15	m		
C	Extra; bends	8	nr		
D	Extra; ends	2	nr		
E	extra over for; 900mm high, 50mm diameter stainless steel upright to match; fixed onto elsewhere measured top step	2	nr		

	EXTERNAL STAIRS 02					
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	External Limestone Steps; existing steps to exterior garden to be lifted and repaired as per general details on Architects Drawing Nr. 7744; including removal of any existing cementitious bedding/pointing; full photograpic record to be taken before commencement of works; all stone removed to be numbered and recorded in-situ, before being carefully removed; include for cleaning with soft brushes and removal of any biological growth; remove wrought iron balustrades where necessary using only hand-tools; include for repairing any fractures as per general detail 01, and fixing any chips / blow-outs in the stones as per general detail 02 on Architect's Drawing Nr. 7744; include for all necessary, drilling, pins, grouting, etc.; store appropriately for later reinstatement; reinstatement measured in 'Stonework: natural stonework' ; include for the provision of only using hand tools to ensure careful removal; Contractor to go to site to determine full extent of works; refer to Architects Drawing Nr.'s 7742, 7743, 7744, and Section N of Architects Method Statement Ref A-0005					
A	Steps to External Stairs 02; 16 steps; one straight flight; Note Nr. 41 on Drawing Nr. 1020	1	item			
	EXCAVATION & EARTHWORK: Excavation					
	Geotextile fabric; 'Terram 2000' or equivalent; in one layer; fixing and sealing laps at all edges in strict accordance with the manufacturers instructions; laid on formation					
	Horizontal					
B	> 300mm wide	8	m2			
	Filling; T1 structural stone 0-32mm gravel for compactability to SR 21: 2014 Annex E, laid and compacted in 225mm layers; all in accordance with Engineers specification					
	To make up levels					
C	average thickness exceeding 250mm	4	m3			
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete; Grade 20N/mm2					
	Blinding					
D	poured on and against earth or unblinded hardcore; to pad foundations	3	m3			

	Concrete; Grade C35/45; in strict accordance with the Engineers Specification					
	Concrete Steps					
A	> 150mm thick; strip foundations	3	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
B	≤ 12mm diameter	0.27	tn			
C	12 - 25mm diameter	0.17	tn			
D	> 25mm diameter	0.11	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
E	horizontal	24	m2			
	CONCRETE WORK: Formwork					
	Sawn formwork; Class F1 in strict accordance with the Engineers Specification					
	Risers to steps					
F	< 250mm high	21	m			
	CONCRETE WORK; Sundries					
	Construction dowelling joint; including 16mm diameter tie-bars set parallel with the slab and with minimum half-length embedment each side of the joint, T16 dowels 1000mm long at 400mm centres, together with polyethylene closed-cell expanded joint foam filler board, sealed with Expoflex 800 or equivalent; joint to b formed not cut with plastic strip joint strip struck onto hardened edge before pouring infill to form sealing groove					
	Designed joints; dowels					
G	dowelling; at 400mm centres	5	nr			

	METALWORK; Non-Structural				
	Stainless steel handrail; 50mm diameter stainless steel handrail; AISI 304 ; satin finish; include for all necessary support brackets, internal connectors; include for all necessary fixings to masonry wall and to surface of steps; to be fixed in accordance with Architects Drawing Nr. 7743 and Specifications				
	Handrail				
A	900mm high; raking	8	m		
B	Extra; bends	4	nr		
C	Extra; ends	1	nr		
D	extra over for; 900mm high, 50mm diameter stainless steel upright to match; fixed onto elsewhere measured top step	1	nr		
	STONEWORK; Natural Stonework				
	Reinstatement of steps; reinstatement of previously lifted, treated & repaired stone steps; newly repaired steps of varying sizes to be laid on elsewhere measured concrete foundation; include for building up with clay bricks underneath thinner steps to achieve the required uniform riser depth of 185mm; include for lime render finish to exposed brick riser facings where necessary; install a limecrete of NHL 3.5 bedding layer, levelled and compacted to required depth, before placement of stone steps; tap gently into place with timber mallets ensure consistent riser height of 185mm between steps, correct pitch for drainage and alignment with adjacent steps; include for installing new limestone treads on a like-for-like basis to areas shown on detail drawings; include for all necessary jointing and pointing with NHL 3.5 or lime putty mortar; clean off all excess mortar with soft brushes; install temporary protection during curing; refer to Architects Drawing Nr.'s 7742, 7743, 7744, and Section N of Architects Method Statement Ref A-0005				
E	Steps to External Stairs 02; 16 steps; one straight flight; Note Nr. 41 on Drawing Nr. 1020	1	item		
	FOUNTAIN				
	CONCRETE WORK: In-Situ Concrete				
	Plain in-situ concrete; Grade 20N/mm2				
	Blinding				
F	poured on and against earth or unblinded hardcore;	1	m3		

	Concrete; Grade C32/40; in strict accordance with the Engineers Specification					
	Ground bearing slabs					
A	not exceeding 150mm thick	1	m3			
	Walls					
B	> 150mm thick	1	m3			
	Blinding; 40mm high strength bedding concrete; modified fine concrete; to meet the requirements of BS 7533 parts 7 & 12; to be laid to a depth of 40mm; to be to BS 7533, ISO 9001; mortar designation: to BS 7533-101:2021 Type 25 and Type 35 compliant; to be installed in strict accordance with and Engineers Specification; refer to Architect's Specification Ref: Q25/440					
	Horizontal					
C	> 300mm wide; to falls and crossfalls	1	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
D	≤ 12mm diameter	0.18	tn			
E	12 - 25mm diameter	0.11	tn			
F	> 25mm diameter	0.08	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
G	vertical	4	m2			
H	horizontal	3	m2			
	CONCRETE WORK: Formwork					
	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; as per the Engineer's Specification, Section ; all to comply with the Engineer's Specification, Formwork Sections					
	Kickers					
I	Walls; curved	10	m			

	Walls					
A	vertical; height < 4.00m; curved	7	m2			
	CONCRETE WORK; Sundries					
	Surface finish					
	Trowelling					
B	horizontal surfaces	6	m			
	Powerfloating					
C	horizontal surfaces	3	m2			
	Labours					
D	forming recess for pipes in concrete wall; include for metal grille, pipes and connection to elsewhere measured watermain; as per note 11 on Detail 03 - Fountain; refer to Architects Drawing Nr. 7801	1	item			
E	forming recess in concrete wall for draining point; include for recessed lid and outflow pipe connecting to elsewhere measured ACO drain; as per note 14 on Detail 03 - Fountain; refer to Architects Drawing Nr. 7801	1	item			
	STONEWORK; Natural Stonework					
	Granite Cladding; 20mm thick granite slabs forming external cladding to water fountain; to Architect's Specification; to be laid with 5mm mortar jointing and stainless steel clips; include for fixing to elsewhere measured RC wall with grade 304 stainless steel corbel angles chemically fixed to RC wall & stone cladding; base of cladding to follow finished paving levels on site; contractor to survey and confirm as-built falls on site prior to ordering stone; include for bush hammered finish to all faces; include for all necessary bedding into mortar; refer to Stone Schedules for further details and Architects Drawing Nr. 7801 and Stone Schedule Ref: WF4 on Drawing Nr. 7904					
	Wall cladding					
F	stone reference nr WF4A	1	nr			
G	stone reference nr WF4B	1	nr			
H	stone reference nr WF4C	1	nr			
I	stone reference nr WF4D	1	nr			
J	stone reference nr WF4E	1	nr			
K	stone reference nr WF4F	1	nr			
L	stone reference nr WF4G	1	nr			

A	stone reference nr WF4H	1	nr			
B	stone reference nr WF4I	1	nr			
C	stone reference nr WF4J	1	nr			
D	stone reference nr WF4K	1	nr			
E	stone reference nr WF4L	1	nr			
	Granite Cappings; 960 x 370 x 50mm granite slabs forming capping to water fountain retaining wall; Architect's Specification; radius 930mm; 3mm lime mortar joints; include for fixing to elsewhere measured RC wall with 3nr M12 anchors per stone; include for forming recess at front of stone to accommodate elsewhere measured cladding, and at the rear for water runoff; include for 30mm bulnose on each edge; fixed in strict accordance with Manufacturers Recommendations; refer to Stone Schedules for further details and Architects Drawing Nr. 7801 and Stone Schedule Ref: WF5 on Drawing Nr. 7904					
	Wall capping					
F	stone reference nr WF5	6	nr			
	Granite Flags; Silva Amarelo Real or equivalent; granite flagstones to threshold of new ope under archway; colour to match existing granite flags; flamed finish to top surface; 20mm thick x 400mm wide; laid on a 40mm bed of mortar; on elsewhere measure 150mm thick concrete foundation; length varies; refer to Stone Schedule Nr. 7902 for further details; installed in accordance with Architect's & Engineer's Specifications; refer to Stone Schedules for further details and Architects Drawing Nr. 7801 and Stone Schedule Ref: GT2 on Drawing Nr. 7904					
	fountain base stones					
G	stone reference nr GT2	8	nr			
	Granite slabs; 100mm thick granite slabs forming catch basins in water fountain; assembly of decreasing dimensions or 500mm diameter, 400mm diameter and 300mm diameter; include for full depth grooves to be hollowed out to allow for connections to elsewhere measured steel uprights and pipes as shown; honed and polished finish to inside of basin and at outflow spout as shown; include for all necessary fixings; refer to Water fountain Catch basins on Architect's Stone Schedule Ref: 7904 and Specifications					
	Water fountain catch basins					
H	Stone Ref: WF1; 500mm diamater	1	nr			
I	Stone Ref: WF2; 400mm diamater	1	nr			
J	Stone Ref: WF3; 300mm diamater	1	nr			

	SURFACE PAVINGS, FENCING AND LANDSCAPING: Pre-Formed Paving and Edging Units					
	Natural limestone setts; 100 x 100 x 80mm unit dimensions; staggered; circular arrangement; 5mm joints between flags; flags to be laid in accordance with Architects Stone Schedule ref: 7901; include for flamed finish to top surface; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference LS1 on Architect's Stone Schedule Drawing Nr. 7901; all in accordance with Architects Drawing Nr. 7721 & Specifications Ref: Q25/110					
	Paving					
A	> 300mm wide; to falls & crossfalls	3	m2			
B	Extra over for; curved cutting to perimeter	14	m			
	METALWORK; Non-Structural					
	Galvanised steel top plate; 200 x 5mm curved and folded galvanised top plate; include for bolting to elsewhere measured RC wall; to allow for LED strip and conduit; include for galvanised and powder coated finish; as per note 12 on Detail 03 - Fountain; refer to Architects Drawing Nr. 7801					
	Galvanised plate					
C	approximately 190mm girth; horizontal; curved	6	m			
	Composite item; Galavanised steel uprights; double 60 x 10mm galvanised steel plate; anodised and powder coated; colour to Architect's approval; to support elsewhere measured granite stones; plated to be welded to 350mm diameter x 5mm galvanised steel, anodised and powder coated top plate; recessed in the underface of the granite feature; include for anchoring plates into concrete foundation at the base; 5mm plates must be welded between the 60 x 5mm galvanised steel double flats at 200mm centres; include for supply & installation of anodised valve and pipe to be installed between the 60 x 5mm galvanised steel plates; as per note 08 & 09 on Detail 03 - Fountain ; refer to Architects Drawing Nr. 7801					
	Fountain					
D	as per detail 03 on Architects Drawing Nr. 7801; generally	1	item			

	FRONT PLANTER & ENTRANCE STEPS					
	GENERALLY					
	Notes					
	Generally					
	the Contractor must include for the following in its tender rates:		Note			
	nothwithstanding the provisions of ARM 4, works to the Front Planter & Entrance Steps have been included as overall work items and must be priced as such by the Contractor		Note			
	refer to Architects Drawings 7700 & 7701 for location of Front Planter & Entrace Steps		Note			
	the Contractor must include for all Notes in this element within its tender rates		Note			
	GENERAL WORKS					
	WORK AREA 1: Entrance to be widened; adjustment to level to create level access; current areas of concrete patchwork repair; cast concrete paving slabs are to be removed and replaced with new limestone slabs and steps; manhole to be decomissioned; paving to be carefully lifted, existing historic limestone to be safeguarded and reinstated in their original locations at the new level and supplemented with new 80mm paving, laid to paving pattern to match internal hallway; railings to be refurbished; WORK AREA 2: Concrete steps to be retained, and grooved to allow new paving finish to be instated; surviving historic limestone paving to be repaired and retained; new steel cladding, incorporating planter boxes to be installed; neighbouring electrical and data services to be rerouted within build-out; railings to be refurbished; WORK AREA 3: Existing steps from Georges Street accessing No.3s lower ground floor level to be carefully disassembled and surviving limestone safeguarded; excavation to allow for installation of new drainage lines and their connection to existing foul/sewer/storm lines and all required M&E installations, connections and diversions - refer to Engineers Drawings and Specifications; upon reinstatement of the stepped access route, existing limestone flags to be reinstated in their original locations; steps to be adjusted to add further steps and form a larger landing at the bottom of the steps in front of the external doors; current areas of concrete patchwork repair; replacement cast concrete steps and cast slabs are to be removed and replaced with new limestone slabs and steps; railings to be refurbished; all as per Architects Drawing 7700					
	1. 5mm galvanised and powdercoated steel panels to Architects Specifications and colour selection; sheets mechanically fixed to SHS structure below to Engineers Specs (14 nr. different sized panels, overall area circa 17m2, vertical inset grooves between panels)					
A	generally	1	item			

	2. galvanised steel substructure formed of welded 100 x 100 x 10 SHS to Engineers Specifications; substructure to be designed to not impede access to the existing pillars (overall length circa 119m)					
A	generally	1	item			
	3. 200 x 200 x 10mm welded baseplate to be bolted in the ground as per Engineers details (24 nr.)					
B	generally	1	item			
	4. proposed cable containment to reroute neighbouring services cables presently on No.3 & 4s facade; works requirement include rerouting the cables into the trays and undergrounding as shown; refer to M&E Specifications for typical containment details					
C	generally	1	item			
	5. Existing services pillars to be retained; refer to M&E pack and Information Pack					
D	generally	1	item			
	6. existing manhole chambers to be retained and safeguarded for the duration of the works					
E	generally	1	item			
	7. planter box, formed of folded and welded 10mm galvanised and powdercoated steel, with perforations for drainage; planter box to sit on L bracket as Drawing A-7701 (circa 4m horizontal & 8m raking, total 12m long)					
F	generally	1	item			
	8. ornamental planting within planter box, refer to Planting Schedule A-8002 and Planting Specifications A-0004					
G	generally	1	item			
	9. lockable and bolt mechanism, concealed door with galvanised, powdercoated steel panels welded to 70 x 45 x 5mm RHS forming part of front cladding assembly, providing access to existing M&E pillars; hinges to be welded to primary structure behind; refer to Engineers Specifications					
H	generally	1	item			
	10. building numbers for Nos 3 & 4 to be stamped out in steel cladding and backlit; see Drawing A-7701					
I	generally	1	item			

	11. LED uplighters, housed in LED conduits to IP68 standard, mounted to welded galvanised subframe, to provide backlighting to lettering; allowance to be made for driver box to be mounted within front planter build out; see Drawing A-7701					
A	generally	1	item			
	12. existing concrete steps to be carefully grooved and recessed by minimum 35mm to allow 25mm thick 'Kilkenny Blue' limestone slabs laid on minimum10mm lime mortar bedding layer.; slab to be flamed on exposed faces and incorporate a 60mm band of manual chiselled finish forming visually contrasting strip at nosing; paving to be laid as per layout; refer to detail and Stone Schedule A-7900; Contractor to set out and confirm dimensions on-site prior to order; refer to Drawing A-7701 (18 nr. 1300mm wide steps and circa 7m2 irregular shaped landing)					
B	generally	1	item			
	13. existing historic wrought iron handrail and guarding to front steps to be retained and refurbished as per method statement; refer to Method Statement A-0005 and Specifications A-0003 (1100mm high, circa 5m horizontal; 750mm high, circa 5m horizontal & circa 8m raking)					
C	generally	1	item			
	14. existing replacement swinging gate to be disposed of and replaced with new galvanised and powdercoated steel gates and hinges with uprights to match surviving historic railing to no.4s basement entrance; Contractor to take measurements on-site, including ironmongery; refer to A-0003 Specifications, A-0005 Method Statement (2 nr. each 1500 x 1100mm with support posts both sides)					
D	generally	1	item			
	15. existing railings to front steps to be retained, refurbished, straightened and painted as per Method Statement A-0005 and Specifications A-0003					
E	generally	1	item			
	16. existing railing plinth, formed of limestone ashlar to be carefully disassembled for re-use in-situ; stone to be cleaned and previous hot lead remains and/or concrete infills to be carefully chiseled out; refer to Method Statement A-0005 and Specifications A-0003					
F	generally	1	item			
	17. existing ashlar plinth to be carefully removed and cut to widen access path to 1.2m; refer to Method Statement A-0005 and Specifications A-0003					
G	generally	1	item			
				To Collection €		

	18. new external door, refer to A-5033 External Door Details, A-6100 Series Door Schedule and A-0003 Specifications (included elsewhere)					
A	generally	1	item			
	19. northern facade, refer to GA series for works to same (included elsewhere)					
B	generally	1	item			
	20. rainwater downpipe to connect into drainage system as per Engineers details; limestone slab to be cut to match surrounding profile					
C	generally	1	item			
	21. earthing chamber, refer to M&E Drawings and Specifications; limestone slabs to be cut to match surrounding profile as shown					
D	generally	1	item			
	22. Aco drainage channel to Engineers Specifications; limestone surround to be cut to match profile as shown; refer to A-5033 and Specifications					
E	generally	1	item			
	23. existing limestone slabs to be re-used and 60mm visually contrasting strip to be implemented via mechanical chiseling; refer to colour-coded legend; laid on stone and reclaimed brick masonry from the site in keeping with existing arrangement on-site, with lime mortar bedding and pointed as outlined in Method Statement A-0005 and Specifications A-0003 (several slab locations circa 8m2 & 2 nr. steps)					
F	generally	1	item			
	24. new limestone slabs, 1200mm c350mm x 190mm (dimensions to be confirmed on-site), forming new steps, with manually chiselled 60mm band creating visually contrasting strip; refer to colour coded legend, A-7901, Method Statement A-0005 and Specifications A-0003 (2 nr.)					
G	generally	1	item			
	25. 200mm concrete base to Engineers Specifications and rebar schedule forming support to steps above					
H	generally	1	item			
	26. backfilling of earth to Engineers Specifications					
I	generally	1	item			
	27. undergrounded services and drainage serving Nos 3 & 4; refer to M &E and C&S Works Requirements and Spoecifications					
J	generally	1	item			

	28. existing granite setts to Georges Street to be carefully lifted to facilitate works and reinstated as per existing build-up					
A	generally	1	item			
	M&E - temporary diversions and contractor coordination with relevant authorities, owners and stakeholders (refer to M&E Drawings and Specs)					
B	generally	1	item			
	Finishes - powdercoating - metallic variant to be allowed for by Contractor for all steel finishes; all fixings to also be metallic-powdercoated to Architects colour of choice; all fixings to have round headed bolts; Contractor to allow for multiple colour samples to be provided for Architects review on-site					
C	generally	1	item			
	Stonework - Contractor will be required to measure on-site to confirm dimensions and notify Architects of any adjustment required prior to ordering stone from quarry; cutting of stone on-site will be required to adjust to existing site conditions, Contractor to allow for same for tender purposes and in preparation of required precision tools and personnel on-site; Contractor and Architect to agree final paving pattern on-site; all mortars & beddings to be lime based					
D	generally	1	item			
	Steelworks - all steelwork to be buffed out and sharp edges smoothened before finishing is applied; Contractor to provide samples of steelwork finishes, including corners and welded joints for approval; cost of structural reports from steelworks subcontractors to be allowed for; Contractor and steel specialist to confirm all measurements on-site at the outset and carry out a comprehensive setting out exercise to confirm and be reflected in the shop drawing and submittal process; refer to Specs A-0003; this aspect of the works is subject to a submittal process; shop drawings are to be provided for comments and revisions to design teams satisfaction; where applicable, Contractor to coordinate all elements of the works, including any overlapping proprietary systems as part of a comprehensive submittal for approval					
E	generally	1	item			
	Sample Panels - Contractor to allow for full-size panels to be prepared, including welding, finishes and fixing options for final approval; full size panels will also be required for testing out of methodologies and installation sequencing on-site					
F	generally	1	item			

	Heritage Ironworks - refer to Method Statement A-0005, all replacement metalworks to be like for like to avoid any bimetallic corrosion; where new rails are installed and required, traditional detailing should be matched, e.g. piercing bars through the rail; rivetted fixing to iron backstay to be retained during the works; railings to be carefully removed from the receiving stone by chiselling out the lead or replacement concrete holding them in place; missing rails to be reinstated and fixed into the existing limestone plinths using hot lead; PSCS to be aware of the H&S aspects of using hot lead; condition of the stone to be inspected by Architect prior to re-use; refer to Method Statement A-0005 for these works					
A	generally	1	item			
	1. Plan Detail; 2. Typical Elevation Detail; 3. Typical Section Detail; 4. Typical Plan Detail - Hinges; 5. Typical Elevation Detail - Hinges; 6. Typical Plan Detail - Panel Junctions; 7. Typical Elevation Detail - Panel Junctions; 8. Typical Entrance Steps Plan Detail; 9. Typical Entrance Steps Sectuon Detail; all as per Architects Drawing 7701 - Note: some of the following works may already be included in the preceeding works section					
	1. bespoke capping, formed of 5mm galvanised and powdercoated steel as dimensioned, fixed to SHS below to the rear, and using bespoke angles to create splay (planter)					
B	generally	1	item			
	2. galvanised steel substructure formed of welded 100x100 x 10 SHS to Engineers Specifications; substructure to be designed to not impede access to the existing pillars (base plates)					
C	generally	1	item			
	3. 80mm x10mm thick continuous galvanised steel plate, welded to SHS structure, providing supports for planter box above, including additional welded shim as drawn (planter)					
D	generally	1	item			
	4. planter box, formed of 10mm thick folded and welded sheets, galvanised and powdercoated (planter)					
E	generally	1	item			
	5. 5mm diameter perforations in 10mm planter box to allow for drainage; perforations to be formed ahead of galvanising and powdercoating (planter)					
F	generally	1	item			

	6. cable containment to re-route neighbouring services cables presently on No.3 & 4s facade; Works Requirements include rerouting the cables into the trays and undergrounding as shown in drawing A-7700; refer to M&E Specifications for typical containment details					
A	generally	1	item			
	9. Opening gate to include lockable and ground foxed bolt mechanism, clad with galvanised, powdercoated steel panels welded to 70 x 45mm x 5mm RHS forming part of front cladding assembly providing access to existing M&E pillars; hinges to be welded to primary structure behind; refer to Engineers Specifications					
B	generally	1	item			
	10. 5mm galvanised and powdercoated steel panels to Architects Specifications and colour selection; sheets mechanically fixed to SHS structure below to Engineers Specs; outline dimensions as per Drawing A-7700, to be confirmed on-site (steel panels)					
C	generally	1	item			
	11. 715 x 690 x 3mm perforated panel, welded to door frame RHS; panel to be galvanised and powdercoated with contrasting colour to main panels (steel panels)					
D	generally	1	item			
	12. 715 x 690 x 3mm panel, galvanised and powdercoated to match the main front cladding and welded around 30mm SHS secondary frame; panel to provide a reflective surface for LED uplighter (steel panels)					
E	generally	1	item			
	13. 30 x 30 SHS rails, part of door frame assembly, welded to RHS ahead of finishes application					
F	generally	1	item			
	14. LED uplighters, housed in LED conduits to IP68 standard, mounted to welded galvanised 30mm SHS subframe, to provide backlighting to lettering; allowance to be made for driver box to be mounted within front planter build out via steel plates (steel panels)					
G	generally	1	item			
	15. Existing cast concrete wall to be retained, paint stripped and re-painted; refer to Architects Specifications A-0003					
H	generally	1	item			
				To Collection €		

	16. 200 x 200 x 10mm baseplate welded to vertical SHS with 4 no.fixing points for bolting through (minimum M12); bolts to Engineers Specifications (base plates)					
A	generally	1	item			
	17. welded, barrel hinges, galvanised and powdercoated as part of primary structure and door assembly (steel panels)					
B	generally	1	item			
	18. 1260 x 370 x 25mm thick limestone slabs to be installed on a minimum 10mm bed of lime mortar; refer to Architectural Specifications; exposed faces to be flamed, including sanded 10mm radius bullnose and manually chiselled band forming 60mm visually contrasting strip, set back from the edge by 50mm as drawn (steps)					
C	generally	1	item			
	19. concrete to be grooved by 35mm; methodology to be agreed with Architect and Structural Engineer (steps)					
D	generally	1	item			
	20. exposed finish of existing concrete to be retained on both sides of the recessed limestone paving to be retained; finish to be flush with limestone; exact alignment to be confirmed on-site and set out for Architects approval on-site by Contractor					
E	generally	1	item			
	21. 10mm visible grout line to be filled flush with lime mortar; refer to Limeworks in Method Statement A-0005 and Specifications A-0003					
F	generally	1	item			
	22. existing railings to front steps to be retained, refurbished, straightened and painted as per Method Statement A-0005 and Specifications A-0003 (railings)					
G	generally	1	item			
				To Collection €		

	Finishes - powdercoating - metallic variant to be allowed for to all painted surfaces; all fixings to also be metallic-powdercoated to Architects colour of choice; Contractor to allow for minimum 6 no. colour samples for Architects review; powdercoated areas of steel to be shotblasted with stainless steel to roughen up surface ahead of hot zinc spraying with thermal spray gun to achieve anti-corrosive layer as per BS EN ISO 1461 with minimum 140 microns; zinc layer to be smoothened as lightly polished as required post application to ensure consistent and uniform surface after powdercoating; finishes to be carefully safeguarded during transport, especially powdercoated finishes and anodised finishes, storage, installation and for the duration of the works; Contractor to replace any damaged panels					
A	generally	1	item			
	Stonework - Contractor will be required to measure on-site to confirm dimensions and notify Architects of any adjustment required prior to ordering stone from quarry; cutting of stone on-site will be required to adjust to existing site conditions, Contractor to allow for same for tender purposes and in preparation of required precision tools and personnel on-site; Contractor and Architect to agree final paving pattern on-site; all mortars & beddings to be lime based					
B	generally	1	item			
	Steelworks - all steelwork to be buffed out and sharp edges smoothened before finishing is applied; Contractor to provide samples of steelwork finishes, including corners and welded joints for approval; refer to Architects and Engineers Specifications for all aspects of workmanship associated with steel; all fixings to have round headed bolts or recessed fittings as requested by Architect					
C	generally	1	item			
	Sample Panels - Contractor to allow for full-size panels to be prepared, including welding, finishes and fixing options for final approval; full size panels will also be required for testing out of methodologies and installation sequencing on-site					
D	generally	1	item			
	Alignment - Contractor to confirm all measurements on-site at the outset and carry out a comprehensive setting out exercise; Contractor is required to carry out a comprehensive survey of the existing entrance steps; adjustments and survey dimensions to be included in submittals, shop drawings and as-builts					
E	generally	1	item			

	Stonework - cutting of stone on-site will be required to adjust to existing site conditions, Contractor to allow for same for tender purposes and in preparation of required precision tools and personnel on-site; Contractor and Architect to agree final paving pattern on-site; this aspect of the works is subject to a submittal process; as part of this, shop drawings are to be provided for comments and revisions as required to design teams satisfaction; Contractor to coordinate all applicable elements, including any overlaps with proprietary systems for approval; note - variations between the different flights to be included in submittals, corresponding steel supports, cross checked with the on-site measurements					
A	generally	1	item			
	Sample Panels - Contractor to allow for full-size panels to be prepared, including finishes options for final approval, as well as confirming installation sequencing on-site; Contractor to include samples of welding as a quality benchmark					
B	generally	1	item			
	M&E - temporary diversions and contractor coordination with relevant authorities, owners and stakeholders (refer to M&E Drawings and Specs)					
C	generally	1	item			

COLLECTION					
Page No. GAW/9					
Page No. GAW/10					
Page No. GAW/11					
Page No. GAW/12					
Page No. GAW/13					
Page No. GAW/14					
Page No. GAW/15					
Page No. GAW/16					
Page No. GAW/17					
Page No. GAW/18					
Page No. GAW/19					
Page No. GAW/20					
Page No. GAW/21					
Page No. GAW/22					
Page No. GAW/23					
Page No. GAW/24					
Page No. GAW/25					
Page No. GAW/26					
Page No. GAW/27					
Page No. GAW/28					
Page No. GAW/29					
Page No. GAW/30					
Page No. GAW/31					
Page No. GAW/32					

COLLECTION					
Page No. GAW/33					
Page No. GAW/34					
Page No. GAW/35					
Page No. GAW/36					
Page No. GAW/37					
Page No. GAW/38					
Page No. GAW/39					
Page No. GAW/40					
Page No. GAW/41					
Page No. GAW/42					
Page No. GAW/43					
Page No. GAW/44					
Page No. GAW/45					
Page No. GAW/46					
Page No. GAW/47					
Page No. GAW/48					
Page No. GAW/49					
Page No. GAW/50					
Page No. GAW/51					
Page No. GAW/52					
Page No. GAW/53					
Page No. GAW/54					
Page No. GAW/55					
Page No. GAW/56					

COLLECTION					
Page No. GAW/57					
Page No. GAW/58					
Page No. GAW/59					
Page No. GAW/60					
Page No. GAW/61					
Page No. GAW/62					
Page No. GAW/63					
Page No. GAW/64					
Page No. GAW/65					
Page No. GAW/66					
Page No. GAW/67					
Page No. GAW/68					
(20) SITE STRUCTURES Carried to Summary					

	ALL SECTIONS					
	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	Refer to Architects Drawings for locations of works to Site Enclosures		Note			
	EXCAVATION AND EARTHWORK: Excavation					
	Excavation					
	to foundation trenches					
A	depth < 2.00m	8	m3			
	Extra on excavation items for					
B	excavation directly adjacent to the public road	8	m3			
C	next to existing structures	3	m3			
	Blinding; T3 0-04mm crushed stone (DoP required); all in accordance with Engineers specification					
	Surface treatments; to floor slabs					
D	50mm thick; horizontal	10	m2			
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete; Grade 20N/mm2					
	Blinding					
E	poured on and against earth or unblinded hardcore; to strip foundations	6	m3			
	Concrete; Grade C32/40; in strict accordance with the Engineers Specification					
	Foundation					
F	> 150mm thick; strip foundations	11	m3			

	Walls					
A	> 150mm thick	25	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
B	≤ 12mm diameter	13.13	tn			
C	12 - 25mm diameter	7.88	tn			
D	> 25mm diameter	5.26	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
E	horizontal	22	m2			
	BRICKWORK AND BLOCKWORK: Brickwork/blockwork					
	Solid blockwork to I.S. EN 771 -1-3:2011; products shall comply with the Irish Standards referenced in the Specification; 440 x 215 x 100mm units ; bedded cement:lime mortar (1:1:6); stretcher bond; minimum compressive strength of 10N/mm2; in mortar; refer to Notes section for further details on specification; all as per Architect & Engineer's Drawings & Specifications					
	Walls in trenches					
F	215mm thick	5	m2			
	Labours					
G	on blockwork	1	item			
	Solid blockwork to I.S. EN 771 -1-3:2011; products shall comply with the Irish Standards referenced in the Specification; 440 x 215 x 100mm units ; bedded cement:lime mortar (1:1:6); stretcher bond; minimum compressive strength of 7.5N/mm2; in mortar; refer to Notes section for further details on specification; all as per Architect & Engineer's Drawings & Specifications					
	Walls					
H	215mm thick	31	m2			
	Structural piers					
I	440mm thick	4	m2			

	Bonding to other work					
A	generally	12	m			
	Labours					
B	on blockwork	1	item			
	Exposed red clay brick walls; previously reclaimed clay bricks from elsewhere measured demolitions on site; obtain and transport from on-site storage location; all works to be carried out in accordance with current best practice for conservation of historic buildings; sample panel to be approved by Architect prior commencing works; brickwork bedding to consist of 50% NHL 2 and 50% NHL 3.5 to 2.5 parts of sand; flemish bond; lime mortar joints to BS EN 998-2; mix to Z21; flush joints; tying brickwork to existing masonry wall; all in accordance with the Architect's Drawing Nr. 7760 and Specification Ref: F10/230					
	Samples					
C	complete 3nr. sample panels 1m x 1m; to be undertaken prior to the commencement of the works under the strict direction of the Architect	1	item			
	Walls					
D	420mm thick; 1nr. layer; built on existing masonry wall to courtyard	9	m2			
E	extra over for importing clay brick to match existing dimensions, colour and materials in lieu of reclaimed	9	m2			
	Arches					
F	face height from FFL of 4202mm; 510mm wide soffit; curved; as per Archway 1 Detail Section BB on Drawing Nr. 7760	5	m			
	Labours					
G	on brickwork	1	item			
	Bonding to existing or other structures; in accordance with the Engineer's Drawings & Specification					
	Bonding to other work					
H	bonding 420mm thick brickwork to existing stone rubble wall; wall starter system; stainless steel cavity screw-in tie supplied with an 8mm nylon wall plug and neoprene ring suitable for use in existing structures; including all associated drilling; installed in accordance with manufacturers instructions; vertical	4	m			
I	bonding 420mm thick brickwork to existing stone rubble wall; wall starter system; stainless steel cavity screw-in tie supplied with an 8mm nylon wall plug and neoprene ring suitable for use in existing structures; including all associated drilling; installed in accordance with manufacturers instructions; vertical	4	m			

	FLOOR, WALL & CEILING FINISHINGS: In-Situ Finishes					
	Notes					
	Generally					
	metal angle beads and lathing at junctions of differing backgrounds are deemed to be included		Note			
	metal stop beads, irrespective of background, are deemed to be included		Note			
	Lime Render; 50mm thick two coat external lime render system to blockwork substrate; using NHL based render; finished with sponge or floated texture as specified; all coats applied in accordance with Manufacturers guidance and BS EN 13914; stainless steel fixings; stainless steel expanded metal lath at junctions; maintain 10mm movement joints; all as per Architects Drawing Nr.'s 7720 and Specifications Ref M20/110					
	Walls					
A	> 300mm wide	128	m2			
	Reveals					
B	< 300mm wide	22	m			
	Lime Mortar Haunching					
C	> 300mm wide; to top of masonry walls	7	m2			
	Lime Mortar Flaunching					
D	< 300mm wide; to top of masonry walls; to step detail in wall	4	m			
	Extra for: forming recesses					
E	40mm wide x 30mm deep recess in 50mm thick lime render to form shadow gap detail; horizontal; refer to details on Architect's Drawing Nr. 7720	47	m			
F	40mm wide x 30mm deep recess in 50mm thick lime render to form shadow gap detail; vertical; refer to details on Architect's Drawing Nr. 7720	35	m			
G	260mm wide x 30mm deep recess in 50mm thick lime render to form shadow gap detail; vertical; refer to details on Architect's Drawing Nr. 7720	18	m			

	METALWORK; Non-Structural					
	Steel bespoke External Doors; to Archway 2; bespoke gates to suit existing arch; galvanised steel; powder coated to selected RAL colour; door leaf to be flat steel panel with factory applied finishes; smoke leakage to S200; reaction to fre to BS EN 13501-1; frame consisting of 3mm thick standard steel angles various sizes consisting of 10 x 45mm plate steel, galvanised and powder coated to contrasting colours of Architect's choice; including welded panels as drawn on Architect's Drawing's; welded panels to form handle as outlined; include for hinges as part of gate assembly to fix gate to rubble stone wall; receiving pin to be welded to 300 x 450 x 10mm flat steel galvanised plate, include for actuator arm as shown on Architects Drawings and Specifications; with 45mm cross bracing plate to slot between stone slabs and into the rubble stone wall; seperating layer of minimum 5mm lime mortar joint between steel and masonry; refer to details on Architects Drawing 7761 andSpecification Ref: L20/484					
	Bespoke Steel Gate					
A	1361mm wide; overall height approximately 2280mm high; to suit arch; as per details on Drawing Nr. 7761	1	nr			
	Steel bespoke External Doors; to Archway at Bin Store; 1975 x 705 x 60mm galvanised steel gate; door leaf to be flat steel panel with factory applied finishes; smoke leakage to S200; reaction to fre to BS EN 13501-1; powder coated finish; formed with 50 x 50 x 3mm galvanised steel frame with 5mm galvanised steel plates wrapped around the leaf and fixed on the side; include for galvanised steel powder coated hinges to be welded to the side of the door leaf and to be fixed to the wall with buried base plates; refer to details on Architect's Drawing Nr. 7810 and Specification Ref: L20/484					
	Bespoke Steel Gate					
B	825 x 2100mm overall dimensions	1	nr			
	STONEWORK: Natural Stonework					
	Reinstatement of slate capping; reinstate previously removed and stored slate cappings where possible; allow for supplementing with new slate on a like-for-like basis with matching thickness, colour tone, edge finishes, etc.; slate units to be bedded on lime mortar; maintain a consistent mortar bed thickness; align slate units to match the existing coursing and overhang profile; fill all joints with lime mortar; clean off any excess mortar; refer to general detail 03 on Architect's Drawing Nr. 7744 ; all as per Architect's Method Statement Section P and Drawing Nr. 7744					
	Wall Capping					
C	> 300mm wide	5	m2			

	Limestone wall capping; 65mm thick limestone cappings as described; dimensions as stated; square edged; flamed finish; butt jointed; bedded and jointed in lime mortar, 10mm joints; fixed in strict accordance with Manufacturers recommendations & to the Architects & Engineers Drawings & Specifications; include for flamed finish to surface; include for bullnose details as shown on stone schedules; refer to reference CP1 'limestone capping to parapet walls' on Architect's Stone Schedule Nr. 7903 & Architects Drawing 7721					
	Wall capping					
A	> 300mm wide; 65mm thick limestone cappings; to stone wall; width varies	2	m2			
B	Stone Ref: CP1A; 1005mm long x maximum width of 341mm wide minimum width of 241mm	1	nr			
C	Stone Ref: CP1B; 1005mm long x maximum width of 442mm, minimum width of 341mm wide	1	nr			
D	Stone Ref: CP1C; 1005mm long x maximum width of 543mm, minimum width of 442mm wide	1	nr			
E	Stone Ref: CP1D; 1005mm long x maximum width of 610mm, minimum width of 543mm wide	1	nr			
	Limestone wall capping; 65mm thick limestone capping as described; dimensions as stated; square edged; flamed finish; butt jointed; bedded and jointed in lime mortar, 10mm joints; fixed in strict accordance with Manufacturers recommendations & to the Architects & Engineers Drawings & Specifications; include for flamed finish to surface; include for bullnose details as shown on stone schedules; refer to reference CP2 'limestone capping to parapet walls' on Architect's Stone Schedule Nr. 7903 & Architects Drawing 7721					
	Wall capping					
F	Stone Ref: CP2A on Architects Stone Schedule Nr. 7903	7	nr			
G	Stone Ref: CP2B on Architects Stone Schedule Nr. 7903	6	nr			
H	Stone Ref: CP2C on Architects Stone Schedule Nr. 7903	1	nr			
I	Stone Ref: CP2D on Architects Stone Schedule Nr. 7903	1	nr			
J	Stone Ref: CP2E on Architects Stone Schedule Nr. 7903	1	nr			
K	Stone Ref: CP2F on Architects Stone Schedule Nr. 7903	1	nr			
L	Stone Ref: CP2G on Architects Stone Schedule Nr. 7903	1	nr			
M	Stone Ref: CP2H on Architects Stone Schedule Nr. 7903	1	nr			

	Limestone wall capping; 65mm thick limestone cappings as described; dimensions as stated; square edged; flamed finish; butt jointed; bedded and jointed in lime mortar, 10mm joints; fixed in strict accordance with Manufacturers recommendations & to the Architects & Engineers Drawings & Specifications; include for flamed finish to surface; include for bullnose details as shown on stone schedules; refer to reference CP3 'limestone capping to parapet walls' on Architect's Stone Schedule Nr. 7903 & Architects Drawing 7721					
	Wall capping					
A	Stone Ref: CP3A on Architects Stone Schedule Nr. 7903	1	nr			
B	Stone Ref: CP3B on Architects Stone Schedule Nr. 7903	2	nr			
C	Stone Ref: CP3C on Architects Stone Schedule Nr. 7903; raking	1	nr			
	Limestone wall capping; limestone capping as described; dimensions as stated; square edged; flamed finish; butt jointed; bedded and jointed in lime mortar, 10mm joints; fixed in strict accordance with Manufacturers recommendations & to the Architects & Engineers Drawings & Specifications; include for flamed finish to surface; refer to reference CP4 'limestone capping to rear garden boundary blockwork wall' on Architect's Stone Schedule Nr. 7904 & Architects Drawing 7721					
	Wall capping					
D	> 300mm wide; 910 445 x 65-85mm overall unit dimensions; to blockwork wall; width varies	5	m2			
	Limestone reveal facings; bespoke limestone slabs forming stone reveal detail around door opening; overall unit dimensions as shown on Schedules; include for all necessary fixings and bedding with lime mortar ; 10mm joints between all stone units; include for flamed finish & bush hammered finishes to stone as shown on stone schedules; include for all stone rebating details as specified in the stone schedule; all as per Archway 3 on Architects Drawing Nr.'s 7904 & Specifications					
	Jambs					
E	overall unit dimensions of 425 x 350 x 120mm; vertical; refer to archway 3 A3B, on Architects Stone Schedule Ref: 7904 for further details	8	nr			
F	overall unit dimensions of 350 x 230 x 120mm; vertical; refer to archway 3 A3C on Architects Stone Schedule Ref: 7902 for further details	2	nr			
	Heads					
G	overall unit dimensions of 1186 x 450 x 300mm; horizontal; refer to archway 3 A3A, on Architects Stone Schedule Ref: 7904 for further details	1	nr			

	Limestone reveal facings; bespoke limestone slabs forming supporting columns and arch supporting masonry wall above; overall unit dimensions as shown on Schedules; include for all necessary fixing to surrounding masonry wall and bedding with lime mortar; 10mm joints between all stone units include for flamed finish & bush hammered finishes to stone as shown on stone schedules; include for all stone rebating details as specified in the stone schedule; ; all as per Archway 1 on Architects Drawing Nr.'s 7902 & 7760 & Specifications				
	Jambs				
A	overall unit dimensions of 640 x 426 x 320mm; vertical; refer to archway 1 A1A, on Architects Stone Schedule Ref: 7902 for further details	10	nr		
B	overall unit dimensions of 640 x 426 x 300mm; vertical; refer to archway 1 A1B, on Architects Stone Schedule Ref: 7902 for further details	2	nr		
	Arch				
C	overall unit dimensions of 640 x 426 x 300mm; curved; face height of 240mm; 640mm wide soffit; curved; refer to Section A1C on Architects Stone Schedule Nr. 7902	6	nr		
D	overall unit dimensions of 640 x 426 x 300mm; curved; face height of 240mm; 640mm wide soffit; curved; 1nr unit; refer to Section A1D on Architects Stone Schedule Nr. 7902	1	nr		
	Extra for				
E	cutting 60 x 78mm rebate in stone; 640mm long; to stones ref: A1B	2	nr		
	Limestone reveal facings; bespoke limestone slabs forming supporting columns and arch over masonry wall above; overall unit dimensions as shown on Schedules; include for all necessary fixings and bedding with lime mortar; 10mm joints between all stone units; include for flamed finish & bush hammered finishes to stone as shown on stone schedules; include for all stone rebating details as specified in the stone schedule; all as per Archway 2 Architects Drawing Nr.'s 7902 & 7760 & Specifications				
	Jambs				
F	refer to stone type A2A on Architect's Drawing Nr. 7902; vertical	10	nr		
G	refer to stone type A2B on Architect's Drawing Nr. 7902; vertical	2	nr		
	Arch				
H	refer to stone type A2C on Architect's Drawing Nr. 7902; curved	6	nr		
I	refer to stone type A2D on Architect's Drawing Nr. 7902; curved	1	nr		
	Extra for				
J	cutting 60 x 90mm rebate in stone; 765mm long; to stones ref: A2B	2	nr		

	Granite Flags; Silva Amarelo Real or equivalent; granite flagstones to threshold of new ope under archway; colour to match existing granite flags; bush hammered finish to top surface; 20mm thick x 400mm wide; length varies; refer to Stone Schedule Nr. 7902 for further details; installed in accordance with Architect's & Engineer's Specifications; refer to Archway 1 on Architect's Specification Ref: M40/115				
	Thresholds				
A	refer to stone schedule section A1E; laid horizontally	2	nr		
B	refer to stone schedule section A1F; laid horizontally	2	nr		
C	refer to stone schedule section A1G; laid horizontally	1	nr		
	Granite Flags; Silva Amarelo Real or equivalent; granite flagstones to threshold of new ope under archway; colour to match existing granite flags; bush hammered finish to top surface; 20mm thick x 400mm wide; length varies; refer to Stone Schedule Nr. 7902 for further details; installed in accordance with Architect's & Engineer's Specifications; refer to Archway 2 on Architect's Specification Ref: M40/115				
	Thresholds				
D	refer to stone schedule section A2E; laid horizontally	2	nr		
E	refer to stone schedule section A2F; laid horizontally	1	nr		
	Kerbing; limestone flush kerb corner special; 825 x 250 x 150mm 'Kilkenny Blue' Limestone kerb, or equivalent; to have 5mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; include for flamed finish to exposed faces; laid on & C32/40 concrete haunch according to the details shown; laid on 150mm thick sub-base of clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to note 16 on Bin Store Details Drawing Nr. 7810				
	Kerbs				
F	kerb; to threshold of arch nr. 3	1	m		

	Lime Flaunching; lime flaunching to top of masonry garden walls; clean off top of wall after the elsewhere measured removal of vegetation, and remove any existing lose capping mortar; retain any sound material; prepare wall y cleaning and lightly damping; apply new lime mortar flaunching; NHL 3.5 or hot-lime mix; form gentle fall to shed away from the wall face; finish to match existing retained capping in profile, texture & colour; fill recess with fine stones and using NHL based render; flaunch over the top to create sealed cap of lime mortar to top of wall; all in accordance with Architect's Specifications and Method Statement Section P; To BS EN 13914; stainless steel fixings; stainless steel expanded metal lath at junctions; maintain 10mm movement joints; all as per Architects Drawing Nr.'s 7720 and Specifications Ref M20/110					
	Flaunching					
A	> 300mm wide; to top of walls	18	m2			
	Reinstatement / Re-alignment of existing stone wall; 650mm overall thickness; re-use previously dismantled & numbered stone from existing garden boundary wall, to re-build in line with Architect's revised layout; to be built on edge of elsewhere measured RC deck, directly over elsewhere measured RC supporting wall; where re-use of stone is not feasible, replace with stone on a like-for-like basis; to be constructed with lime-mortar; refer to Proposed Section DD on Architects Drawing Nr. 7752; Refer to Architects Drawing Nr.'s 7750, 7752, 7721, Specification Ref: C41/320 and Section P of Architect's Method Statement Ref: A-0005					
	Rebuild / re-alignment of stone wall					
B	> 300mm wide; to top of RC boundary wall	52	m2			
	Extra over for					
C	approximately 140 x 225mm gap to centre of wall at top, filled with fine stones, capped with flaunched capping of 1:3 natural hydraulic lime (NHL3.5): sand:mortar; stone to be recovered from existing walls on site; all as per notes's 2 & 3 on Proposed Section DD on Architect's Drawing Nr. 7752	19	m			
	Stone facings; 175mm thick stone facings built up against elsewhere measured RC wall; pointed with 1:3 natural hydraulic lime (NHL3.5):sand mortar; stone to be recovered from existing walls on site; include for wall ties to fix stone to wall behind, to Engineer's Specifications; sample to be prepared and approved by Architect; refer to details on Architect's Drawing Nr. 7752 and Method Statement Section P					
	Stone Facings					
D	> 300mm wide	37	m2			

COLLECTION

Page No. GAW/72

Page No. GAW/73

Page No. GAW/74

Page No. GAW/75

Page No. GAW/76

Page No. GAW/77

Page No. GAW/78

Page No. GAW/79

Page No. GAW/80

Page No. GAW/81

(30) SITE ENCLOSURES
Carried to Summary

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Architects Drawing 1006 - 1008 & 1009 - 1011 for location of paving works		Note			
	cleaning of surfaces on completion has been included as an item		Note			
	making good at junctions between new and existing paved areas has been included as a linear, all inclusive measurement		Note			
	the contractor is to make provision within his tender rates for all necessary cutting of natural stone on site to facilitate the installation of the paving / kerbs etc		Note			
	Sundries					
	The Contractor must include for the following					
A	all paved surfaces to be chemically cleaned and powerwashed to the full satisfaction of the Architect, prior to issue of the Certificate of Substantial Completion & final handover	1	item			
B	the contractor must allow here for any and all necessary additional work associated with extending or thickening of concrete bases taken under stone paved areas where necessary for kerbs, channels, ramps, etc.; refer to Engineers Drawings for details	1	item			
	EXCAVATION AND EARTHWORK: Excavation					
	Geotextile fabric; Terram 2000 or similar approved; in one layer; fixing and sealing all laps at all edges instrict accordance with the Manufacturers instructions; refer to Engineers Drawing RX/01 & Specification					
	Horizontal					
C	> 300mm wide; under pavers	180	m2			

	Filling; recycled aggregate complying with Clause 801, 803, 807, IS EN-9311-11 and IS EN-13285; recycled aggregate should also comply with the requirements of table 8/3 from the specification for roadworks; laid and compacted in strict accordance with the Engineers requirements ; refer to the Architects Drawing 7800 for full details					
	Filling; to make up levels					
A	< 250mm average thickness	2	m3			
	Filling; T1 structural stone 0-32mm gravel for compactability to SR 21: 2014 Annex E, laid and compacted in 225mm layers; all in accordance with Engineers specification					
	Filling; to make up levels					
B	> 250mm average thickness	27	m3			
	Filling; 150mm thick compacted regulating course; to SR 21:2016; on geotextile fabric; laid and compacted in strict accordance with the Engineers requirements; refer to Engineers Drawing Nr. D/01 and Specification for full details					
	Filling; to make up levels					
C	< 250mm average thickness; laid and compacted in layers of 150mm	30	m3			
	Surface treatments					
	Blinding to surface of filling with sharp sand; in strict accordance with Engineers Specifications					
D	40mm thick	6	m2			
	CONCRETE WORK: In-Situ Concrete					
	Blinding; 40mm high strength bedding concrete; modified fine concrete; to meet the requirements of BS 7533 parts 7 & 12; to be laid to a depth of 40mm; to be to BS 7533, ISO 9001; mortar designation: to BS 7533-101:2021 Type 25 and Type 35 compliant; to be installed in strict accordance with and Engineers Specification; refer to Architect's Specification Ref: Q25/440					
	Horizontal					
E	40mm thick; > 300mm wide; to falls and crossfalls	180	m2			
	Beds; C16/20 concrete sub-base; to EN 14227; laid as per Engineers Specification; refer to Engineer's Drawing Nr. D01					
	Horizontal					
F	> 300mm wide; to falls and crossfalls; to base of paving setts/slabs	46	m3			

	Expansion joint; located at 2.5m centres max spacing; 12mm fibrous compressible filler; point top of joint with 12 x 12mm high duty sealer; in strict accordance with the Engineers Specification					
	To paths					
A	100mm deep	35	m			
	Surface finishes; treating surfaces of unset concrete					
	Light brushed surface to Class U4; in strict accordance with the Engineers Specification					
B	generally; to falls and cross falls	180	m2			
C	Extra; 100mm steel trowel finish to edges; bull nosed finish	53	m			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars Grade B500B to BS 4449 :2005; straight or bent					
	Bars					
D	≤ 12mm diameter	4.14	tn			
E	12 - 25mm diameter	2.49	tn			
F	> 25mm diameter	1.66	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A142					
G	horizontal	180	m2			
	CONCRETE WORK: Formwork					
	Sawn formwork; Class F1 in strict accordance with the Engineers Specification					
	Sides of paths					
H	< 250mm high	157	m			
I	< 250mm high; curved	25	m			

	SURFACE PAVINGS, FENCING AND LANDSCAPING: Pre-Formed Paving and Edging Units					
	Reinstatement of limestone flags; reinstatement of previously lifted, removed and stored limestone flags (elsewhere measured); varying thicknesses of 20mm - 60mm thick; to be reused from LGF and courtyards; laid to elsewhere measured concrete base; all in accordance with Architect's & Engineer's Specifications					
	Paving					
A	> 300mm wide; to falls & crossfalls	13	m2			
B	Extra over for; curved cutting to perimeter	11	m			
	Composite Item; Grasscrete Pavers; Hardscape Kellen or equivalent; to BS EN 1339:2003 600 x 300 x 100mm and 300 x 300 x 100mm grass seeded, pre-cast concrete hollow paviours; wit 051 colour; laid to elsewhere measured sharp sand base; refer to grass paver modules on detail 02 on Architect's Drawing Nr. 7801; include for cutting module's B into 2 pieces as shown; installed in strict accordance with Manufacturer's instructions; all to Architect & Engineer's Specifications					
	Horizontal					
C	> 300mm wide; to falls and crossfalls	6	m2			
	Natural granite flags; 850 x 400 x 40; 3mm joints between flags; flags to be laid in accordance with Architects Stone Schedule ref: 7901; include for bush hammered finish to top surface; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference GF1 on Architect's Stone Schedule Drawing Nr. 7901; all as per Architects Drawings Nr. 7721 & 7901 and Specification Ref: Q25/111					
	Paving					
D	> 300mm wide; to falls & crossfalls	34	m2			
E	Extra over for; curved cutting to perimeter	4	m			
	Natural granite setts; varying sizes of units; 5mm joints between flags; flags to be laid in circular arrangement in accordance with Architects Stone Schedule ref: 7902; include for flamed finish to top surface; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference GC1 on Architect's Stone Schedule Drawing Nr. 7902; all in accordance with Architects Drawing Nr. 7721 and Specification Ref: Q25/111					
	Paving					
F	> 300mm wide; to falls & crossfalls	20	m2			

A	Extra over for; curved cutting to perimeter	16	m			
	Natural limestone flags; 850 x 400 x 80mm unit dimensions; 3mm joints between flags; flags to be laid in accordance with Architects Stone Schedule ref: 7901; include for flamed finish to top surface; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference LF3 on Architect's Stone Schedule Drawing Nr. 7901; all in accordance with Architects Drawing Nr. 7721 & Specifications Ref: Q25/110					
	Paving					
B	> 300mm wide; to falls & crossfalls	18	m2			
C	Extra over for; curved cutting to perimeter	4	m			
	Natural limestone setts; 100 x 100 x 80mm unit dimensions; staggered; circular arrangement; 5mm joints between flags; flags to be laid in accordance with Architects Stone Schedule ref: 7901; include for flamed finish to top surface; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference LS1 on Architect's Stone Schedule Drawing Nr. 7901; all in accordance with Architects Drawing Nr. 7721 & Specifications Ref: Q25/110					
	Paving					
D	> 300mm wide; to falls & crossfalls	34	m2			
E	Extra over for; curved cutting to perimeter	44	m			
	Natural limestone paving; 80mm thick flags, with varying widths; 5mm joints between flags; flags to be laid in accordance with Architects Stone Schedule ref: 7901; include flamed finish to slab types 2A, 2B & 2D and a bush hammered finish to slab type 2C; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference LF2 on Architect's Stone Schedule Drawing Nr. 7901; all in accordance with Architects Drawing Nr. 7720 & Specifications Ref: Q25/110					
	Paving					
F	> 300mm wide; to falls & crossfalls	33	m2			

	Natural limestone paving; 150 x 150 x 80mm thick natural limestone flags with 5mm joints; to BS EN 1343; material must be of good quality, and free of chips, fine fractures or cracks which may cause chipping; include for 50% of paving flags to have a bush hammered finish and the other 50% to have a flamed finish; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference LF1 on Architect's Stone Schedule Drawing Nr. 7901; all in accordance with Architects Drawing Nr. 7720 & Specifications Ref: Q25/110					
	Paving					
A	> 300mm wide; to falls & crossfalls	17	m2			
B	< 300mm wide; to falls & crossfalls	12	m			
	Kerbing; limestone raised kerb; 600 x 150 x 250mm kerb; sawn sides; flamed finish to top face; to have 3mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on 40mm type B mortar of min 35N/mm2 strength; laid on 750mm wide x 120mm thick C32/40 grade concrete slab with with 200 x 150mm upstand at edge, with A193 reinforcing mesh located centrally; laid on a sub base of 250mm thick clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to 'tie in detail' on Architects Drawing Nr. 8040, and Radius Kerb ref: LK1 on stone schedule 7901					
	Kerbs					
C	kerb	18	m			
	Kerbing; limestone raised kerb; 600 x 150 x 250mm radius kerb R4.5m; sawn sides; flamed finish to top face; to have 3mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on 40mm type B mortar of min 35N/mm2 strength; laid on 750mm wide x 120mm thick C32/40 grade concrete slab with with 200 x 150mm upstand at edge, with A193 reinforcing mesh located centrally; laid on a sub base of 250mm thick clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to 'tie in detail' on Architects Drawing Nr. 8040, and Radius Kerb ref: LK2 on stone schedule 7901					
	Kerbs					
D	kerb; curved	22	m			

	Kerbing; limestone raised kerb; 600 x 250 x 40mm kerb; sawn sides; flamed finish to top face; to have 5mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; include for 10mm radius bullnose to exposed edge to planted beds; laid on 40mm type B mortar of min 35N/mm2 strength; laid on 415 x 300mm C32/40 grade concrete haunching; laid on a sub base of 250mm thick clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to sections on Architects Drawing Nr. 7801, and Kerb ref: LK3 on stone schedule 7903					
	Kerbs					
A	kerb	11	m			
	Tactile paving; corduroy tactile paving; unit dimensions of 400 x 400 x 80mm Kilkenny Blue limestone corduroy tactile slabs; flamed finish to top surface; 1-2mm of coat of priming slurry applied to bottom of pavers; laid to elsewhere measured high strength bedding concrete sub-base; all colours, finishes, etc. to be to Architect's approval; refer to reference TF1 on Architect's Stone Schedule Drawing Nr. 7901; all in accordance with Architects Drawing Nr. 7720 & Specification Ref: Q25/110					
	Pavings					
B	> 300mm wide; to falls and cross falls	4	m2			

COLLECTION					
Page No. GAW/83					
Page No. GAW/84					
Page No. GAW/85					
Page No. GAW/86					
Page No. GAW/87					
Page No. GAW/88					
Page No. GAW/89					
(40) ROADS, PATHS & PAVINGS Carried to Summary					

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Engineers Drawings DP01 & DP02 for location of paving works		Note			
	Sundries					
	The Contractor must include for the following					
A	all paved surfaces to be chemically cleaned and powerwashed to the full satisfaction of the Architect, prior to issue of the Certificate of Substantial Completion & final handover	1	item			
B	the contractor must allow here for any and all necessary additional work associated with extending or thickening of concrete bases taken under stone paved areas where necessary for kerbs, channels, ramps, etc.; refer to Engineers Drawings for details	1	item			
	SURFACE WATER DRAINAGE					
	DRAINAGE: Below Ground					
	Excavating trenches for pipes, 150mm diameter pipes; bedding, surrounding & covering pipe ducts in 10mm single sized aggregate or 14mm to 5mm graded aggregate to IS EN13242; granular sized fill and cover to be placed uniformly on either size of the pipe in layers not exceeding 100mm; each layer compacted until a minimum compacted cover of 150mm; backfilling with Clause 808 granular fill material in accordance with the National Roads Authority Specification for Roadworks, laid and compacted in accordance with Engineers Specifications to remainder; warning tape over pipes; disposing of surplus excavated material by removing from site; excavation starting from reduced level; all as per Engineers Drawings & Specifications; all in accordance to Irish Water Wastewater Infrastructure Standard for full Details					
	Excavating trenches					
C	average depth of trench 0.50 - 1.00m	20	m			
D	average depth of trench 0.50 - 1.00m; below ground water level	36	m			
E	average depth of trench 1.00 - 1.50m	10	m			
F	Extra over for; excavation next to existing structure	10	m			

A	Extra over for; plain in-situ concrete beds and surrounds in C30N concrete, including necessary expansion joints; as per Engineers Specifications	36	m			
	Extra on excavation items for					
	Being next to existing					
B	buildings and structures	26	m			
	Excavating trenches for pipes, 225mm diameter pipes; bedding, surrounding & covering pipe ducts in 10mm single sized aggregate or 14mm to 5mm graded aggregate to IS EN13242; granular sized fill and cover to be placed uniformly on either size of the pipe in layers not exceeding 100mm; each layer compacted until a minimum compacted cover of 150mm; backfilling with Clause 808 granular fill material in accordance with the National Roads Authority Specification for Roadworks, laid and compacted in accordance with Engineers Specifications to remainder; warning tape over pipes; disposing of surplus excavated material by removing from site; excavation starting from reduced level; all as per Engineers Drawings & Specifications; all in accordance to Irish Water Wastewater Infrastructure Standard for full Details					
	Excavating trenches					
C	average depth of trench 0.50 - 1.00m	15	m			
D	plain in-situ concrete beds and surrounds, including necessary expansion joints; as per Engineers Specifications	15	m			
	Disposal					
	Water					
E	ground	1	item			
F	surface	1	item			
	Perforated pipework; PVC pipes and fittings; refer to Architects Drawing 708 & Specification for details					
	Drainage pipes					
G	100mm diameter, laid in elsewhere measured washed gravel	10	m			
	Filling; 6-10mm rounded washed river gravel as per specification; laid and compacted in strict accordance with the Engineers requirements; laid on pre-rolled formation; refer to Architects Drawing 708 and Specification for full details					
	Filling; to drainage channel					
H	average thickness < 250mm	1	m3			

	uPVC pipes and fittings; to Table 5/1 of NRA Specification 500 series; including watertight joints; refer to Engineers Drawings & Specification for details					
	Drainage pipes					
A	150mm nominal diameter pipe	64	m			
B	225mm nominal diameter pipe	17	m			
	Drainage channels; Aco 'S150' or equivalent; 150mm wide; Class D heavy duty stainless steel ductile grating, bolted to Aco; bedded and surrounded in 150mm thick plain in-situ concrete C25N20; all necessary excavation and disposal; fitted in strict accordance with the manufactures instructions; refer to the Engineers Drawing & Specification					
	Drainage channels					
C	205 x 220mm; constant depth	27	m			
D	Extra over; forming recess into elsewhere measured RC deck & paving to fit ACO drain	10	m			
E	Extra over; forming recess into elsewhere measured paving	18	m			
F	Extra over; access box to slot drain; complete with grating and frame; in full accordance with Engineers Drawings and Specification; all fitted in strict accordance with the manufactures instructions	1	nr			
G	Extra over; outlet box to slot drain; complete with grating & frame; in full accordance with Engineers Drawings and Specification; bedded in concrete; all fitted in strict accordance with the manufacturers instructions	1	nr			
H	Extra over; stop end	1	nr			
	Slot Drainage channels; Kent stainless 'Superwide Slot Channel' KSSC 44/250/110 or equivalent; bore width 110mm, height/depth 250mm slot width 44mm; integral continuous fall; grade 304 stainless steel; colour: natural; include for all necessary excavation and disposal; fitted in strict accordance with the manufactures instructions; refer to the Engineers Drawing & Architect's Specification Ref: Q10/180					
	Drainage Channel					
I	100mm wide; to building	21	m			
J	Extra; stop end	4	nr			
K	Extra; sump, end plate and pipe union set suitable for connection to 100mm diameter uPVC pipe reducer	4	nr			

	Back inlet gully trap, uPVC type; 100mm diameter outlet, trapped; bedding & surround in concrete; including all necessary excavation & disposal; galvanised grate cover; all as per Engineers Drawings and Specifications					
	Pipe Accessories					
A	100mm diameter outlet	2	nr			
	Access junctions;Access junctions; access junction to Engineer's Specifications; include for all necesssary excavation; backfill, fittings etc.; cover to be Kent Stainless Solo Paver recessed covers or equivalent; to comply with BS EN 124; bedding in 10-20mm mortar and haunch to frame to Clause 507.13; 300mm wide apron in ST4 concrete; refer to TII CC-SCD-00514; refer to Engineers Drawings & Specifications					
	Pipe accessories					
B	150 x 150mm; square	4	nr			
	Testing; in strict accordance with the Engineers requirements					
	Pipework systems					
C	generally	1	item			
	Camera survey; CCTV survey on completion; digital video & report to be issued to Engineer					
	Pipework systems					
D	generally	1	item			

COLLECTION

Page No. GAW/91

Page No. GAW/92

Page No. GAW/93

Page No. GAW/94

(50) SITE SERVICES (MAINLY PIPED AND DUCTED)
Carried to Summary

GENERALLY					
Notes					
Generally					
The Contractor must include for the following in it's tender rates		Note			
where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
the Contractor is required to make himself aware of the presence and location of all existing services and shall take all necessary precautions to avoid interference or damage to these services both overhead and underground during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary including the erection of 'goal posts' where necessary; any damage caused shall be made good at the Contractors own expense		Note			
all works associated with this element must be executed in strict accordance with the requirements of the Services Engineers; tenderers must carefully review Volume A documents and make all necessary allowance in their rates for executing work in accordance with these requirements		Note			
the Contractor will be required to excavate and backfill some trenching in two separate operations and this should be reflected in their rates		Note			
specialist electrical works in this section have not been measured in this Pricing Document and the contractor must transfer the total cost for these specialist works from the separately issued pricing document prepared by Geaney Engineering Consultants		Note			
the following builders work may be in connection with underground service installations to be executed by Public Utilities and which will not form part of the building contract		Note			
refer to the services consultants layout drawings for the location of these works		Note			
			To Collection €		

	Sundries					
	The Contractor must include for the following					
A	provide for any costs in allowing access to the site to Public Utilities in particular associated with existing powerlines which need to be removed during the construction period as per indicated on Service Engineer Drawings	1	item			
B	provide here for all costs in connection with attendance on, and any programming or liaison which may be necessary due to the operations on site of Public Utilities in particular associated with existing powerlines which need to be removed during the construction period as per indicated on Service Engineer Drawings	1	item			
C	part of the works are associated with working beyond the site boundary for connections within the public road or footpath; the Contractor must include here for all additional costs associated with this including traffic management, health and safety requirements, signage, etc.	1	item			
D	provide here cost for all necessary road opening licences; all in accordance with Engineers Drawings and Specifications	1	item			
E	locating all existing underground utilities including tracing and marking as necessary; liaising and organising any required outages or diversions with the relevant Authorities	1	item			
	ELECTRICAL INSTALLATIONS: Site Lighting, Power & Communications					
	Excavating trenches for 1 nr. 125mm diameter pipes; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
F	average depth of trench 0.50 - 1.00m; below ground water level	12	m			
	Excavating trenches for 2 nr. 125mm diameter pipes; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
G	average depth of trench 0.50 - 1.00m	23	m			
H	average depth of trench 0.50 - 1.00m; below ground water level	11	m			

	Excavating trenches for 1 nr. 110mm diameter pipe; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
A	average depth of trench 0.50 - 1.00m; below ground water level	12	m			
	Excavating trenches for 2 nr. 50mm diameter pipe; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
B	average depth of trench 0.50 - 1.00m	9	m			
	Excavating trenches for 1 nr. 50mm diameter pipe; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
C	average depth of trench 0.50 - 1.00m	28	m			
	Excavating trenches for 2 nr. 50mm diameter pipes; bed & surround in compacted sand; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
D	average depth of trench 0.50 - 1.00m	9	m			
E	Extra over; excavating around existing services; crossing excavations	1	nr			
	Disposal					
	Water					
F	surface	1	item			
G	ground	1	item			
	uPVC pipes and fittings; approved; Red Electric Cable Duct; watertight; couplers in the running length; complete with draw wire					
	Pipework					
H	50mm diameter	73	m			
I	Extra over; bends, including haunching in concrete	3	nr			

A	110mm diameter	12	m			
B	Extra over; bends, including haunching in concrete	1	nr			
C	125mm diameter	79	m			
D	Extra over; bends, including haunching in concrete	1	nr			
	Manhole; excavation & disposal of spoil off site; necessary working space excavation and backfilling to void outside chamber with C20/10 concrete; 150mm thick ST4 concrete base to 507.2 complete with sump ; 215mm thick ordinary quality solid concrete blockwork walls to IS 20 in cement mortar (1:3), leave holes for ducts including precast lintols to heads to IS 240; cable bearer brackets; cable anchors; bedding in ducts; 300mm deep reinforced ring beam, complete with all necessary reinforcement & formwork; refer to 'Type A Manhole' on Services Engineer's Drawing Nr. E-0201					
	Manhole					
E	1000L x 1000(W) x 1000mm(D) overall dimensions; 1.00 - 1.50m deep	11	nr			
	Manhole; excavation & disposal of spoil off site; necessary working space excavation and backfilling to void outside chamber with C20/10 concrete; 150mm thick ST4 concrete base to 507.2 complete with sump ; 215mm thick ordinary quality solid concrete blockwork walls to IS 20 in cement mortar (1:3), leave holes for ducts including precast lintols to heads to IS 240; cable bearer brackets; cable anchors; bedding in ducts; 300mm deep reinforced ring beam, complete with all necessary reinforcement & formwork; refer to 'Type B Manhole' on Services Engineer's Drawing Nr. E-0201					
	Manhole					
F	450L x 450(W) x 750mm(D) overall dimensions; 1.00 - 1.50m deep	3	nr			
	Lightning conductor earth pits; including excavation, disposal and backfill as required; inspection pit and cover (by electrical Contractor); complete; refer to Services Engineer's Drawing E-0201					
	Chambers					
G	300L x 300(W) x 1000mm(D) overall dimensions; 1.00 - 1.50m deep	2	nr			
	Connection to existing networks; in accordance with statutory requirements					
	Mains					
H	allow for connection to existing ESB sub station; allow for all necessary excavation, exposing; breaking out; making good and backfilling as required	1	nr			

COLLECTION					
Page No. GAW/96					
Page No. GAW/97					
Page No. GAW/98					
Page No. GAW/99					
(60) SITE SERVICES (MAINLY ELECTRICAL) Carried to Summary					

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Architects Drawings 7720,7721,7800,7801 for location of site fittings		Note			
	all fittings have been included as complete items including all components required to make up the individual fitting and the associated support base		Note			
	FITTINGS: Fittings, Equipment and Furniture					
	Bicycle Stands; 750 x 450 x 70mm galvanised steel bike stand with powder coating finish; 450 x 70 x 70mm horizontal timber top beam; fixed to 700 x 270 x 270mm C32/40 concrete foundation with base plates and M12 bolts; include or burying baseplate in concrete; include for forming champfers in concrete foundation to allow for water drainage; drainage layer of 150mm compacted hardcore or gravel; including all necessary excavation, disposal off site to accredited tip site, formwork, concrete, reinforcement, etc.; all in strict accordance with Architects Drawings and Specifications; refer to Architects Drawing Nr. 7801					
	Bicycle Stand					
A	750mm high (above ground) x 450mm long x 70mm wide	4	nr			

	Bespoke Benches; 650 x 100 x 80mm treated Iroko timber forming bench screwed, with 4nr. exterior wooden screws to the 2nr. 50 x 5mm galvanised steel powder coated flats, welded to the galvanised steel powder coated bench supports; include for 100 x 10mm steel powder coated bracing welded to back of benches; welded down to 300 x 90 x 10mm galvanised steel base plates spaced at 550mm centres; base plates fixed down into elsewhere measured concrete base beneath paving; include for 30 x 30 x 5mm SHS galvanised steel forming frame to support bench end cladding; mechanically fixed to bench support on each end of bench; 5mm thick galvanised cladding to Architects Specification folded around 30 x 30mm frame; 1nr to each side of benches; include for forming recess approximately 35 x 35mm into the bench support (curved), to recieve LED strip conduit; refer to Architects Drawing Nr 7801, and Specification Ref: Q50/220, and H20/150 for further details					
	Bench 01					
A	1425 x 600 x 880mm overall dimensions; curved; radius 4.5m	1	nr			
B	Extra over for; backrest; curved; 330 x 100 x 90mm treated iroko timber forming backrest; fixed to 50 x 5mm galvanised steel powder coated flats with 4nr. exterior wooden screws; welded to 1235 x 100 x 10mm galvanised steel powder-coated bench supports at 100mm centres; welded to galvanised steel flats of varying sizes; bolted, with bolts to Engineer's approval, to concrete wall	1	item			
C	Extra over for; armrest; curved; 430 x 45 x 32mm treated Iroko timber forming armrest; bolted, with bolts to Engineer's approval, to 757 x 50 x 10mm galvanised steel flats, with powder coated finish, welded to bench supports	2	nr			
	Bench 02					
D	3190 x 600 x 880mm overall dimensions; curved; radius 4.5m	1	nr			
E	Extra over for; backrest; curved; 330 x 100 x 90mm treated iroko timber forming backrest; fixed to 50 x 5mm galvanised steel powder coated flats with 4nr. exterior wooden screws; welded to 1235 x 100 x 10mm galvanised steel powder-coated bench supports at 100mm centres; welded to galvanised steel flats of varying sizes; bolted, with bolts to Engineer's approval, to concrete wall	1	item			
F	Extra over for; armrest; curved; 430 x 45 x 32mm treated Iroko timber forming armrest; bolted, with bolts to Engineer's approval, to 757 x 50 x 10mm galvanised steel flats, with powder coated finish, welded to bench supports	1	nr			
	Bench 03					
G	3775 x 600 x 880mm overall dimensions; curved; radius 4.5m	1	nr			

A	Extra over for; backrest; curved; 330 x 100 x 90mm treated iroko timber forming backrest; fixed to 50 x 5mm galvanised steel powder coated flats with 4nr. exterior wooden screws; welded to 1235 x 100 x 10mm galvanised steel powder-coated bench supports at 100mm centres; welded to galvanised steel flats of varying sizes; bolted, with bolts to Engineer's approval, to concrete wall	1	item			
B	Extra over for; armrest; curved; 430 x 45 x 32mm treated Iroko timber forming armrest; bolted, with bolts to Engineer's approval, to 757 x 50 x 10mm galvanised steel flats, with powder coated finish, welded to bench supports	1	nr			
	Bench 04					
C	1895 x 600 x 880mm overall dimensions; curved; radius 4.5m	1	nr			
D	Extra over for; backrest; curved; 330 x 100 x 90mm treated iroko timber forming backrest; fixed to 50 x 5mm galvanised steel powder coated flats with 4nr. exterior wooden screws; welded to 1235 x 100 x 10mm galvanised steel powder-coated bench supports at 100mm centres; welded to galvanised steel flats of varying sizes; bolted, with bolts to Engineer's approval, to concrete wall	1	item			
E	Extra over for; armrest; curved; 430 x 45 x 32mm treated Iroko timber forming armrest; bolted, with bolts to Engineer's approval, to 757 x 50 x 10mm galvanised steel flats, with powder coated finish, welded to bench supports	2	nr			

COLLECTION

Page No. GAW/101

Page No. GAW/102

Page No. GAW/103

(70) SITE FITTINGS
Carried to Summary

	GENERALLY					
	Notes					
	Generally					
	the Contractor must include for the following in its tender rates:		Note			
	refer to Architects Drawing / Schedule 8002 & 8003 for location of planters & planting		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	the Contractor must include for all Notes in this element within its tender rates		Note			
	SURFACE PAVING, FENCING & LANDSCAPING: Fencing					
	Paling fence; plant bed protection; hazelwood post, fence posts spaced 1.8 - 2.5m apart (to be adjusted depending on the length of panels and bed area); 900mm hazelwood lath, spaced by 70 / 80mm; 2.0mm galvanised steel wire; 250mm diameter x 300mm deep hole to place the post in, refiled with proposed flowerbed topsoil; 100 - 200mm drainage layer of 10-12mm washed and graded pebble below; hot dipped galvanised screws or nails to secure panels to posts; apply wood preservative to extend lifespan of the fence, reduce rot and insect damage; all in strict accordance with Architects Drawings and Specifications; refer to Architects Drawing 7800					
	Fencing					
A	1200mm high above ground level	93	m			
B	1200mm high above ground level; set curved	28	m			
	SURFACE PAVINGS, FENCING AND LANDSCAPING: Grassing and Planting					
	Green sedum roof system; root-resistant waterproof membrane to prevent roots from damaging elsewhere measured roof covering; drainage / storage board to collect water and drain away excess; filter fleece to prevent soil from clogging drainage; substrate layer comprising specialised lightweight mineral / compost mix, 120mm deep; sedum blanket / mat with a pre-grown mix of hardy Sedum species - refer to section 6. of Architects Planting Schedule 8002 for full details					
	Green roof					
C	type G1; > 300mm wide	3	m2			

A	type G2; > 300mm wide	4	m2			
	Textile fabric; twinwall geonet type; all in accordance with Architects Drawings and Specification					
	Textile fabric					
B	> 300mm wide; horizontal & vertical	156	m2			
	Topsoil; approved & certified best quality imported topsoil; topsoil/compost mix 3:1; obtained off site; scarify surfaces; spreading, levelling and compacted in layers; rotovate and pick over and remove all large stones; grade; spray with weedkiller; cultivate and leave ready for planting; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Topsoil					
C	minimum 600mm thick; to planter beds	83	m2			
D	Extra; 200mm thick angular drainage aggregate to base	83	m2			
	Mulching; two layers of 50mm deep 20mm stone mulch finish on weed suppressor fabric; dressed over planted areas; all in accordance with Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Mulching					
E	minimum 100mm thick; to planter beds	83	m2			
	Small to medium trees & large shrubs; supply, plant and protect; all as specified are to be minimum in containers / root balled as required; excavate, dispose and scarify existing surfaces; set in minimum 600mm deep of topsoil beneath rootball; allow 1.00m3 of topsoil per plant; all topsoil to be imported best quality type; 100-200mm drainage layer of 10-12mm washed and graded pebble; root ball anchoring system to specification; single inlet irrigation system to root bulb as per specification; slow release fertiliser to be applied at planting; soak rootball or roots prior to planting and water after; fasten trunk to 2 nr. pressure treated timber stakes 1500mm high, 75mm diameter with standard approved PVC tree tie or rubber belting with slotted flat back block, cross bar; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Small to medium trees & large shrubs; height and spread in metres					
F	Acer Palmatum 'Osakazuki' (Japanese Maple) 2.5-4 height x 2.5-4 spread	1	nr			
G	Betula Albosinensis 'Fascination' (Chinese Red Birch) 6-12 / 15 height x 4-6 spread	1	nr			
H	Ginkgo Biloba 'Princeton Sentry' (Maidenhair Tree) 12-15 height x 6-9 spread	1	nr			

A	Gledetsia Tracanthos Inermis 'Sunburst' (Thornless Honey Locust Sumburst) 8-12 height x 4-8 spread / 20-50 years ultimate height	1	nr			
B	Magnolia Liliflora 'Nigra' (Black Lily Magnolia) 2.5-4 height x 1.5-2.5 spread / 10-20 years ultimate height	1	nr			
C	Syringa Meyeri 'Palibin' (Lilac Palibin Tree) 1-1.5 height x 1-1.5 spread	1	nr			
D	Extra; 600mm high vertical ribbed root stop / reroot barrier, proprietary modular root barrier system, laid in strict accordance with the manufacturers instructions;	60	m			
	Small to medium shrubs; supply, plant and protect; all shrubs as specified; scarify existing surfaces; allow sufficient topsoil per shrub; all topsoil to be imported best quality type; including 50 - 75mm bark mulch finish; all as detailed and defined in Architects Drawins 7800 &g 8001, Planting Schedule 8002 & Specification Q31					
	Shrubs; height and spread in metres					
E	Abelia X Grandiflora 'Little Richard' (Glossy Abelia) 60-90 height x 60-90 spread	14	nr			
F	Aucuba Japonica 'Crotonifolia' (Japanese Luarel 'Crotonfolia') 1.5-2.5 height x 1.5-2.5 spread	1	nr			
G	Euonymus Alatus 'Compactgus' (Burning Bush) 0.5-1 height x 1-1.5 spread	3	nr			
H	Hydrangea Paniculata 'Polestar' ('Breg14') 0.5 height x 0.5 spread	18	nr			
I	Hydrangea Serrata 'Blue Bird' (Hydrengea) 1-1.2 height x 1-1.2 spread	5	nr			
J	Hydrangea Serrata 'Preziosa' (Hydrangea) 1-1.5 height x 1-1.5 spread	1	nr			
K	Hypericum X Hidcoteense 'Hidcote' (St. Johns Wort) 1- 1.2 / 1.5 height x 1- 1.2 / 1.5 spread	3	nr			
L	Hypericum Olympicum (Mount Olympus St. Johns Wort) 0.1-0.5 height x 0.1-0.5 spread	3	nr			
M	Sarococca Hookeriana or Humilis 'Winter Gem' (Sweet Box) 1-1.5 height 0.5-1 spread / 5-10 years ultimate height	10	nr			
N	Weigla Middendorffiana (Weigela) 1-1.5 height x 1-1.5 spread	3	nr			
O	Viburnum Davidii (Viburnum) 1 -1.5 height x 1.5 spread	5	nr			
P	Viburnum Tinus 'Eve Price' (Viburnum) 1.5-2.5 height x 1.5-2.5 spread	1	nr			

	Flowering perennials and ground covers; supply, plant and protect; all plants as specified; scarify existing surfaces; allow sufficient topsoil per plant; all topsoil to be imported best quality type; including 50 - 75mm bark mulch finish; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Flowering perennial and groundcovers; height and spread in centimetres					
A	Aubrieta 'Doctor Mules' (Rock Cress) 10 height x 10-50 spread / substitute 'Purple Cascade'	5	nr			
B	Aurinia Saxafilis (Basket of Gold or Gold Dust) 10-50 height x 10-50 spread	23	nr			
C	Ajuga Reptans 'Burgundy Glow' (Bugle) 10-30 height x 30-45 / 100 spread	6	nr			
D	Astrantia Major 'Lars' (Masterworts) 50-100 height x 10-50 spread or substitute 'Pink Pride' 50-70 height x 30-50 spread	7	nr			
E	Campanula ortenschlagiana (Wall Bell Flower) 10-50 height x 10-50 spread	5	nr			
F	Echinacea Purpurea 'Magnus' (Purple Coneflower) 60-90 / 100 height x 30-60 spread	5	nr			
G	Echinacea Purpurea 'Raspberry Truffle' (Coneflower) 30-60 height x 30-60 spread	11	nr			
H	Leucanthemum Vulgare (Oxe-Eye Daisy) (Shasta Daisy) 30-60 height x 30-60 spread	11	nr			
I	Rudbeckia Fulgida Sullivanti 'Goldstrum' (Coneflower Goldstrum) 60-90 height x 30-60 spread / substitutes for: R. Fulgida 'Deamii'	5	nr			
J	Salvia Nemorosa 'Ostfriesland' (Balkan Clary) 30-60 height x 30-60 spread	7	nr			
K	Salvia Nemorosa 'Cardonna' (Balkan Clary) 10-50 height x 10-50 spread	18	nr			
L	Salvia Splendens (Scarlet Sage) 30-60 height x 30-60 spread	13	nr			
M	Saponaria X Lempergii 'Max Frei' (Soapwort) 40 height x 30 spread	20	nr			
	Ornamental grasses and sedges; supply, plant and protect; all plants as specified; scarify existing surfaces; allow sufficient topsoil per plant; all topsoil to be imported best quality type; including 50 - 75mm bark mulch finish; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Ornamental grasses and sedges; height and spread in centimetres					
N	Carex Morowii 'Ice Dance' (Japanese Sedge) 30-60 height x 30-60 spread	13	nr			

A	Carex Testacea (Orange New Zealand Sedge) 40-60 height x 60 spread	8	nr			
	On completion of planting, all landscaped surfaces to be left even; any large stones to be removed and all adjacent hard surfaces left clean					
	Surface finishes					
B	generally	1	item			
	Maintenance during 12 months Defects Liability Period; all in strict accordance with Specification					
	Trees & plants					
C	include for adjustments to ties as required, replacements or adjustments of stakes, replacement and/or repair of broken or loosened ties	1	item			
D	include for slow release fertiliser at the rate of 150g per tree	1	item			
	Watering					
E	include for watering all trees as necessitated by dry weather (15 to 20 litres per tree)	1	item			
	Generally					
F	include for cleaning hard surfaces soiled during maintenance operations	1	item			

COLLECTION					
Page No. GAW/105					
Page No. GAW/106					
Page No. GAW/107					
Page No. GAW/108					
Page No. GAW/109					
(80) LANDSCAPING, PLAY AREAS Carried to Summary					

SUMMARY	Page No.
(10) PREPARED SITE	GAW/8
(20) SITE STRUCTURES	GAW/71
(30) SITE ENCLOSURES	GAW/82
(40) ROADS, PATHS & PAVINGS	GAW/90
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)	GAW/95
(60) SITE SERVICES (MAINLY ELECTRICAL)	GAW/100
(70) SITE FITTINGS	GAW/104
(80) LANDSCAPING, PLAY AREAS	GAW/110

TOTAL AMOUNT TO GENERAL SUMMARY

(80) LANDSCAPING, PLAY AREAS

2.5 PUBLIC REALM WORKS

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
	the Contractor is required to make themselves aware of the presence and location of all existing services, underground & overground, and shall take all necessary precautions to avoid interference or damage to these services during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary; any damage caused shall be made good at the Contractors own expense		Note			
	the Contractor is required to include in their rates for all costs associated with excavating across and next to existing live services		Note			
	the Contractor should note that the work in this element includes reduce level excavation & preparing to formation level		Note			
	the Contractor is required to include in the rates for all costs associated with adapting, adjusting levels and making good at junctions between new and existing / retained finishes as necessary		Note			
	DEMOLITIONS AND ALTERATIONS: Demolition					
	General clearance; segregating all debris as required by the local authority and disposal off site to accredited tip; refer to Architects Drawings 1020 - 1021 and Secification Ref: Q31/112					
	General rubbish and debris					
A	generally; to entire site	1	item			

	Demolishing Individual Structures; include for removal of all building elements, down to and including grubbing up of existing foundations where necessary; include for saw cutting to any junctions to other structures; making good to adjoining structures, finishes and any other work disturbed; segregating all debris as required by the local authority and disposal off site to accredited tip; Contractor to visit site to ascertain scope of works					
	Demolitions					
A	demolition of existing metal balustrade bolted to top of 215mm block wall at carpark; approximately 1100mm high; dispose off site	19	m			
B	demolition of existing 215mm block retaining wall to carpark; 19000mm long; appoximately 3m high; include for demolishing down to foundations and grubbing up foundation	1	item			
	DEMOLITIONS AND ALTERATIONS: Alterations					
	Decommissioning and removing existing services installations; including segregating all debris as required by local authority and disposal off site to accredited tip; making good work disturbed; in strict accordance with the Architects and Service Engineers drawings and specifications					
	Decommission of existing lighting poles to carpark and removal; include for removal of lighting poles and grubbing up existing foundations; segregate all debris as required by the Local Authority; dispose of all excavated material off site; all in accordance with M&E Engineers Specifications					
C	Lighting Poles	4	nr			
	Decommission of redundant underground drainage; trace and excavate to locate; average depth of trench as indicated; drain pipes to be grouted with C8/10 dry mix concrete; existing manholes and gullies to be backfilled in layers not exceeding 200mm with compacted T2 stone in accordance with SR21 Annex E; laying bauder drainage boards (DSE60) or equivalent to top of manhole/ gullies; all as per C&S Engineers Drawing Nr. DP01					
D	sewer drainage; 225mm diameter pipe; average depth of trench 1500-2000mm deep	29	m			
E	manholes; breaking out existing concrete manholes and covers: 1500-2000 mm deep	1	nr			
F	road gully	4	nr			
				To Collection €		

	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	Non-invasive removal of vegetation to city walls at areas outlined on Architect's Drawing Nr. 8010; identify all vegetation types; remove woody stems by cutting at the base; allow foliage to die back naturally before gentle removal; avoid pulling live roots from joints to prevent stone displacement; treat regrowth with a conservation-approved biocide applied by brush or low-pressure spray; clear debris from wall tops, copings, and drainage channels; include for repointing with lime mortar following removal of vegetation; method statements to be prepared by the Contractor for prior approval by the Employer's Representative & Conservation Architect; all as per Architect's Drawings & Specification; refer to Section P of the Architect's Method Statement A-0005					
	Cleaning Surfaces					
A	to stonework base; generally	152	m2			
	Repointing; to existing brick and stone masonry walls; following removal of external render (measured elsewhere) rake out all loose, powdery, or decayed mortar until sound mortar is reached and thoroughly brush out joints to remove dust, debris and any vegetation; wet thoroughly before applying material to control suction, tamping out with coarse stuff mixed at a volume ratio of 1 part of lime to 3 parts of washed plastering sand to BS 1198; lichens and vegetation not fully removed may grow back through the new mortar, so all joints must be clean, with no organic material; when replacing the joint material pinnings may be required; these should not exceed 25mm in any dimension except their depth; lime mortar to match finishing coat of render, ie. lime and fine sand 1:2 or 1 :2.5; only areas where mortar is found to be loose and/or decayed or where joints are open need to be repointed; however, if joints have been pointed in a cementitious mortar, this should be removed back as far as the lime base; any damage caused must be made good by the contractor to match existing; in strict accordance with the manufacturers instructions; all in strict accordance with Architect's Method Statement Section A Exterior Walls Lime Render and Specification C41 and Z21/310					
	Samples					
B	complete 3nr. sample panels 1m x 1m; to be undertaken prior to the commencement of the works under the strict direction of the Architect	1	item			
	Repointing					
C	brickwork/ stonework; to external garden walls	152	m2			
	EXCAVATION AND EARTHWORK: Excavation					
	Excavation					
	Reduce levels					
D	depth < 2.00m	429	m3			

A	depth 2.00 - 4.00m	444	m3			
	To soft spots					
B	< 2.00m deep	50	m3			
	Extra on excavation items for					
	Breaking up rock; various densities					
C	generally	95	m3			
	Breaking up existing hard surfaces; disposal off site; refer to Engineers Drawings					
D	Existing tarmac carpark and stone base under; 450mm approx overall depth; dispose off site	602	m2			
E	Extra over; saw cut at junction with existing retained bituminous road surface; all necessary making good	35	m			
F	breaking out steps and stone build up underneath; approx 450mm deep	10	nr			
G	breaking out and removal of existing concrete slab and build-up underneath; approximately 500mm deep; disposal off site	97	m2			
H	breaking out and removal of existing concrete paving and build-up underneath; approximately 500mm deep; disposal off site	78	m2			
	Excavation in a confined space					
I	excavation in a confined space directly adjacent to the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	16	m2			
	Being next to existing building					
J	works are being carried out next to existing building; Contractor should make provision for any cost associated with this due to access/exit restrictions etc.	16	m2			
	Handling and disposal of contaminated or hazardous materials					
K	made ground	325	m3			

	Working space; including backfilling with crushed stone to Clause 803, in accordance with SR21 Annex 'E'; depositing in layers 150mm maximum thickness; compacting by mechanical means; include for all necessary earthwork supports to face of excavation as required; disposal of surplus excavated material off site; all in strict accordance with Engineer's Drawings and Specification					
	reduce levels					
A	depth < 2.00m	87	m2			
	Disposal					
	Water					
B	surface	1	Item			
	Excavated material					
C	off site	923	m3			
	Filling; capping layer; crushed stone, 100mm down; laid & compacted in accordance with the Engineers Specifications					
	Filling; to make up levels					
D	average thickness > 250mm	473	m3			
	CONCRETE WORK: In-Situ Concrete Work					
	Plain in-situ concrete; Grade 20N/mm2					
	Filling to soft spots					
E	poured on and against earth or unblinded hardcore	50	m3			

COLLECTION

Page No. PRW/1

Page No. PRW/2

Page No. PRW/3

Page No. PRW/4

Page No. PRW/5

(10) PREPARED SITE
Carried to Summary

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Architects Drawing 8010 for location of site structures		Note			
	the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
	the Contractor is required to include in the rates for all costs associated with adapting, adjusting levels and making good at junctions between new and existing / retained finishes as necessary		Note			
	the contractor must allow in their rates for working around existing and retained structures and adjoining buildings		Note			
	EXCAVATION AND EARTHWORK: Excavation					
	Excavation					
	Raft Slab					
A	depth not exceeding 2.00m; starting at reduced level; raft foundation	62	m3			
	Foundation trenches					
B	depth not exceeding 2.00m; starting at reduced level; strip foundations	4	m3			
	Extra on excavation items for					
	Excavation in a confined space					
C	excavation in a confined space directly adjacent to the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	62	m3			
	Being next to existing building					
D	works are being carried out next to existing building; Contractor should make provision for any cost associated with this due to access/exit restrictions etc.	22	m2			

	Filling; crushed stone complying with Clause 804; laid and compacted in strict accordance with the Engineers requirements; refer to Architects Drawing 8042 and Specification for full details					
	Filling; to make up levels					
A	average thickness > 250mm	4	m3			
	Filling; compacted granular fill material, T1 Structural 0/31.5mm crushed rock, 0/40mm crushed gravel; as per SR21: 2014 Annex E, laid and compacted in max 250mm layers; all in accordance with Engineers specification					
	Filling; to make up levels					
B	average thickness > 250mm	144	m3			
	Filling; 150mm thick compacted regulating course; to SR 21:2016; on geotextile fabric; laid and compacted in strict accordance with the Engineers requirements; refer to Engineers Drawing Nr. D/01 and Specification for full details					
	Filling; to make up levels					
C	< 250mm average thickness; laid and compacted in layers of 150mm	26	m3			
	Blinding; T3 0-04mm crushed stone (DoP required); all in accordance with Engineers specification					
	Surface treatments; to foundations					
D	50mm thick; to strip foundations	1	m3			
E	50mm thick; to raft foundations	177	m2			
	Surface treatments; to staircases					
F	50mm thick; horizontal	19	m2			
	Surface treatments; to RC landings / ramps					
G	50mm thick; horizontal	131	m2			
	Geotextile fabric; Terram 2000 or similar approved; in one layer; fixing and sealing all laps at all edges instrict accordance with the Manufacturers instructions; refer to Engineers Drawing RX/01 & Specification					
	Surface treatments; Horizontal					
H	> 300mm wide	170	m2			
				To Collection €		

	CONCRETE WORK: In-Situ Concrete					
	Concrete foundation; Grade C32/40; in strict accordance with the Engineers Specification					
	Foundation					
A	> 150mm thick; raft foundation	53	m3			
B	> 150mm thick; strip foundations	4	m3			
	RC landings / ramps					
C	not exceeding 150mm thick; RC landings	13	m3			
	Staircases					
D	reinforced; poured on elsewhere measured 50mm sand blinding	4	m3			
	Walls					
E	> 150mm thick	55	m3			
	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars to BS 4449; straight or bent					
	Straight or bent					
F	≤ 12mm diameter	11.34	tn			
G	12 - 25mm diameter	6.81	tn			
H	> 25mm diameter	4.54	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A393					
I	horizontal	258	m2			
	CONCRETE WORK: Formwork					
	Sawn formwork; Class F1 in strict accordance with the Engineers Specification					
	Risers to steps					
J	< 250mm high	42	m			
				To Collection €		

	All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; as per the Engineer's Specification, Section ; all to comply with the Engineer's Specification, Formwork Sections				
	Sides of foundations				
A	Strip foundations; 250 - 500mm high	13	m		
B	Raft foundation; 250 - 500mm high	59	m		
	Kickers				
C	Walls	217	m		
D	extra over for; curved	6	m		
	Walls				
E	vertical; height > 4.00m	366	m2		
F	extra over for; curved	9	m2		
	CONCRETE WORK; Sundries				
	Construction dowelling joint; including 16mm diameter tie-bars set parallel with the slab and with minimum half-length embedment each side of the joint, T16 dowels 1000mm long at 400mm centres, together with polyethylene closed-cell expanded joint foam filler board, sealed with Expoflex 800 or equivalent; joint to b formed not cut with plastic strip joint strip struck onto hardened edge before pouring infill to form sealing groove				
	Designed joints; dowelling				
G	dowelling; at 400mm centres	17	nr		
	Surface finish				
	Trowelling				
H	horizontal surfaces; not exceeding 300mm wide	240	m		
	Powerfloating				
I	horizontal surfaces; > 300mm wide	258	m2		

	STONEWORK: Natural Stonework					
	Composite item; 'Kilkenny Blue' Limestone steps or equivalent; include for 5mm joints and finishes to exposed faces as shown on Architects Drawing Nr. 8050; laid on 40mm type B bedding mortar of minimum 35N/mm2 strength in accordance with BS7533-7; on 2 layers of priming slurry in accordance with BS7533-4 to all steps; laid onto elsewhere measured reinforced concrete steps; all as per Architects Paving details, Drawing Nr's 8042, 8010, Stone Schedules Nr. 8050 and Specifications					
	Limestone steps					
A	top step; 840 x 400 x 200mm overall unit dimensions; as per ref no. K8 on Architects Drawing Nr. 8050	6	m			
B	intermediate step; 840 x 300 x 200mm overall unit dimensions; as per ref no. K9 on Architects Drawing Nr. 8050	29	m			
C	bottom step; 840 x 400 x 200mm overall unit dimensions; as per ref no. K10 on Architects Drawing Nr. 8050	6	m			
	Composite Item; Limestone Corduroy Tactile Slab; 400 x 400 x 80mm overall unit dimesnions; flamed finish to top; laid on 40mm type B bedding mortar of minimum 35N/mm2 strength in accordance with BS7533-7; laid on approximately 100mm infill clause 804 gravel to required level;Refer to Ref no. SL1 on Architect's Drawing Nr. 8050; laid onto elsewhere measured reinforced concrete steps/base; all as per Architects Paving details, Drawing Nr's 8042, 8050, 8010 and Specifications					
	Pavings					
D	> 300mm wide; to falls and cross falls	9	m2			
	Blue Limestone Cladding; cladding to retaining wall faces of ramps; to BS EN 1343; 595mm wide x 75mm thick panels; freeze thaw resistant; smooth finish; square arrises; panels to sit on slab edge and be mechanically restrained at their heads; 2nr 10mm layers of masonry cladding mortar as per Specification Q25 440; 3mm lime mortar joints height varies; include for fixing to elsewhere measured RC wall with grade 304 stainless steel corbel angles chemically fixed to RC wall & stone cladding; include for 2nr 120 x 120 x 40mm limestone shims under each stone slab; bedding mortar under stone slabs; include for forming 10mm bullnose to all exposed edges & vertical corners; include for honed finish to exposed faces to front and top; refer to stone references SL01 - SL58 on Architects Drawing Nr.s 8041, 8043, 8044, Stone Schedule Nr. 8051 & Specification Ref Q25/110					
	Stone cladding					
E	> 300mm wide	29	m2			
F	Extra over for; detail at top	46	m			

	METALWORK: Non-Structural					
	Balustrade & Handrail; stainless steel balustrade; consisting of 50 x 10mm stainless steel flat top rail; welded to vertical 100 x 10 stainless steel flat post, at 1500mm centres; welded at the bottom to 400 x 200 x 10mm baseplate; baseplates to be mechanically fixed to elsewhere measured RC wall, using minimum 4nr. M20 stainless steel grade 316 bolts; infill railings of 25 x 5mm stainless steel flat vertical posts at 100mm centres, bolted to posts using domed nuts & bolts at minimum 4nr locations at each side; all guardrails to be 1100mm high from ground level as shown on Architect's Drawings; all steel work to be stainless steel grade 316L and all nuts and bolts to be stainless steel grade 316; all as per Architects Drawing Nr.'s 8041, 8010 & Specifications					
	Handrail & balustrade					
A	1215mm overall height; straight; horizontal	30	m			
B	1215mm overall height; straight; raking	21	m			
C	Extra; curved	3	m			
D	Extra; crank at change in direction	1	nr			
	Balustrade & Handrail; stainless steel balustrade; consisting of 42.4mm diameter & 2.5mm wall thickness stainless steel handrailing tube; all stainless steel to be grade 316; welded to vertical 80 x 40 x 3mm rectangular box section post, with 80 x 40 x 5mm stainless steel flat post cap; welded to 300 x 300 x 10mm stainless steel baseplate; mechanically fixed to elsewhere measured concrete foundation for RC steps using min 4nr M20 stainless steel, grade 316 bolts; all steel work to be stainless steel grade 316L; all as per Architects Drawing Nr.'s 8042, 8010 & Specifications					
	Handrail & balustrade					
E	1215mm overall height; straight; horizontal	4	m			
F	1215mm overall height; straight; raking	10	m			
G	Extra; crank at change in level	12	nr			

COLLECTION					
Page No. PRW/7					
Page No. PRW/8					
Page No. PRW/9					
Page No. PRW/10					
Page No. PRW/11					
Page No. PRW/12					
(20) SITE STRUCTURES Carried to Summary					

	ALL SECTIONS				
	GENERALLY				
	Notes				
	Generally				
	The Contractor must include for the following in it's tender rates		Note		
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note		
	refer to Architects Drawings 8010 for location of site enclosures		Note		
	ACCESS BARRIERS, FENCES & GATES				
	METALWORK: Non-Structural				
	Balustrade & Handrail; stainless steel balustrade; consisting of 50 x 10mm stainless steel flat top rail; welded to vertical 100 x 10 stainless steel flat post, at 1500mm centres; welded at the bottom to 400 x 200 x 10mm baseplate; baseplates to be mechanically fixed to elsewhere measured RC wall, using minimum 4nr. M20 stainless steel grade 316 bolts; infill railings of 25 x 5mm stainless steel flat vertical posts at 100mm centres, bolted to posts using domed nuts & bolts at minimum 4nr locations at each side; all steel work to be stainless steel grade 316L and all nuts and bolts to be stainless steel rade 316; all as per Architects Drawing Nr.'s 8041, 8010 & Specifications				
	Handrail & balustrade				
A	1215mm overall height; straight; horizontal	30	m		
B	1215mm overall height; straight; raking	21	m		
C	Extra; curved	3	m		
D	Extra; crank at change in direction	1	nr		
	Balustrade & Handrail; stainless steel balustrade; consisting of 42.4mm diameter & 2.5mm wall thickness stainless steel handrailing tube; welded to vertical 80 x 40 x 3mm rectangular box section post, with 80 x 40 x 5mm stainless steel flat post cap; welded to 300 x 300 x 10mm stainless steel baseplate; mechanically fixed to elsewhere measured concrete foundation for RC steps using min 4nr M20 stainless steel, grade 316 bolts; all steel work to be stainless steel grade 316L; all as per Architects Drawing Nr.'s 8042, 8010 & Specifications				
	Handrail & balustrade				
E	1215mm overall height; straight; horizontal	4	m		

A	1215mm overall height; straight; raking	10	m			
B	Extra; crank at change in level	12	nr			
	STONEWORK; Natural Stonework					
	Blue Limestone Cladding; cladding to retaining wall faces of ramps; to BS EN 1343; 505mm wide x 75mm thick panels; freeze thaw resistant; smooth finish; square arrises; panels to sit on slab edge and be mechanically restrained at their heads; 2 10mm layers of masonry cladding mortar as per Specification Q25 440; 3mm lime mortar joints height varies; include for fixing to elsewhere measured RC wall with grade 304 stainless steel corbel angles chemically fixed to RC wall & stone cladding; include for 2nr 120 x 120 x 40mm limestone shims under each stone slab; bedding mortar under stone slabs; refer to stone references SL59 - SL77 on Architects Drawing Nr.s 8041, 8043, 8044, Stone Schedule Nr. 8051 & Specification Ref Q25/110					
	Wall cladding					
C	> 300mm wide	9	m2			
D	Extra over for; detail at top	11	m			
	METALWORK: Non-Structural					
	Aluminium Fence & Gate; 1440mm high x 300mm wide x 40mm thick perforated metal panels of folded 3mm 1050 grade aluminium perforated panels; 8mm round perforations; all perforated aluminium panels to be polyester powder coated with metallic / anodised version to selected colour by Architect; 30% open area; staggered pitch; edges to be single 40mm fold horizontally at bottom only and double 40mm fold vertically; neoprene washers to be used to avoid galvanic corrosion; welded onto horizontal supports at 620mm centres, consisting of 50 x 50 x 3mm galvanised SHS rails at top, mid & bottom, bolt fixed to 60 x 60 x 6mm galvanised equal angle; fixed to 100 x 100 x 5mm galvanised vertical RHS posts at 1500mm centres; welded to 400 x 200 x 10mm galvanised steel baseplates, mechanically fixed to elsewhere measured RC wall, using minimum 4nr M20, grade 8.8, galvanised bolts; all as per details on Architects Drawing Nr. 8043 and Specification Ref Q40/126					
	Aluminium fence					
E	1490mm high; overall height	15	m			
F	Extra over for; curved	4	m			
G	Extra over for; forming cap to top; 200 x 100 x 8mm galvanised RHS post with 480 x 10mm galvanised plate to form cap, welded to baseplate; 100 x 10mm galvanised steel plate at 350mm centres welded to cap plate & elsewhere measured horizontal rails; refer to details on sections 2 & 3 on Architect's Drawing Nr. 8043	15	m			

	Gate					
A	gate & side panels to end of fence; 1800mm wide x 2475mm high gate, with 500mm wide x 2475mm high fence panel on one side and 895mm wide x 2475mm high fence panel on the other side; full height perforated panels, galvanised steel plates and galvanised steel posts to match fence; include for 3nr. vandal proof, one-way galvanised M20 90 degree hinges, with adjustable welding nut; include for all other necessary ironmongery; include for 4nr. 100 x 100 x 5mm galvanised posts, fixed down to and including 2nr. 1200 x 900 x 400mm deep C32/40 concrete foundations, with 4nr. M12 bolts to each post; include all necessary excavation, A393 mesh, formwork, etc.; all in strict accordance with Architect's Drawing Nr. 8045 and Specification Ref: Q40/126	1	nr			

COLLECTION					
Page No. PRW/14					
Page No. PRW/15					
Page No. PRW/16					
(30) SITE ENCLOSURES Carried to Summary					

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Architects Drawing 8010 and Engineers Drawings RP01 & RP02 for location of paving works		Note			
	cleaning of surfaces on completion has been included as an item		Note			
	the contractor is to make provision within his tender rates for all necessary cutting of natural stone on site to facilitate the installation of the paving / kerbs etc		Note			
	Architectural Heritage asset of former city walls to be suitably protected at all times; no invasive work to be undertaken to these walls; method statements for works in the vicinity of these walls are to be submitted by the Contractor for prior approval by the ER and Conservation Architect		Note			
	Sundries					
	The Contractor must include for the following					
A	all paved surfaces to be chemically cleaned and powerwashed to the full satisfaction of the Architect, prior to issue of the Certificate of Substantial Completion & final handover	1	item			
B	the contractor must allow here for any and all necessary additional work associated with extending or thickening of concrete bases taken under stone paved areas where necessary for kerbs, channels, ramps, etc.; refer to Engineers Drawings for details	1	item			
	EXCAVATION AND EARTHWORK: Excavation					
	Geotextile fabric; Terram 2000 or similar approved; in one layer; fixing and sealing all laps at all edges instrict accordance with the Manufacturers instructions; refer to Engineers Drawing RX/01 & Specification					
	Horizontal					
C	> 300mm wide; under pavers	170	m2			

	Filling; 300mm thick of graded stone to SR21:2016, Annexe E. Type 1; compacted in layers of 150mm; laid on elsewhere measured geotextile fabric; laid in accordance with Engineers Specification					
	Filling; to make up levels					
A	> 250mm average thickness; laid and compacted in layers of 150mm	149	m3			
	CONCRETE WORK: In-Situ Concrete					
	Blinding; 40mm high strength bedding concrete; modified fine concrete; to meet the requirements of BS 7533 parts 7 & 12; to be laid to a depth of 40mm; to be to BS 7533, ISO 9001; mortar designation: to BS 7533-101:2021 Type 25 and Type 35 compliant; to be installed in strict accordance with and Engineers Specification; refer to Architect's Specification Ref: Q25/440					
	Horizontal					
B	40mm thick; to falls and crossfalls	285	m2			
	Beds; C16/20 concrete sub-base; to EN 14227; laid as per Engineers Specification; refer to Engineer's Drawing Nr. D01					
	Horizontal					
C	> 150mm thick; to falls and crossfalls; to base of paving setts/slabs	43	m3			
	Slabs; reinforced concrete slab; grade C32/40 to IS EN 206-1; exposure class XC4, XF4 & XS5; all in accordance with Engineers Specification					
	Horizontal					
D	< 150mm thick; to falls and crossfalls	2	m3			
	Expansion joint; located at 2.5m centres max spacing; 12mm fibrous compressible filler; point top of joint with 12 x 12mm high duty sealer; in strict accordance with the Engineers Specification					
	To paths					
E	100mm deep	67	m			
	Surface finishes; treating surfaces of unset concrete					
	Light brushed surface to Class U4; in strict accordance with the Engineers Specification					
F	generally; to falls and cross falls	301	m2			
G	Extra; 100mm steel trowel finish to edges; bull nosed finish	331	m			

	CONCRETE WORK: Reinforcement					
	Bar; hot rolled deformed high yield steel bars Grade B500B to BS 4449 :2005; straight or bent					
	Bars					
A	≤ 12mm diameter	4.05	tn			
B	12 - 25mm diameter	2.43	tn			
C	> 25mm diameter	1.62	tn			
	Fabric; to BS 4483; hard drawn mild steel wire to BS 4482; lapped as indicated (no allowance in measurement for laps)					
	Reference A142					
D	horizontal	185	m2			
	CONCRETE WORK: Formwork					
	Sawn formwork; Class F1 in strict accordance with the Engineers Specification					
	Sides of paths					
E	< 250mm high	38	m			
	CONCRETE WORK; Sundries					
	Labours					
F	drilling 25mm diameter holes; at 500mm centres; thorugh elsewhere measured 150mm concrete bed under paving; to edge at kerb; as per kerb details on Architects Drawing Nr. 8040	149	nr			
	SURFACE PAVINGS, FENCING AND LANDSCAPING: In-Situ Surface Paving					
	Ashpalt road surface; 40mm thick wearing course of rolled asphalt consisting of 10/14mm nominal close graded aggregate surface course to IS EN 13108-5; laid on 60mm of AC20 dense Binder, 0/20mm nominal aggregate, 100/150 to IS EN 13108-1 heavy duty binder course; laid on 80mm of AC32 dense binder 100/150 to IS EN 13108-1, 0/32mm nominal aggregate, heavy duty base course; laid on elsewhere measured aggregate foundation; tack coat to be provided between all layers and shall be a sprayed grade cationic bitumen emulsion complying with BS 594987, The Binder Specification and RC380 published by the National Roads Authority; refer to Engineers Drawing RP/01, RP/02 & Specifications					
	Roads					
G	> 300mm wide; to falls and cross falls	381	m2			

	Reflective thermoplastic road marking paint by an approved manufacturer; for use on tarmacadam finished surfaces; applied in strict accordance with the manufacturers instructions; installed in accordance with Traffic Signs Manual (Ch7 2019) DTTAS; all to comply with the requirements of IS EN 1871 and to meet the requirements of the relevant classes of IS EN 1436; refer to Engineers Drawing RP/01 - RP/02 & Specification				
	Solid line markings; white				
A	single line; 100mm wide; to RMM001	148	m		
B	extra over for; curved	20	m		
	Disabled symbol				
C	disabled symbol to parking spot; refer to Engineers Drawing Nr. RP/02	1	nr		
	Pedestrian crossing; white				
D	5530mm long x 1600mm wide pedestrian crossing; refer to Engineers Drawing Nr. RP/02	1	nr		
	SURFACE PAVINGS, FENCING AND LANDSCAPING: Pre-Formed Paving and Edging Units				
	Kerbing; limestone raised kerb; 895 x 150 x 200mm Rosa Moncao granite kerb, or equivalent; sawn sides; flamed finish to top face; 100mm height above carriageway; to have 10mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on 40mm type B mortar of min 35N/mm2 strength; laid on 750mm wide x 120mm thick C32/40 grade concrete slab with with 200 x 150mm upstand at edge, with A193 reinforcing mesh located centrally; laid on a sub base of 250mm thick clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to 'tie in detail' on Architects Stone Schedule Nr. 8040 and Ref no. K4 on Drawing Nr. 8050				
	Kerbs				
E	kerb; to footpath	4	m		

	Kerbing; limestone Flush kerb; 895 x 300 x 200mm 'Kilkenny Blue' Limestone kerb, or equivalent; sawn sides; flush with adjacent paving; flamed finish to top face; flush with carriageway; to have 5mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on 40mm type B mortar of min 35N/mm2 strength; laid on 750mm wide x 120mm thick C32/40 grade concrete slab with with 200 x 150mm upstand at edge, with A193 reinforcing mesh located centrally; laid on a sub base of 150mm thick clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to 'flush kerb detail' on Architects Drawing Nr. 8040; refer to Ref no. K3 on Architects Stone Schedule Drawing Nr. 8050 Kerbs					
A	kerb; to footpath	10	m			
B	extra for; cutting at junction to wall	1	nr			
	Kerbing; limestone raised kerb; 895 x 300 x 200mm 'Kilkenny Blue' Limestone kerb, or equivalent; 100mm height above carriageway; to have 10mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on & C32/40 concrete haunch according to the details shown; laid on 150mm thick sub-base of clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to '300 Raised kerb detail' on Architects Drawing Nr. 8040; refer to Ref no. K1 on Architects Stone Schedule Drawing Nr. 8050 Kerbs					
C	kerb; to footpath	39	m			
	Kerbing; limestone flush kerb corner special; 895 x 500 x 200mm 'Kilkenny Blue' Limestone kerb, or equivalent; 100mm height above carriageway; to have 5mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; include for honed finish to exposed faces; laid on & C32/40 concrete haunch according to the details shown; laid on 150mm thick sub-base of clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to Ref no. K6 on Architects Stone Schedule Drawing Nr. 8050 Kerbs					
D	kerb; to edge of planter	11	m			

	Kerbing; limestone flush kerb corner special; 895 x 500 x 200mm 'Kilkenny Blue' Limestone kerb, or equivalent; 100mm height above carriageway; to have 5mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; include for honed finish to exposed faces; laid on & C32/40 concrete haunch according to the details shown; laid on 150mm thick sub-base of clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to Ref no. K7 on Architects Stone Schedule Drawing Nr. 8050					
	Kerbs					
A	kerb; to edge of planter	16	m			
	Kerbing; limestone flush kerb corner special; 895 x 300 x 200mm 'Kilkenny Blue' Limestone kerb, or equivalent; 100mm height above carriageway; to have 10mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on & C32/40 concrete haunch according to the details shown; laid on 150mm thick sub-base of clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to '300 Raised kerb detail' on Architects Drawing Nr. 8040; refer to Ref no. K2 on Architects Stone Schedule Drawing Nr. 8050					
	Kerbs					
B	corner kerb; to footpath	1	nr			
	Kerbing; limestone curved kerb; 895 x 300 x 200mm 'Kilkenny Blue' Limestone kerb, or equivalent; 1m radius; 100mm height above carriageway; to have 10mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; laid on & C32/40 concrete haunch according to the details shown; laid on 150mm thick sub-base of clause 804; include sealant movement joint at 3m c/c; refer to Architects Drawings & Specifications; refer to '300 Raised kerb detail' on Architects Drawing Nr. 8040; refer to Ref no. K3 on Architects Stone Schedule Drawing Nr. 8050					
	Kerbs					
C	kerb; curved; R1m	2	m			
	Tactile paving; blister tactile paving; unit dimensions of 400 x 400 x 50mm flags; natural colour; finish to give a granite appearance; dipped in priming slurry; laid on 40mm high strength bedding concrete; on a 1-2mm coat of priming slurry to Engineers Specification; laid to elsewhere measured high strength bedding concrete sub-base; include for 5mm sett joints with jointing mortar in accordance with table C. 5 BS 7533-7; filled with a grit size of 2-6.3mm; all in strict accordance with manufacturers recommendations; refer to 'typical paving pattern E' on Architects Drawing 4001 & 4007 & Specification					
	Pavings					
D	> 300mm wide; to falls and cross falls	28	m2			

A	Extra; curved cutting to perimeter	16	m			
	Granite Paving; Rosa Moncao or equivalent; unit dimensions of 100 x 100 x 80mm granite setts; laid in a staggered pattern; sawn sides; flamed finish to top face; include for 10mm sett joints with jointing mortar in accordance with Table C.5 BS 7533-7; on 2 layers of slurry primer in accordance with BS 7533-4; laid on elsewhere measured 40mm high strength bedding concrete base; all in strict accordance with Architect's Drawing Nr.'s 8040, 8010, and Specifications; refer to 'tie in detail' on Architects Stone Schedule Nr. 8040 and Ref no. S1 on Drawing Nr. 8050					
	Pavings					
B	> 300mm wide; to falls and cross falls	285	m2			
C	Extra; curved cutting to edges	15	m			

COLLECTION					
Page No. PRW/18					
Page No. PRW/19					
Page No. PRW/20					
Page No. PRW/21					
Page No. PRW/22					
Page No. PRW/23					
Page No. PRW/24					
(40) ROADS, PATHS & PAVINGS Carried to Summary					

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Engineers Drawings DP01 & WP01 for location of site services works		Note			
	the Contractor will be required to excavate and backfill some trenching in two separate operations and this should be reflected in their rates		Note			
	excavation will be required in imported crushed stone fill material and the contractor must all for this in their rates		Note			
	excavating around and crossing existing services is measured globally and contractors must refer to existing service and utility layouts provided in the information pack to determine the extent, location and depth of all existing services		Note			
	Sundries					
	The Contractor must include for the following					
A	provide for any costs in allowing access to the site to Public Utilities	1	item			
B	provide here for all costs in connection with attendances on, and any programming or liaison which may be necessary due to the operations on site of Public Utilities	1	item			
C	provide here for all costs in connection with working beyond the site boundary in public footpaths & roadways; all necessary temporary reinstatement, traffic & pedestrian management, etc.	1	item			
D	complete clean of all existing / retained surface water drainage systems within the site boundary areas	1	item			
E	complete CCTV survey of all existing underground drainage system in the location of the works (a) prior to commencement of works and (b) on completion of the works; detailed report to be issued to the Engineer	1	item			
				To Collection €		

	FOUL WATER DRAINAGE					
	DRAINAGE: Below Ground					
	Excavating trenches for pipes < 250mm diameter; backfilling with Clause 804 / 808 material in accordance with the Transport Infrastructure Ireland (TII) Specification for Road Works, compacted as per Clause 802 to top of elsewhere measured pipe bed and surround, 400mm wide blue polythene marker tape over pipes; disposing of surplus excavated material by removing from site; starting from reduced level; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Excavating trenches for pipes					
A	average depth of trench 1.50m - 2.00m; below ground water level	12	m			
B	average depth of trench 2.50m - 3.00m; below ground water level	8	m			
C	Extra over; excavating around existing services, comprising 225mm diameter foul water services at approx. 1700mm deep to bottom of pipe ; crossing excavations	3	nr			
	Disposal					
	Water					
D	surface	1	item			
E	ground	1	item			
	Bed and surround to pipework; to comply with WIS 4-08-02 and IGN 4-08-01; granular material shall be 5 to 14mm (d/D 2/14) graded aggregate or 10mm (d/D 4/10) single sized aggregate to IS EN 13242; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Bed and surround					
F	450 - 750mm x 400mm deep overall; to 225mm pipework	19	m			
	Pipework; PVC pipes and fittings; refer to Engineers Drawings & Specification; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Drainage pipes					
G	225mm diameter, laid in trenches	19	m			

	Access junctions;Access junctions; access junction to Engineer's Specifications; include for all necesssary excavation; backfill, fittings etc.; cover to be Kent Stainless Solo Paver recessed covers or equivalent; to comply with BS EN 124; bedding in 10-20mm mortar and haunch to frame to Clause 507.13; 300mm wide apron in ST4 concrete; refer to TII CC-SCD-00514; refer to Engineers Drawings & Specifications					
	Pipe accessories					
A	150 x 150mm; square	2	nr			
	Manholes; composite item; excavate, level and compact bottom of excavation, earthwork support, part backfill & remove remainder from site; in-situ mix ST4 150mm concrete base with A193 mesh top & bottom ; sloped ST2 concrete benching; precast channel or in-situ formed invert ; 215mm thick 21N/mm2 blockwork walls in cement mortar (1:3); in-situ mix ST4 150mm concrete cover slab with A193 mesh top & bottom, including aperture for access and necessary formwork; step irons; 1500 x 1480mm internal dimensions; Class A engineering brickwork riser to IS 91 and to 2400 Series; refer to TII CC-RCD-00501-04 and 00504-04; all as Engineers Drawing 3900 and specification					
	Manholes					
B	2.00 - 2.50m deep	2	nr			
C	Extra; formed on existing 225mm diameter live sewer line; locate, break into and make connections; all temporary over pumping as required	2	nr			
	Covers to manholes; Manhole cover to be Kent Stainless Solo Paver recessed covers or equivalent; to comply with BS EN 124; bedding in 10-20mm mortar and haunch to frame to Clause 507.13; 300mm wide apron in ST4 concrete; refer to TII CC-SCD-00514					
	Manhole covers					
D	600mm diameter	1	nr			
	Connect end of pipe to existing manhole; including all necessary excavation; forming openings; adapting channels and benchings as required; including all necessary temporary diversions; making good all work disturbed; approximate depth to invert 1.66m; refer to Engineers Drawings and Specification					
	Connection to existing manhole					
E	225mm diameter pipe	2	nr			
	Testing; in strict accordance with the Engineers requirements					
	Pipework systems					
F	generally; all new drainage works	1	item			
G	Extra over; camera survey and report on completion	1	item			

	SURFACE WATER DRAINAGE					
	DRAINAGE: Below Ground					
	Excavating trenches for pipes < 250mm diameter; backfilling with Clause 804 / 808 material in accordance with the Transport Infrastructure Ireland (TII) Specification for Road Works, compacted as per Clause 802 to top of elsewhere measured pipe bed and surround, 400mm wide blue polythene marker tape over pipes; disposing of surplus excavated material by removing from site; starting from reduced level; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Excavating trenches for pipes					
A	average depth of trench 0.50m - 1.00m	75	m			
B	average depth of trench 1.50m - 2.00m	12	m			
C	average depth of trench 2.00m - 2.50m	6	m			
D	Extra over; excavating around existing services, comprising 225mm diameter foul water services at approx. 1700mm deep to bottom of pipe ; crossing excavations	3	nr			
	Disposal					
	Water					
E	surface	1	item			
	Bed and surround to pipework; to comply with WIS 4-08-02 and IGN 4-08-01; granular material shall be 5 to 14mm (d/D 2/14) graded aggregate or 10mm (d/D 4/10) single sized aggregate to IS EN 13242; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Bed and surround					
F	450 - 750mm x 400mm deep overall; to 100mm pipework	65	m			
G	450 - 750mm x 400mm deep overall; to 225mm pipework	23	m			
	Pipework; PVC pipes and fittings; refer to Engineers Drawings & Specification; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Drainage pipes					
H	150mm diameter, laid in trenches	68	m			
I	Extra over; 150mm diameter connector	1	nr			
J	Extra over; 150 x 150 x 150mm swept branch	1	nr			
K	225mm diameter, laid in trenches	23	m			

A	Extra over; 225 x 100 x 225mm swept branch	1	nr			
	Gully drainage; precast concrete road gullies to IS EN 1917 or BS 5911-6; concrete grade ST4 to base; 100mm thick gully cover slab; 102.5mm thick Class A engineering brickwork to IS 91 and to 2400 series or in-situ concrete riser; including all necessary excavation, disposal, backfilling, cleaning eye with stopper and chain; joining; 150mm diameter outlet; D400 lockable gully grating and frame to IS EN 124, minimum grate size 450 x 320mm; refer to TII CC-SCD-00510 for details; as per Engineers Drawing and Specification					
	Pipe accessories					
B	100mm diameter outlet	2	nr			
C	Extra over; ST4 concrete bed and surround to gully tails	1	nr			
	Drainage channels; Aco 'S150' or equivalent; 150mm wide; Class D heavy duty stainless steel ductile grating, bolted to Aco; bedded and surrounded in 150mm thick plain in-situ concrete C25N20; all necessary excavation and disposal; fitted in strict accordance with the manufactures instructions; refer to the Engineers Drawing & Specification					
	Drainage channels					
D	205 x 220mm; constant depth	17	m			
E	Extra over; forming recess in paving for ACO drain	17	m			
F	Extra over; access box to slot drain; complete with grating and frame; in full accordance with Engineers Drawings and Specification; bedded in concrete; all necessary excavation and disposal; all fitted in strict accordance with the manufactures instructions	2	nr			
G	Extra over; outlet box to slot drain; complete with grating & frame; in full accordance with Engineers Drawings and Specification; bedded in concrete; all necessary excavation and disposal; all fitted in strict accordance with the manufactures instructions	2	nr			
H	Extra over; stop end	2	nr			
	Slot Drainage channels; Kent stainless 'Superwide Slot Channel' KSSC 44/250/110 or equivalent; bore width 110mm, height/depth 250mm slot width 44mm; integral continuous fall; grade 304 stainless steel; colour: natural; include for all necessary excavation and disposal; fitted in strict accordance with the manufactures instructions; refer to the Engineers Drawing & Architect's Specification Ref: Q10/180					
	Drainage channels					
I	205 x 220mm; constant depth	26	m			
J	Extra over; forming recess in paving for slot drain	26	m			

A	Extra over; access box to slot drain; complete with grating and frame; in full accordance with Engineers Drawings and Specification; bedded in concrete; all necessary excavation and disposal; all fitted in strict accordance with the manufactures instructions	5	nr			
B	Extra over; outlet box to slot drain; complete with grating & frame; in full accordance with Engineers Drawings and Specification; bedded in concrete; all necessary excavation and disposal; all fitted in strict accordance with the manufactures instructions	5	nr			
C	Extra over; stop end	10	nr			
	Access junctions; access junction to Engineer's Specifications; include for all necesssary excavation; backfill, fittings etc.; cover to be Kent Stainless Solo Paver recessed covers or equivalent; to comply with BS EN 124; bedding in 10-20mm mortar and haunch to frame to Clause 507.13; 300mm wide apron in ST4 concrete; refer to TII CC-SCD-00514; refer to Engineers Drawings & Specifications					
	Pipe accessories					
D	150 x 150mm; square	2	nr			
	Manholes; composite item; excavate, level and compact bottom of excavation, earthwork support, part backfill & remove remainder from site; in-situ mix ST4 150mm concrete base with A193 mesh top & bottom ; sloped ST2 concrete benching; precast channel or in-situ formed invert ; 215mm thick 21N/mm2 blockwork walls in cement mortar (1:3); in-situ mix ST4 150mm concrete cover slab with A193 mesh top & bottom, including aperture for access and necessary formwork; step irons; 1500 x 1480mm internal dimensions; Class A engineering brickwork riser to IS 91 and to 2400 Series; refer to TII CC-RCD-00501-04 and 00504-04; all as Engineers Drawing 3900 and specification					
	Manholes					
E	0.50 - 1.00m deep	1	nr			
F	1.50 - 2.00m deep	1	nr			
G	2.00 - 2.50m deep	1	nr			
	Covers to manholes; Manhole cover to be Kent Stainless Solo Paver recessed covers or equivalent; to comply with BS EN 124; bedding in 10-20mm mortar and haunch to frame to Clause 507.13; 300mm wide apron in ST4 concrete; refer to TII CC-SCD-00514					
	Manhole covers					
H	600mm diameter	4	nr			

	Connect end of pipe to existing manhole; including all necessary excavation; forming openings; adapting channels and benchings as required; including all necessary temporary diversions; making good all work disturbed; approximate depth to invert 1.61m; refer to Engineers Drawings and Specification					
	Connection to existing manhole					
A	225mm diameter pipe	1	nr			
	Testing; in strict accordance with the Engineers requirements					
	Pipework systems					
B	generally; all new drainage works	1	item			
C	Extra over; camera survey and report on completion	1	item			
	WATERMAIN					
	MECHANICAL INSTALLATIONS: Sundries & Builders Work (BEYOND SITE BOUNDARY)					
	Excavating trenches for pipes < 250mm diameter; backfilling with Clause 804 / 808 material in accordance with the Transport Infrastructure Ireland (TII) Specification for Road Works, compacted as per Clause 802 to top of elsewhere measured pipe bed and surround, 400mm wide blue polythene marker tape over pipes; disposing of surplus excavated material by removing from site; starting from reduced level; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Excavating trenches for pipes					
D	average depth of trench 1.00m - 1.50m	9	m			
E	Extra over; excavating through existing, retained, paving road surface area; saw cut through remaining tarmacadam on both sides; break out hard surfaces and dispose off site to accredited tip site; temporary and permanent reinstatement to match build-up removed; complete	9	m			
F	Extra over; excavating around existing services, comprising a combination of one, some or all of electrical ducting, watermain services and surface & foul water services; multiple services, parallel to excavations	3	nr			
	Disposal					
	Water					
G	surface	1	item			

	Bed and surround to pipework; to comply with WIS 4-08-02 and IGN 4-08-01; granular material shall be 5 to 14mm (d/D 2/14) graded aggregate or 10mm (d/D 4/10) single sized aggregate to IS EN 13242; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Bed and surround					
A	450 - 750mm x 400mm deep overall; to 50mm pipework	9	m			
	Watermain; approved heavy gauge pipework, PE-100 SDR-11 with welded joints conforming to ISEN12201 (all parts); laid in trenches; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Connection pipework					
B	50mm diameter, laid in trenches	9	m			
	Thrust blocks; in-situ concrete; including associated formwork; in accordance with the Engineers Drawings & Specification; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Thrust block					
C	300 x 300 x 150mm	3	nr			
	Boundary Box; Uisce Eireann approved below ground, self contained; frost proof polypropelene, meter box and cover; to BS 5834-2; to be located away from vehicular axial loading where possible; include for all necessary excavation; include for C12/15 concrete plinth base, clause 808 backfill and all necessary valves/conncections; in strict accordance with Irish Water Detail Drawing STD-W-03 Rev.4					
	Boundary box					
D	approx 475 x 475 x 600mm overall dimensions	1	nr			
	Connections to existing watermain; refer to Engineers Drawings & Specification for full details; all in strict accordance with Water Infrastructure Standard Details, Connections and Developer Services, Revision 3					
	Tee connection to existing watermain; including all necessary excavation; forming openings; inserting new branch connections as required; making good all work disturbed					
E	tee connection (ref: TCT1) to existing 150mm main, from proposed 50mm supply pipework	1	nr			

	Disinfection, testing and water quality sampling of the Water Infrastructure and production of Final Documents prior to Conformance certificate release stage; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Pipework systems					
A	disinfection	1	item			
B	testing	1	item			
C	Water Quality Sampling	1	item			
	Water audit; in advanced of the ending of the Defect Liability Period and provide a Leak Detection Report to Irish Water, prior to issue of Completion Certificate; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Pipework systems					
D	generally	1	item			
	Testing and commissioning as works proceed and on completion; as detailed in accordance with Engineer's Specifications; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Pipework systems					
E	testing the watermains as specified to the approval of the Engineer, as the work proceeds and at completion	1	item			
F	swabbing, disinfecting and sterilising the water main installation in accordance with CL 19.2 (chlorination Test) of accompanying specification complete; all as per Engineer's Specifications	1	item			
G	pressure testing in accordance with IS EN 545: 2010; all as per Engineer's Specifications	1	item			
H	commissioning the water main installation complete; all as per Engineer's Specifications and Irish Water Specifications	1	item			
I	destructive testing; expose and cut out welded joint at every 30th weld (every 180m or 30x 6m); install new short length of pipe with two repair couplers; welded joint to be lab tested, and provide the test results to Irish Water	1	item			
	Camera survey; to full system; CCTV survey on completion; digital video and report to be issued to the Engineer; refer to Uisce Eireann Standard Details for Water Infrastructure for full details					
	Pipework systems					
J	generally	1	item			
				To Collection €		

	Connections to existing watermain; refer to Engineers Drawings & Specification for full details; refer to Uisce Eireann Standard Details for Water Infrastructure for full details Tee connection to existing watermain; including all necessary excavation; forming openings; inserting new branch connections as required; making good all work disturbed					
A	tee connection; to existing 50mm main, from proposed 50mm supply pipework	1	nr			

COLLECTION					
Page No. PRW/26					
Page No. PRW/27					
Page No. PRW/28					
Page No. PRW/29					
Page No. PRW/30					
Page No. PRW/31					
Page No. PRW/32					
Page No. PRW/33					
Page No. PRW/34					
Page No. PRW/35					
(50) SITE SERVICES (MAINLY PIPED AND DUCTED) Carried to Summary					

GENERALLY					
Notes					
Generally					
The Contractor must include for the following in it's tender rates		Note			
where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
refer to Services Engineers Drawing E-0201 for location of electrical services		Note			
the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
the Contractor is required to make himself aware of the presence and location of all existing services and shall take all necessary precautions to avoid interference or damage to these services both overhead and underground during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary including the erection of 'goal posts' where necessary; any damage caused shall be made good at the Contractors own expense		Note			
all works associated with this element must be executed in strict accordance with the requirements of the Services Engineers; tenderers must carefully review Volume A documents and make all necessary allowance in their rates for executing work in accordance with these requirements		Note			
the Contractor will be required to excavate and backfill some trenching in two separate operations and this should be reflected in their rates		Note			
specialist electrical works in this section have not been measured in this Pricing Document and the contractor must transfer the total cost for these specialist works from the separately issued pricing document prepared by Geaney Engineering Consultants		Note			
the following builders work may be in connection with underground service installations to be executed by Public Utilities and which will not form part of the building contract		Note			
refer to the services consultants layout drawings for the location of these works		Note			
				To Collection €	

	Sundries					
	The Contractor must include for the following					
A	provide for any costs in allowing access to the site to Public Utilities in particular associated with existing powerlines which need to be removed during the construction period as per indicated on Service Engineer Drawings	1	item			
B	provide here for all costs in connection with attendance on, and any programming or liaison which may be necessary due to the operations on site of Public Utilities in particular associated with existing powerlines which need to be removed during the construction period as per indicated on Service Engineer Drawings	1	item			
C	part of the works are associated with working beyond the site boundary for connections within the public road or footpath; the Contractor must include here for all additional costs associated with this including traffic management, health and safety requirements, signage, etc.	1	item			
D	provide here cost for all necessary road opening licences; all in accordance with Engineers Drawings and Specifications	1	item			
E	locating all existing underground utilities including tracing and marking as necessary; liaising and organising any required outages or diversions with the relevant Authorities	1	item			
	ELECTRICAL INSTALLATIONS: Site Lighting, Power & Communications					
	Excavating trenches to receive pipes; < 250mm diameter; starting at new hardcore bed level; 150mm 10mm granular material bed and surround to pipe; backfilling above covering to pipes with clause 808; granular fill material as per SR21: 2004 Annex E; removal of surplus excavated material off site; all as per the Services Engineer's Drawing Nr. SI-DR-E-0201 and Specification					
	Excavating trenches					
F	average depth of trench 0.50 - 1.00m	125	m			
G	Extra over; excavating through existing 180mm tarmacadam road surface; saw cutting both sides; temporary and permanent reinstatement; making good and reinstatement of any road markings disturbed; complete	54	m			
H	Extra over; excavating through existing paving surface; saw cutting both sides; temporary and permanent reinstatement; making good and reinstatement of any road markings disturbed; complete	26	m			
	Disposal					
	Water					
I	surface	1	item			

	uPVC pipes and fittings; approved; 125mm cable duct; to include draw ropes; to meet the exact install criteria of WCCC public lighting specification requirements watertight; couplers in the running length; complete with draw wire					
	Pipework					
A	110mm diameter	78	m			
B	Extra over; bends, including haunching in concrete	3	nr			
C	125mm diameter	41	m			
D	Extra over; bends, including haunching in concrete	1	nr			
	uPVC pipes and fittings; approved; 2nr 50mm cable duct; cast into elsewhere measured in-situ RC wall; to meet the exact install criteria of WCCC public lighting specification requirements watertight; couplers in the running length; complete with draw wire					
	Pipework					
E	50mm diameter	129	m			
F	extra over for; casting in / forming recess to suit 2nr 50mm ducting into elsewhere measured RC wall; include for stainless steel 2-compartment trunking	65	m			
	Lamp standard base; 650 x 650 x 1200mm deep grade 30/20 in-situ concrete base surround 300mm diameter concrete/uPVC sleeve with cable entry holes and cable protection pipe, laid on 600 x 600mm ST4 concrete slab to Clause 1305.1; infill sleeve with ST4 concrete after elsewhere measured lamp pole is installed; backfill excavation with ST4 in 2 stages; includes all necessary excavation, disposal and formwork; make good disturbed existing surface finishes; including for building in elsewhere measured ends of ducts; refer to Structural Engineers and Services Engineers Drawings & Specification					
	Lamp standard base					
G	650mm x 650mm x 1200mm deep	4	nr			
H	Extra over; sleeve to accommodate cable entry	4	nr			

	Manhole; excavation & disposal of spoil off site; necessary working space excavation and backfilling to void outside chamber with C20/10 concrete; 150mm thick ST4 concrete base to 507.2 complete with sump ; 215mm thick ordinary quality solid concrete blockwork walls to IS 20 in cement mortar (1:3), leave holes for ducts including precast lintols to heads to IS 240; cable bearer brackets; cable anchors; bedding in ducts; 300mm deep reinforced ring beam, complete with all necessary reinforcement & formwork; refer to 'Type A Manhole' on Services Engineer's Drawing Nr. E-0201					
	Manhole					
A	1000L x 1000(W) x 1000mm(D) overall dimensions; 1.00 - 1.50m deep	1	nr			
	Manhole; excavation & disposal of spoil off site; necessary working space excavation and backfilling to void outside chamber with C20/10 concrete; 150mm thick ST4 concrete base to 507.2 complete with sump ; 215mm thick ordinary quality solid concrete blockwork walls to IS 20 in cement mortar (1:3), leave holes for ducts including precast lintols to heads to IS 240; cable bearer brackets; cable anchors; bedding in ducts; 300mm deep reinforced ring beam, complete with all necessary reinforcement & formwork; refer to 'Type B Manhole' on Services Engineer's Drawing Nr. E-0201					
	Manhole					
B	450L x 450(W) x 750mm(D) overall dimensions; 1.00 - 1.50m deep	4	nr			
	ESB mini pillar base and VC2 vaulted chamber; only pre-approved ESB vaulted chamber to ESB specification; installed and fitted out in compliance with ESB Networks National Code of Practice for Customer Interface (Latest Edition); block built vaults are not acceptable; necessary excavation, disposal, backfilling and formwork; 125mm diameter uPVC sleeve; include for building in elsewhere measured ends of ducts; refer to Services Engineers Drawings & Specifications for full details					
	Mini pillar base and VC2 Chamber					
C	generally	1	nr			
D	Extra over; sleeve to accommodate cable entry	1	nr			
E	Extra; 1821mm wide x 900mm high x 381mm deep approx. overall opening / recess formed in existing masonry wall for new mini pillar; demolish existing section of wall, clean & retain stone for reuse and dispose of surplus off site to accredited tip site; make good retained wall; rebuild section of wall at either side of opening with retained stone in lime mortar; selected brick wall to the back of the mini pillar in cement mortar; all in strict accordance with Specifications	1	nr			

	Lightning conductor earth pits; including excavation, disposal and backfill as required; inspection pit and cover (by electrical Contractor); complete; refer to Services Engineer's Drawing E-0201					
	Chambers					
A	300L x 300(W) x 1000mm(D) overall dimensions; 1.00 - 1.50m deep	5	nr			
	Connection to existing networks; in accordance with statutory requirements					
	Mains					
B	allow for connection to existing ESB sub station; allow for all necessary excavation, exposing; breaking out; making good and backfilling as required	1	nr			
	ELECTRICAL INSTALLATIONS: Site Lighting, Power & Communications (Beyond Site Boundary)					
	Excavating trenches for pipes < 250mm diameter; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing E-0201					
	Excavating trenches					
C	average depth of trench 0.50 - 1.00m	13	m			
D	Extra over; excavating through existing 180mm tarmacadam road surface; saw cutting both sides; temporary and permanent reinstatement; making good and reinstatement of any road markings disturbed; complete	13	m			
	Disposal					
	Water					
E	surface	1	item			
	uPVC pipes and fittings; utility approved; colour as specified; watertight; couplers in the running length; complete with 12mm polypropylene draw ropes					
	Pipework					
F	110mm diameter	13	m			
G	Extra over; bends, including haunching in concrete	2	nr			
H	125mm diameter	41	m			
I	Extra over; bends, including haunching in concrete	1	nr			

	ESB mini pillar base and VC2 vaulted chamber; only pre-approved ESB vaulted chamber to ESB specification; installed and fitted out in compliance with ESB Networks National Code of Practice for Customer Interface (Latest Edition); block built vaults are not acceptable; necessary excavation, disposal, backfilling and formwork; 125mm diameter uPVC sleeve; include for building in elsewhere measured ends of ducts; refer to Services Engineers Drawings & Specifications for full details					
	Mini pillar base and VC2 Chamber					
A	generally	1	nr			
B	Extra over; sleeve to accommodate cable entry	1	nr			
	ELECTRICAL INSTALLATIONS: Undergrounding of ESB Wires					
	Excavating trenches for 1 nr. 125mm diameter pipes; bed & surround in 15N CBM4 concrete; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing BW105					
	Excavating trenches					
C	average depth of trench 0.50 - 1.00m	7	m			
	Disposal					
	Water					
D	surface	1	item			
	uPVC pipes and fittings; approved; Red Electric Cable Duct; watertight; couplers in the running length; complete with draw wire					
	Pipework					
E	125mm diameter; red	7	m			
	ELECTRICAL INSTALLATIONS: Undergrounding of ESB Wires (Beyond Site Boundary)					
	Excavating trenches for 4 nr. 125mm diameter pipes; bed & surround in compacted sand; filling with granular material to Clause 804; 400mm wide warning tape overducts; excavation starting from existing or reduced level; all as per Services Engineers Drawing BW105					
	Excavating trenches					
F	average depth of trench 0.50 - 1.00m	8	m			
G	Extra over; excavating through existing paved area; temporary and permanent reinstatement; complete	8	m			

A	Extra over; excavating around existing services	1	nr			
	Disposal					
	Water					
B	surface	1	item			
	uPVC pipes and fittings; utility approved; colour as specified; watertight; couplers in the running length; complete with 12mm polypropylene draw ropes					
	Pipework					
C	125mm diameter; red	8	m			
D	Extra over; long radius bends, including haunching in concrete	1	nr			

COLLECTION					
Page No. PRW/37					
Page No. PRW/38					
Page No. PRW/39					
Page No. PRW/40					
Page No. PRW/41					
Page No. PRW/42					
Page No. PRW/43					
(60) SITE SERVICES (MAINLY ELECTRICAL) Carried to Summary					

	GENERALLY					
	Notes					
	Generally					
	The Contractor must include for the following in it's tender rates		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion, etc.		Note			
	refer to Architects Drawing 8010 for location of site fittings		Note			
	all fittings have been included as complete items including all components required to make up the individual fitting and the associated support base		Note			
	FITTINGS: Fittings, Equipment and Furniture					
	Bollards; 12mm thick ductile iron bollard; galvanised powder coated finish; 114 x 160mm oval shape at top, tapering down to cirular 114mm diameter base; colour to Architects approval; include for 180 x 180 x 310mm retention sockets to suit 114mm bollard & poles; fixed into and including C32/40 concrete foundation; to be installed as per Manufacturers detail; dimensions as shown on drawing; all foundations on 75mm thick hardcore to base of retention socket to allow for drainage; including all necessary excavation; disposal off site to accredited tip site, formwork, concrete, reinforcement, etc.; all in strict accordance with the suppliers recommendations; all in strict accordance with Architects Drawings and Specifications; refer to 'bollard detail' on Architects Drawing Nr. 8040					
	Bollards					
A	114mm diameter x 1000mm high above ground	27	nr			
B	Extra; allow for the installation of additional retention sockets for the temporary relocation of bollards	5	nr			

	Litter bin; 1080 x 480mm diameter cast ductile iron litter bn; 110L capacity; galvanised and powder coated finish; to include steel liner, town logo, opening restrictors & levelling plates; colour to be selected by Architect; level adjustment base for plumb installation on sloped surfaces; detachable base plate both for ease of installation and removal without disturbing ground fixings; 4 nr. fixing points, anchoring bolts; fixed to and including 750 x 750 x 200mm reinforced in-situ C32/40 concrete foundation; on 75mm thick hardcore; drainage layer of 150mm compacted hardcore or gravel; including all necessary excavation, disposal off site to accredited tip site, formwork, concrete, reinforcement, etc.; all in strict accordance with Architects Drawings and Specifications; refer to 'litter bin detail' on Architects Drawing Nr. 8040 for further details					
	Litter bin					
A	1080mm high above ground x 480mm diameter	1	nr			
	Cast Iron Bench; 1900mm long bench of 10mm cast ductile iron construction; galvanised and powder coated finish; including 90 x 40mm FSC approved timber slats; bench to be bolt fixed down to, and including, 2100 x 800 x 200mm C32/40 concrete foundation using 4nr. M12 bolts per leg; include for all necessary fixing of timber slats to iron bench; drainage layer of 150mm compacted hardcore or gravel; including all necessary excavation, disposal off site to accredited tip site, formwork, concrete, A393 mesh reinforcement, etc.; all as per details shown on 'bench detail' on Architect's Drawing Nr. 8040					
	Timber Bench					
B	1900mm long	1	nr			
	Signage poles; 3m x 114mm diameter galvanised pole with black powder coated finish; include for 180 x 180 x 310mm retention sockets to suit 114mm signage poles; fixed into and including C32/40 concrete foundation; to be installed as per manufacturers detail; dimensions as shown on drawing; all foundations on 75mm thick hardcore to base of retention socket to allow for drainage; including all necessary excavation; disposal off site to accredited tip site, formwork, concrete, reinforcement, etc.; all in strict accordance with the suppliers recommendations; all in strict accordance with Architects Drawings and Specifications; refer to 'Signage Pole detail' on Architects Drawing Nr. 8040					
	Signage					
C	signage poles; 2550mm high above ground level	3	nr			

	Street signs and poles; NRA approved reflective sign strapped to elsewhere measured signage poles in strict accordance with the suppliers recommendations; location to be agreed; all in strict accordance with Engineers Drawings and Specifications; refer to Engineers Drawings RP/01 & RP/02 & Specifications					
	Signage					
A	stop sign; signage ref: RUS027	1	nr			
B	30km/h speed limit sign; signage ref: RUS044	1	nr			
C	Slow zone sign; signage ref: F403	1	nr			

COLLECTION					
Page No. PRW/45					
Page No. PRW/46					
Page No. PRW/47					
(70) SITE FITTINGS Carried to Summary					

	GENERALLY					
	Notes					
	Generally					
	the Contractor must include for the following in its tender rates:		Note			
	refer to Architects Drawing / Schedule 8002 & 8003 for location of planters & planting		Note			
	where Specification references are used, the reference to a specification sub-clause does not relieve the Contractor from complying with the relevant specification sub-clauses for General Requirements, Performance, Workmanship, Execution, Accessories, Completion etc.		Note			
	the Contractor must include for all Notes in this element within its tender rates		Note			
	SURFACE PAVING, FENCING & LANDSCAPING: Fencing					
	Paling fence; plant bed protection; hazelwood post, fence posts spaced 1.8 - 2.5m apart (to be adjusted depending on the length of panels and bed area); 900mm hazelwood lath, spaced by 70 / 80mm; 2.0mm galvanised steel wire; 250mm diameter x 300mm deep hole to place the post in, refiled with proposed flowerbed topsoil; 100 - 200mm drainage layer of 10-12mm washed and graded pebble below; hot dipped galvanised screws or nails to secure panels to posts; apply wood preservative to extend lifespan of the fence, reduce rot and insect damage; all in strict accordance with Architects Drawings and Specifications; refer to Architects Drawing 7800					
	Fencing					
A	1200mm high above ground level	87	m			
	SURFACE PAVINGS, FENCING AND LANDSCAPING: Grassing and Planting					
	Textile fabric; twinwall geonet type; all in accordance with Architects Drawings and Specification					
	Textile fabric					
B	> 300mm wide; horizontal & vertical	99	m2			

	Topsoil; approved & certified best quality imported topsoil; topsoil/compost mix 3:1; obtained off site; scarify surfaces; spreading, levelling and compacted in layers; rotovate and pick over and remove all large stones; grade; spray with weedkiller; cultivate and leave ready for planting; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Topsoil					
A	minimum 600mm thick; to planter beds	46	m2			
B	Extra; 200mm thick angular drainage aggregate to base	46	m2			
	Mulching; two layers of 50mm deep 20mm stone mulch finish on weed suppressor fabric; dressed over planted areas; all in accordance with Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Mulching					
C	minimum 100mm thick; to planter beds	46	m2			
	Small to medium trees & large shrubs; supply, plant and protect; all as specified are to be minimum in containers / root balled as required; excavate, dispose and scarify existing surfaces; set in minimum 600mm deep of topsoil beneath rootball; allow 1.00m3 of topsoil per plant; all topsoil to be imported best quality type; 100-200mm drainage layer of 10-12mm washed and graded pebble; root ball anchoring system to specification; single inlet irrigation system to root bulb as per specification; slow release fertiliser to be applied at planting; soak rootball or roots prior to planting and water after; fasten trunk to 2 nr. pressure treated timber stakes 1500mm high, 75mm diameter with standard approved PVC tree tie or rubber belting with slotted flat back block, cross bar; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Small to medium trees & large shrubs; height and spread in metres					
D	Amelanchierx Lamarkii (Snowy Mespilus / Shadbush) 6-8 height x 4.5-6 / 8 spread	3	nr			
E	Magnolia Stellata 'Rosea' (Star Magnolia) 2.5-4 height x 2.5-4 spread	1	nr			
F	Sorbus Aucuparia 'Autumn Spire' (Autumn Spire Rowan) 4-8 height x 1-1.5 spread	3	nr			
G	Extra; 600mm high vertical ribbed root stop / reroot barrier, proprietary modular root barrier system, laid in strict accordance with the manufacturers instructions;	70	m			

	Small to medium shrubs; supply, plant and protect; all shrubs as specified; scarify existing surfaces; allow sufficient topsoil per shrub; all topsoil to be imported best quality type; including 50 - 75mm bark mulch finish; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Shrubs; height and spread in metres					
A	Hydrangea Serrata 'Blue Bird' (Hydrengea) 1-1.2 height x 1-1.2 spread	6	nr			
B	Hydrangea Serrata 'Preziosa' (Hydrangea) 1-1.5 height x 1-1.5 spread	3	nr			
C	Prunus Laurocerasus 'Otto Luyken' (Cherry Luarel) 0.5-1 / 1.2 height x 1-1.5 spread	1	nr			
D	Sarococca Hookeriana or Humilis 'Winter Gem' (Sweet Box) 1-1.5 height 0.5-1 spread / 5-10 years ultimate height	8	nr			
E	Spiraea X Bumalda 'Gold Flame' (Spirea) 0.5-1 height x 1-1.5 spread / 2-5 years ultimate height	3	nr			
F	Spiraea Japonica 'Little Princess' (Spirea) 0.45-0.50 / 0.60-1 00 height x 0.60 spread	9	nr			
G	Viburnum Davidii (Viburnum) 1 -1.5 height x 1.5 spread	1	nr			
	Flowering perennials and ground covers; supply, plant and protect; all plants as specified; scarify existing surfaces; allow sufficient topsoil per plant; all topsoil to be imported best quality type; including 50 - 75mm bark mulch finish; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Flowering perennial and groundcovers; height and spread in centimetres					
H	Ajuga Reptans 'Burgundy Glow' (Bugle) 10-30 height x 30-45 / 100 spread	16	nr			
I	Echinacea 'Tiki Torch' (Orange Coneflower) 60-90 height x 30-60 spread	17	nr			
J	Nepeta Racemosa (Catmint) 30-60 height x 30-60 spread / substitutes for: Pca	9	nr			
K	Persicaria Affine 'Dimity' (Lesser Knotweed) 15 / 20-25 height x 30 / 45-60 / 75 spread	16	nr			
L	Polemonium Caer Ulea (Jacobs Ladder) 30-60 / 90 height x 30-60 spread	13	nr			
M	Rudbeckia Fulgida Sullivanti 'Goldstrum' (Coneflower Goldstrum) 60-90 height x 30-60 spread / substitutes for: R. Fulgida 'Deamii'	9	nr			

	Ornamental grasses and sedges; supply, plant and protect; all plants as specified; scarify existing surfaces; allow sufficient topsoil per plant; all topsoil to be imported best quality type; including 50 - 75mm bark mulch finish; all as detailed and defined in Architects Drawings 7800 & 8001, Planting Schedule 8002 & Specification Q31					
	Ornamental grasses and sedges; height and spread in centimetres					
A	Carex Morowii 'Ice Dance' (Japanese Sedge) 30-60 height x 30-60 spread	9	nr			
B	Carex Testacea (Orange New Zealand Sedge) 40-60 height x 60 spread	14	nr			
	On completion of planting, all landscaped surfaces to be left even; any large stones to be removed and all adjacent hard surfaces left clean					
	Surface finishes					
C	generally	1	item			
	Maintenance during 12 months Defects Liability Period; all in strict accordance with Specification					
	Trees & plants					
D	include for adjustments to ties as required, replacements or adjustments of stakes, replacement and/or repair of broken or loosened ties	1	item			
E	include for slow release fertiliser at the rate of 150g per tree	1	item			
	Watering					
F	include for watering all trees as necessitated by dry weather (15 to 20 litres per tree)	1	item			
	Generally					
G	include for cleaning hard surfaces soiled during maintenance operations	1	item			

COLLECTION					
Page No. PRW/49					
Page No. PRW/50					
Page No. PRW/51					
Page No. PRW/52					
(80) LANDSCAPING, PLAY AREAS Carried to Summary					

SUMMARY	Page No.
(10) PREPARED SITE	PRW/6
(20) SITE STRUCTURES	PRW/13
(30) SITE ENCLOSURES	PRW/17
(40) ROADS, PATHS & PAVINGS	PRW/25
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)	PRW/36
(60) SITE SERVICES (MAINLY ELECTRICAL)	PRW/44
(70) SITE FITTINGS	PRW/48
(80) LANDSCAPING, PLAY AREAS	PRW/53

TOTAL AMOUNT TO GENERAL SUMMARY

(80) LANDSCAPING, PLAY AREAS

2.6 SERVICES INSTALLATIONS WORKS

	GENERALLY				
	General Notes				
A	The Contractor should note that the Mechanical Services have been measured in accordance with ARM4 Supplement 2		Note		
B	The Contractor is referred to the Architect's and Engineer's locational drawings which accompany the Bill of Quantities		Note		
C	The Contractor must comply with the Architect's and Engineer's Specifications in connection with the Works in this Element		Note		
D	The Contractor's attention is drawn to the Service Engineer's Drawings, General & Particular Specification's and Schedules		Note		
E	The Contractor's attention is further drawn to the testing, commissioning and warranty clauses contained within the Mechanical Specification and must comply with all the requirements contained within the Specification		Note		
	(06/07) PRELIMINARIES & INSURANCES				
	(06) PRELIMINARIES				
F	All preliminary costs associated with a complete Mechanical Installation (such as site management, plant, equipment, storage facilities, temporary water/power, waste disposal, health & safety, access, scaffolds, consumables etc.) and all other costs required to complete the works	1	item		
G	Provide samples all types of room-mounted equipment (e.g. detectors, thermostats, etc), radiators etc. for approval by the Architect and Engineer; sample of grilles, louvres and tile shall be provided to the Engineers and Architect for review prior to order	1	item		
	(07) INSURANCES				
	CONTRACTORS INSURANCES				
	Take out and provide all associated insurances, collateral warranties, ancillary certificates etc. required for the project as outlined within the Works Requirements, Tender & Schedule and ITT				
H	Public Liability and Employers Liability Insurance	1	item		
I	All Risks Insurances	1	item		
J	Professional Indemnity Insurance	1	item		
K	Collateral Warranties	1	item		
L	Ancillary Certificates	1	item		

A	Any other items as specified within the Tender Documents	1	item			
	(52) DRAINAGE AND REFUSE DISPOSAL					
	General Notes					
B	This Element includes the following scope of works: Mechanical services (installation of complete overground soils and wastes installation).		Note			
	Preliminary Particulars					
C	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers Drawing No's. M-4001 and specifications, schematics and associated equipment schedules.	1	item			
	DRAINAGE INSTALLATIONS					
	Supply, install and commission of Internal Drainage systems in accordance with the General & Particular Mechanical Specification					
D	supply, install, commission and test of above ground soils and wastes installation	1	item			
	Accessories associated with terminal equipment and fittings					
	Connections to fittings and associated trap; including all associated seals, cleaning eyes etc.					
E	32mm dia. connection to WHB	5	nr			
F	40mm dia. connection to WHB	5	nr			
G	40mm dia. connection to sink	12	nr			
H	40mm dia. connection to dishwasher	10	nr			
I	40mm dia. connection to coffee machine	10	nr			
J	40mm dia. connection to washing machine	1	nr			
K	40mm dia. connection to dryer	1	nr			
L	40mm dia. connection to floor gully in shower	1	nr			
M	40mm dia. connection to buffer vessels	2	nr			
N	110mm dia. connection to WC	10	nr			
O	110mm dia. connection to soil vent pipework	16	nr			
P	110mm dia. connection to CWS tank overflow and drip tray	3	nr			
Q	110mm dia. connection to MWS tank overflow and drip tray	3	nr			
				To Collection €		

A	40mm dia. connection to hot water storage tank	2	nr			
B	40mm dia. connection to outdoor AC unit	1	nr			
	Distribution system; including all connections to the associated fittings					
	Pipework					
C	general pipework; ring seal push-fit or solvent weld joints in running length; including supports, fittings, accessories, expansion joints and anchors; adaptors to below-ground drainage installation; access components and venting arrangement; cleaning points	1	item			
D	soil vent pipework; ring seal push-fit or solvent weld joints in running length; including supports, fittings, accessories, expansion joints and anchors; access components and venting arrangement; cleaning points	1	item			
E	condensate drainage including connections, brackets and cleaning points	1	item			
F	air source heat pump condensate drainage; including safety discharge drains from all plant	1	item			
G	cold water storage tank overflows including brackets and cleaning points	1	item			
	Insulation to drainage pipework in areas indicated on drawings; acoustic and thermal insulation; to Service Engineers Specification					
H	generally	1	item			
	General					
I	testing and commissioning as detailed in Engineer's specification	1	item			
J	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
K	working drawings	1	item			
L	co-ordination drawings	1	item			
M	as-built drawings	1	item			
N	warranty requirements as detailed in Engineer's specification	1	item			
O	marking out and supervision of all Builder's Work	1	item			
P	identification plates, labels and the like; as Engineer's specification	1	item			
Q	maintaining portable type fire extinguishers on site during the course of the Works and comply with Clause on "Hot Work".	1	item			

	(53) WATER DISTRIBUTION					
	General Notes					
	This Element includes the following scope of works: Mechanical services (storage tanks, pipework, valves, pumps, mains water, cold water, boosted cold water and hot water distribution)		Note			
	Preliminary Particulars					
A	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers Drawings No's. M-3001, M3801 & M3802 and specifications, schematics and associated equipment schedules	1	item			
	WATER INSTALLATIONS					
	Supply, install and commission of Water Services Systems in accordance with the General & Particular Mechanical Specification					
B	supply, install, commission and test of the domestic hot, cold and mains water systems; in compliance with S.I.N. 122 of 2014 Titled "European Union (Drinking Water) Regulations 2014"	1	item			
	Primary Equipment					
C	cold water storage tank; externally flanged format 30 - split sectional tank or equivalent; 5600L capacity; 2650mm (l) x 1650mm (w) x 1500mm (h); c/w tank divider, drip tray, lid and ball valve; c/w screen (0.65mm max. opening) to cover overflow and tell tail warning pipe; insulated; fitted with high, medium, low depth and temperature sensors monitored by the BMS; (Ref: CWS.01)	1	nr			
D	mains water storage tank; format 30 - one piece tank or equivalent; 1500L capacity; 1685mm (l) x 1185mm (w) x 1040mm (h); c/w drip tray, lid and ball valve; /w screen (0.65mm max. opening) to cover overflow and tell tail warning pipe; fitted with high, medium, low depth and temperature sensors monitored by the BMS; (Ref: MWS.01)	1	nr			
E	hot water calorifier; 600L capacity; 750mm dia.; 316L stainless steel calorifier with 1No. stainless steel heat exchanger; high thermal insulation with ecological polyurethane hard foam; fire resistance class B-s2d0 according to EN 13501; grey PVC external lining; (Ref: HWS.01)	1	nr			

	Accessories associated with primary equipment					
	Pumps; all pumps to be capable of operating 20% above the design conditions; as per Service Engineers Schedules					
A	MSW booster set; packaged (duty/standby); twin head stainless steel mains water booster pump; flow 1.5kg/s; 3bar press. drop; 3 x 380-415V ; 1.5kW; twin head variable speed control; c/w dry running protection, diaphragm tank, float switch; BACNet BMS interface, integrated VSD, IE 5 and MEI 0.52; all booster sets to be fully packaged floor standing, pre-wired, pre-piped; assembled on pre-painted steel baseplate; (Ref: BS.01)	1	nr			
B	cold water booster set; packaged (duty/standby); twin head stainless steel mains water booster pump; flow 1.9kg/s; 3bar press. drop; 3 x 380-415V; 2.2kW; twin head variable speed control; c/w dry running protection, diaphragm tank, float switch; BACNet BMS interface, integrated VSD, IE 5 and MEI 0.52; all booster sets to be fully packaged floor standing, pre-wired, pre-piped; assembled on pre-painted steel baseplate; (Ref: BS.02)	1	nr			
C	domestic hot water return pump; single head pump; flow 0.9l/s; press. drop 54kPa; 1~ 230V, 50/60Hz; WRAS approved; adaptable performance based on heat demand, automatic night setback for temperature-based operation, multiple control modes: proportional pressure, constant-pressure, and constant-curve, LED display for power consumption, flow rate, and system status; (Ref: P.05)	1	nr			
	Water Softener; refer to Services Engineer's Drawing Nr. XX-SC-M-3801 and Equipment Schedules					
D	water softener; automatic packaged duplex water softening plant with integrated controller and filter (subject to final water test results); 0.830l/s ; 70Mg/l max water hardness; 2 No. 40L salt tank; water softening plant c/w 20" 20-micron filter with housing, bracket, and spanner and 160litre brine tank; (Ref: WT.01)	1	item			
	Expansion Vessels; refer to Services Engineer's Drawing Nr. XX-SC-M-3801 and Equipment Schedules					
E	heating expansion vessel; 300L; 6 bar working pressure; (Ref: EV.30.01)	1	nr			
	Valves					
F	35mm isolating valve	18	nr			
G	54mm isolation valve	7	nr			
H	42mm isolating valve	10	nr			
I	35mm isolating valve normally closed	1	nr			
J	35mm 2 port motorised valve	3	nr			

A	35mm double check valve assembly	2	nr			
B	42mm double check valve assembly	1	nr			
C	35mm non-return valve	1	nr			
D	42mm non-return valve	2	nr			
E	35mm double check valve	1	nr			
F	42mm double check valve	1	nr			
G	42mm pressure relief valve	2	nr			
H	42mm safety valve c/w tundish to drain	2	nr			
I	54mm safety valve c/w tundish to drain	2	nr			
J	35mm drain cock	2	nr			
K	Include here for any other valves/fixings not expressly listed above but required to complete the works	1	item			
	Other items; as per Service Engineers Schedules					
L	water meter; linked to BMS	4	nr			
M	temperature sensor; linked to BMS	10	nr			
N	pressure gauge	1	nr			
O	15mm dia. temporary flexible connection for flushing & sterilising MWS	1	nr			
	Accessories associated with terminal equipment and fittings					
	Valves					
P	15mm isolating valve	38	nr			
Q	16mm isolating valve	28	nr			
R	20mm isolating valve	47	nr			
S	22mm isolating valve	8	nr			
T	26mm isolating valve	43	nr			
U	15mm single check valve	11	nr			
V	20mm single check valve	19	nr			
W	22mm single check valve	1	nr			

A	15mm thermostatic mixing valve or equivalent; c/w integral isolating ball valves, full bore fine mesh strainers, check valves, flat face unions and cold water spur connection; (Ref: TMV)	6	nr			
B	20mm thermostatic mixing valve or equivalent; c/w integral isolating ball valves, full bore fine mesh strainers, check valves, flat face unions and cold water spur connection; (Ref: TMV)	5	nr			
C	15mm thermostatic hot water return balancing valve; (Ref: TBV)	6	nr			
D	16mm thermostatic hot water return balancing valve; (Ref: TBV)	10	nr			
E	Include here for any other valves/fixings not expressly listed above but required to complete the works	1	item			
	Other items					
F	connections to all sanitary ware, appliances etc.	1	item			
	Distribution system; including valves, tees and bends					
G	HWS and HWR pipework; hot water supply flow and return system; pipework material as specified; screwed joints in running length; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
H	MWS pipework; mains water supply system; pipework material as specified; screwed joints in running length; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
I	CWS pipework; cold water supply system; pipework material as specified; screwed joints in running length; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
J	BCWS pipework; boosted cold water supply system; pipework material as specified; screwed joints in running length; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
	Insulation; in accordance with the Service Engineers Specification					
K	pipework; generally	1	item			
	General					
L	testing and commissioning as detailed in Engineer's specification	1	item			
M	sterilisation	1	item			
N	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			

A	working drawings	1	item			
B	co-ordination drawings	1	item			
C	as-built drawings	1	item			
D	warranty requirements as detailed in Engineer's specification	1	item			
E	marking out and supervision of all Builder's Work	1	item			
F	identification plates, labels and the like; as Engineer's specification	1	item			
	(56) SPACE HEATING					
	General Notes					
	This Element includes the following scope of works: Mechanical services above ground (installation of heating system, pipework, boilers, radiator, underfloor heating etc.)		Note			
	Preliminary Particulars					
G	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers Drawing No's. M-1001, specification, schematics and associated equipment schedules.	1	item			
	HEATING INSTALLATIONS					
	Supply, install and commission of all heating systems in accordance with the General & Particular Mechanical Specification					
H	supply, install, commission and test of space heating installation system	1	item			
	Primary Equipment					
I	air source heat pump; Unitherm BlueBox by Swegon or equivalent; R32; 2405mm (H) x 1126mm (W) x 3259mm (L); 825kg; 124.8kw output; integral speed head pump; axial EC fans; flow switch; anti vibration mounts; braze-welded stainless steel plate exchanger; insulated with a shroud closed-cell insulating material; c/w external enclosure and BACNet; (Ref: ASHP.01)	1	nr			
J	hot water buffer vessel; suitable for heat pump systems; 1500L; 2145mm (H) x 1200mm dia.; carbon steel vessel with 100% polyester fleece; encased in grey PVC external lining; c/w insulated jacket, supporting feet and associated ancillaries; temperature sensor pockets; buffer vessel should come with connection for backup heating pipework; vessel to have a 5 year warranty; (Ref: BV.01)	1	nr			

A	hot water buffer vessel; suitable for heat pump systems; 1500L; 2145mm (H) x 1200mm dia.; c/w 1No. stainless steel coil by heat pump specialist; carbon steel vessel with 100% polyester fleece; encased in grey PVC external lining; c/w insulated jacket, supporting feet and associated ancillaries; temperature sensor pockets; buffer vessel should come with connection for backup heating pipework; vessel to have a 5 year warranty; (Ref: BV.02)	1	nr			
B	stage electric boiler or equivalent; electric boiler for heating water in waterbone systems; 1660mm (H) x 622mm (W) x 1002mm (mm); 150kW heat output; 195Amp max current; 400 V 3N ~, 50Hz; system to include free-standing inline floor mounting frame, main horizontal flow and return pipes, boiler flow and return pipes, valves and fittings, boiler primary pumps and insulated coverings for all pipework and pumps; (Ref: EB.01)	1	nr			
	Accessories associated with primary equipment					
	Pumps; Grundfos or equivalent; all pumps should be capable of operating 20% above design conditions; pump housing: cast iron, EN 1561 EN-GJL-250,ASTM A48-250B; impeller: composite, PES+30% GF; as per Service Engineers Schedules					
C	heating circulation pump to heat pump; provided by heat pump specialist ; variable speed; c/w integral pressures transducer, heat meter, integrated thermal protection, TFT display; 5.97l/s; press. drop 205 kPa; (Ref: P.01)	1	nr			
D	boiler primary circuit pump; variable speed; twin head pump; c/w integral pressures transducer, heat meter, integrated thermal protection and TFT display; flow 3.589l/s; press. drop 75kPa; 1~ 230V, 50/60Hz; (Ref: P.02)	1	nr			
E	heating distribution circuit pump; variable speed; twin head pump; c/w integral pressures transducer, heat meter, integrated thermal protection and TFT display; flow 2.97l/s; press. drop 95kPa; 1~ 230V, 50/60Hz; (Ref: P.03/P.04)	1	nr			
	Pressurisation Unit; as per Service Engineers Schedules					
F	pressurisation unit; to LPHW system; Grundfos or equivalent; 125kW system load; 1,450 litre approx. water content; 21m system height; 260kPa static head; 110 cold fill pressure; 370kPa system Op. press.; single phase pump unit & BMS connection; (Ref: PU.01)	1	nr			
	Expansion Vessels					
G	LPHW expansion vessel; 110L; (Ref: EXP.01)	1	nr			
	Separators; as per Service Engineers Schedules					
H	combined air & dirt separator; c/w automatic air vent, fast bleed valve, ball valve and drain cock; dimensions 470mm (l) x 350mm dia.; 3kPA; 125kW; 3.58kg/s flow; low loss header, air separator shall be suitable for a maximum working flow temperature of 90°C and pressure of 8 Bar; located to plantroom; (Ref: AS.01)	1	nr			

A	dirt and magnetic separator; demountable; dimensions 471mm (l) x 159mm dia. (w); 3kPA; 125kW; 3.58kg/s flow; demountable magnetite & dirt separator shall be suitable for a maximum working flow temperature of 110°C and pressure of 10 Bar; located to plantroom; (Ref: DMS.01)	1	nr			
	Chemical Dosing Pot; as per Service Engineers Schedules					
B	chemical dosing pot; matt stainless steel finish; designed to PD 5500 :2009 category 3; 10bar max. operating pressure; 11 litre tank volume; 935mm (h) x 215mm dia. (w); stainless steel shell, valve size 25mm BSP female for all dosing pots; welded to BS EN 287; c/w tundish, air vent, inlet and outlet valves, drain valve, and T-piece, along with all required fittings; (Ref: DP.01)	1	nr			
	Valves					
C	22mm isolating valves	4	nr			
D	54mm isolating valves	2	nr			
E	65mm isolating valve	22	nr			
F	80mm isolating valve	8	nr			
G	65mm isolating valve normally closed	3	nr			
H	80mm isolating valves normally closed	2	nr			
I	80mm 2-port motorised valve	1	nr			
J	65mm 3-port motorised valve	3	nr			
K	65mm non return valve	6	nr			
L	80mm non return valve	1	nr			
M	65mm double regulating valve	1	nr			
N	22mm flow regulator valve	1	nr			
O	65mm fixed orifice double regulating valve	2	nr			
P	80mm fixed orifice double regulating valve	1	nr			
Q	65mm LSV	2	nr			
R	50mm RPZ valve	2	nr			
S	65mm strainer	2	nr			
T	80mm strainer	1	nr			
U	35mm drain cock	2	nr			
V	65mm drain cock	5	nr			

A	80mm drain cock	2	nr			
B	80mm drain cock c/w tundish to drain	2	nr			
C	drain cock to air dirt separators	2	nr			
D	65mm automatic air vent c/w isolation valve to enable A.A.V replacement	5	nr			
E	80mm automatic air vent c/w isolation valve to enable A.A.V replacement	1	nr			
F	automatic air vent to air separator	1	nr			
G	32mm air admittance valve	2	nr			
H	40mm air admittance valve	2	nr			
I	safety valve c/w tundish to drain	1	nr			
J	Include here for any other valves/fixings not expressly listed above but required to complete the works	1	item			
	Other items					
K	air source heat pump controller	2	nr			
L	100mm dia. flow & return header	1	nr			
M	heat meter; MOD-B; linked to BMS; (Ref: M)	4	nr			
N	temperature sensor to buffer vessel; linked to heat pump	4	nr			
O	temperature sensor to buffer vessel; linked to BMS	4	nr			
P	temperature sensor to heat pump controller; located on north facing wall	1	nr			
Q	frost protection stat to heat pump controller; located on north facing wall	1	nr			
R	65mm temperature sensor; linked to BMS	6	nr			
S	80mm temperature sensor; linked to BMS	2	nr			
T	65mm temperature gauge	2	nr			
U	80mm temperature gauge	1	nr			
V	65mm pressure gauge	3	nr			
W	80mm pressure gauge	1	nr			
X	pressure sensor to circulating pump	1	nr			
Y	pressure gauge to buffer vessel	2	nr			

A	temperature gauge to buffer vessel	2	nr			
B	binder point	14	nr			
	Terminal equipment and fittings					
	Radiators; wall-mounted fan assisted (max. sound pressure 30dB (A)) horizontal convector radiator c/w low water content heat exchanger (with 30 year guarantee) and dynamic boost Hhbrid (DHB) Control Panel ; non standard RAL colour; refer to Services Engineer's Schedule of Radiators					
C	943W heat output in comfort fan mode at dt50; overall dimensions 500mm (L) x 500mm (H) x 118mm (D); (Ref: R.01)	2	nr			
D	1223W heat output in comfort fan mode at dt50; overall dimensions 600mm (L) x 500mm (H) x 118mm (D); (Ref: R.02)	1	nr			
E	1503W heat output in comfort fan mode at dt50; overall dimensions 600mm (L) x 500mm (H) x 118mm (D); (Ref: R.03)	1	nr			
F	1935W heat output in comfort fan mode at dt50; overall dimensions 600mm (L) x 500mm (H) x 218mm (D); (Ref: R.04)	7	nr			
G	2818W heat output in comfort fan mode at dt50; overall dimensions 800mm (L) x 500mm (H) x 218mm (D); (Ref: R.05)	2	nr			
H	3224W heat output in comfort fan mode at dt50; overall dimensions 900mm (L) x 500mm (H) x 218mm (D); (Ref: R.06)	3	nr			
I	3627W heat output in comfort fan mode at dt50; overall dimensions 1000mm (L) x 500mm (H) x 218mm (D); (Ref: R.07)	5	nr			
J	3808W heat output in comfort fan mode at dt50; overall dimensions 1000mm (L) x 500mm (H) x 218mm (D); (Ref: R.08)	3	nr			
K	4471W heat output in comfort fan mode at dt50; overall dimensions 1200mm (L) x 500mm (H) x 218mm (D); (Ref: R.09)	28	nr			
L	5302W heat output in comfort fan mode at dt50; overall dimensions 1400mm (L) x 500mm (H) x 218mm (D); (Ref: R.10)	18	nr			
M	6075W heat output in comfort fan mode at dt50; overall dimensions 1600mm (L) x 500mm (H) x 218mm (D); (Ref: R.11)	2	nr			

	Trench Heaters; floor fan assisted trench convective canal heater; c/w low water content heat exchanger (with 30 year warranty), all required fixings and support feet, grille, base and 3-side insulation, grille contact strip and dynamic controller; non standard RAL colour; refer to Services Engineer's Schedule of Radiators; grill to be set flush with finished floor level with stainless steel grill with heel guard design limiting apertures to 6mm or less; Rieker or equivalent grille; roll-up wooden trench grille - ash hardwood; rung/slat dimension cross section 20 x 14mm; factory-oiled finish; refer to Architect's Drawing Nr. 5011 Detail 02 and Specification K41/390					
A	2141W heat output in comfort fan mode at dt50 (fan speed 2); overall dimensions 1100mm (L) x 420mm (H) x 140mm (D); (Ref: TH.01)	12	nr			
B	4338W heat output in comfort fan mode at dt50 (fan speed 1); overall dimensions 2300mm (L) x 340mm (H) x 140mm (D); curved trench heater ; (Ref: TH.02)	2	nr			
C	7222W heat output in comfort fan mode at dt50 (fan speed 1); overall dimensions 3100mm (L) x 420mm (H) x 140mm (D); (Ref: TH.03)	1	nr			
D	8681W heat output in comfort fan mode at dt50 (fan speed 3); overall dimensions 3100mm (L) x 420mm (H) x 140mm (D); (Ref: TH.04)	1	nr			
	Accessories associated with terminal equipment and fittings					
	Manifolds; all manifolds shall be c/w recessed metal cabinet built in to wall detail; c/w flow meter/regulator, mixing valve, lock shield valves, electric actuators, wiring centres, air vents, manifold; refer as per Services Engineer's Drawing Nr's. LG-DR-M-1001 & XX-SC-M-1802					
E	manifold 1; (Ref: MF.01)	1	nr			
F	manifold 2; (Ref: MF.02)	1	nr			
	Valves					
G	15mm isolating valve	5	nr			
H	16mm isolating valve	168	nr			
I	20mm isolating valve	11	nr			
J	25mm isolating valve	6	nr			
K	26mm isolating valve	12	nr			
L	32mm isolating valve	37	nr			
M	40mm isolating valve	6	nr			
N	15mm isolating valve; normally closed	1	nr			
O	25mm isolating valve; normally closed	3	nr			

A	15mm lockshield valve; to radiators	2	nr			
B	16mm lockshield valve; to radiators	144	nr			
C	16mm PI thermostatic radiator valve	32	nr			
D	32mm 2-port motorised valve	5	nr			
E	15mm motorised pressure independent control valve; Oventrop or equivalent	1	nr			
F	20mm motorised pressure independent control valve; Oventrop or equivalent	1	nr			
G	26mm motorised pressure independent control valve; Oventrop or equivalent	4	nr			
H	32mm motorised pressure independent control valve; Oventrop or equivalent	5	nr			
I	32mm fixed orifice double regulating valve	5	nr			
J	15mm strainer	1	nr			
K	20mm strainer	1	nr			
L	26mm strainer	4	nr			
M	32mm strainer	5	nr			
N	15mm flow regulator valve	1	nr			
O	25mm flow regulator valve	3	nr			
P	20mm automatic air vent	2	nr			
Q	25mm automatic air vent	6	nr			
R	26mm automatic air vent	8	nr			
S	32mm automatic air vent	20	nr			
T	Include here for all valves, fixings and associated accessories required to complete	1	item			
	Other items					
U	room temperature sensor; c/w local set-point adjust; linked to BMS; (Ref : TS)	40	nr			

	Distribution system; pipework to Service Engineers Specification; exposed pipework to be painted with two coats of inhibitor paint and two coats of red oxide paint					
A	underfloor heating distribution pipework systems; Unitherm heating systems or equivalent; laid on tube holding bars with built in pipe holders; no joints allowed under the floor; pipework to run in screed; refer to Services Engineer's Drawing Nr. DR-M-1001	1	item			
B	distribution pipework systems; including pipework, connections, flexible connections, flushing loops, expansion loops, cladding, brackets, priming and painting	1	item			
C	external pre-insulated pipework from the ASHP compound to the plant room; 80mm dia. heating F&R routed below ground; refer to Services Engineer's Drawing Nr's. DR-M-1501	1	item			
	Insulation; in accordance with the Service Engineers Specification					
D	pipework; generally	1	item			
	General					
E	testing and commissioning as detailed in Engineer's specification	1	item			
F	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
G	working drawings	1	item			
H	co-ordination drawings	1	item			
I	as-built drawings	1	item			
J	warranty requirements as detailed in Engineer's specification	1	item			
K	marking out and supervision of all Builder's Work	1	item			
L	identification plates, labels and the like; as Engineer's specification	1	item			
	(57) VENTILATION AND AIR CONDITIONING SERVICES					
	General Notes					
	This Element includes the following scope of works: Mechanical services (extract ventilation systems, passive vents & air conditioning).		Note			
	Fire dampers/fire collars are to be provided on all ducts where penetrations of fire barriers occur. The contractor must include for this requirement in their rates.		Note			
	All ductwork and grill boxes connected to fan ventilation units are to be fully insulated with foil backed Class O fire rated insulation; this is deemed to be included		Note			

	All ductwork must be installed in accordance with DW144		Note			
	Preliminary Particulars					
A	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers Drawing M09, specifications, schematics and associated equipment schedules.	1	item			
	VENTILATION INSTALLATIONS					
	Supply, install and commission of Ventilation Systems in accordance with the General & Particular Mechanical Specification					
B	supply, install, commission and test of mechanical ventilation systems; shall be installed in accordance with BS 5720 and BS 5588: Part 9: 1989	1	item			
	Primary equipment					
	Control panel					
C	fire smoke damper panel	1	nr			
	Extract fans					
D	extract fan; acoustic lined extract fan; 0.18m3/s; 150Pa; inline circular fan c/w EC motor, stepless speed controller, trickle/boost function, pressure switch, PIR, back draft damper; BMS connection enable & fault; (Ref: EF.01)	1	nr			
E	extract fan; 0.125m3/s; 180Pa; low profile box fan c/w EC motor, stepless speed controllable, trickle/ boost function, pressure switch, PIR, back draft damper, 2no. 600mm attenuation; BMS connection enable & fault; (Ref: EF.02)	1	nr			
	Accessories associated with primary equipment					
	Attenuators					
F	250mm dia. duct; 600mm long; to suit extract fan EF.01; (Ref: ATT.01 & ATT.02)	2	nr			
G	200mm dia. duct; 600mm long; to suit extract fan EF.02; (Ref: ATT.01 & ATT.02)	2	nr			
	Terminal equipment and fittings					
	Extract grilles; valve for exhaust air with spring holders or bayonet holders; designed for wall or ceiling mounting; non standard RAL colour					
H	160mm dia; 25l/s; 20Pa max. pressure drop; to suit 125mm dia. connection; (Ref: EG.01)	8	nr			

A	188mm dia; 35l/s; 20Pa max. pressure drop; to suit 150mm dia. connection; (Ref: EG.02)	1	nr			
B	188mm dia; 45l/s; 20Pa max. pressure drop; to suit 150mm dia. connection; (Ref: EG.03)	1	nr			
	Extract grilles; perforated grille for exhaust air; designed for wall mounting					
C	200 x 150mm; 25l/s; 28Pa max. pressure drop; to suit 125mm dia. connection; (Ref: EG.04)	1	nr			
	Natural ventilation grille					
D	200mm dia. grille; to suit duct from store to hallway	4	nr			
	Louvres/ cowls					
E	600mm x 400mm external weatherproof louvre c/w plenum box; for outdoor air exhaust model; c/w insect-proof mesh; neck of the louvre frame shall be fitted with anchoring tabs for on-site installation; 5mm bespoke perforated steel panel with galvanised and anodised powdercoated finish; proposed to position in existing window ope; (Ref: EL.01) and Architect's Drawing Nr. 2002 Item 16	1	nr			
F	125mm dia. roof cowl; to suit exhaust duct from EF.02	1	nr			
	<u>Accessories associated with terminal equipment and fittings</u>					
	Fire damper; actuated fire smoke dampers					
G	to suit 150mm dia. duct	2	nr			
H	to suit 200mm dia. duct	4	nr			
I	to suit 250mm dia. duct	4	nr			
	Motorised damper; double skin aluminium louvre blades with ABS thermal break and blade compression seals; actuator shall be provided with terminal block and removable aluminium cover for ease of maintenance; wall sleeve constructed of aluminium sheet; cover grille frame and blades are extruded aluminium and supplied to non standard RAL; fixings and cover caps shall be supplied; actuator type (supplied with product) 24V modulating (0-10v signal)					
J	motorised controllable damper; 1500mm (l) x 500mm (w); 20Pa max. pressure drop; wall mounted; (Ref: MD.01)	2	nr			
	Volume control dampers; all VCDs shall have leakage classification certification with the damper rated to the same classification as the duct section in which they are installed					
K	to suit 125mm dia. duct	5	nr			
L	to suit 150mm dia. duct	2	nr			

	Controls/ sensors					
A	fire smoke control panel; refer to Services Engineer's Drawing Nr. SC-E-3801	1	nr			
B	natural ventilation control panel; refer to Services Engineer's Drawing Nr. SC-E-3801	1	nr			
C	natural ventilation outstation & HOA override switch; located to main service riser adjacent lift lobby	1	nr			
D	PIR sensor; linked to extract fans; (Ref: PIR)	6	nr			
E	CO2 sensor; linked to BMS; (Ref: CO2)	1	nr			
F	temperature sensor; linked to BMS; (Ref: TS)	1	nr			
G	CO2 traffic light sensor; linked to BMS; wall mounted	25	nr			
	Distribution system; galvanised steel; to H.V.C.A DW/142; installed in accordance with Mechanical Drawings and Specification					
H	ductwork; extract air ducts; allow for fire rated ductwork where indicated ; flexible connection; including spigot connections, branches and associated fittings	1	item			
I	ductwork; exhaust air ducts; allow for fire rated ductwork where indicated; flexible connection; including spigot connections, branches and associated fittings	1	item			
J	ductwork; passive air ducts; allow for fire rated ductwork where indicated including spigot connections, branches and associated fittings	1	item			
	Insulation; as per Mechanical Particulars Specification					
K	ductwork; insulation to all the above ductwork	1	item			
	General					
L	testing and commissioning as detailed in Engineer's specification	1	item			
M	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
N	working drawings	1	item			
O	co-ordination drawings	1	item			
P	as-built drawings	1	item			
Q	warranty requirements as detailed in Engineer's specification	1	item			
R	marking out and supervision of all Builder's Work	1	item			
S	identification plates, labels and the like; as Engineer's specification	1	item			
				To Collection €		

	AIR CONDITIONING INSTALLATIONS					
	Supply, install and commission of Ventilation Systems in accordance with the General & Particular Mechanical Specification					
A	supply, install, commission and test of mechanical ventilation systems; shall be installed in accordance with BS 5720 and BS 5588: Part 9: 1989	1	item			
	Primary equipment					
	Air conditioning unit; Mitsubishi Electric or equivalent; AC units shall achieve SPL (Sound Pressure Levels) measured at 1.5m from source; Contractor to ensure all indoor units are 'de-rated' were necessary to meet stated SPL ratings; Contractor shall ensure that all AC units are set to fan speeds associated with SPL / 'de-rating', during commissioning; all air-conditioning units shall come complete with BMS interface, for control and monitoring purposes; the VRV system shall be equipped with fully integrated refrigerant leak detection and shall provide both audible and visual alarms; leak detection system shall be integrated with the BMS via BACnet, providing remote alarm notification					
B	external condenser; PUZ-ZM100YDA or equivalent; 1110mm (l) x 505mm (d) x 870mm (h); outdoor air conditioning unit; 380- 415V; 9.5kW cooling (total); 11.2kW heating; (Ref: EX.01)	1	nr			
C	indoor unit; wall mounted exposed; air conditioning indoor unit c/w wireless controller; 1170mm (l) x 295mm (d) x 365mm (h); 9.5kW cooling (total); 11.2kW heating; (Ref: AC.01)	1	nr			
	Accessories associated with primary equipment					
	Controls					
D	room temperature controller; local room controller; wall mounted; manufactured in ABS plastic in a pure white in colour with an LCD Backlit display; (AC.C.01)	1	nr			
E	air conditioning control cable; supplied by Mechanical Contractor; refer to Services Engineer's Specification Section M23	1	item			
	Distribution system; pipework to Service Engineers Specification; exposed pipework to be painted with two coats of inhibitor paint and two coats of red oxide paint					
F	refrigerant pipework c/w cable tray	1	item			
G	external refrigerant pipework c/w cable tray; refrigerant pipework and control cable to be mechanically protected externally; to be enclosed within cable trunking with a priority accessible secured lid; mechanical Contractor to allow for additional insulation on refrigerant pipework externally	1	item			

	Insulation; in accordance with the Service Engineers Specification					
A	pipework; generally	1	item			
	General					
B	testing and commissioning as detailed in Engineer's specification	1	item			
C	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
D	working drawings	1	item			
E	co-ordination drawings	1	item			
F	as-built drawings	1	item			
G	warranty requirements as detailed in Engineer's specification	1	item			
H	marking out and supervision of all Builder's Work	1	item			
I	identification plates, labels and the like; as Engineer's specification	1	item			
	(58) PROTECTIVE SERVICES					
	General Notes					
	This Element includes the following scope of works: Mechanical services (protective & fire safety equipment)		Note			
	Preliminary Particulars					
J	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers Drawing No's. M18-M21, specification, schematics and associated equipment schedules.	1	item			
	FIRE FIGHTING INSTALLATIONS					
	System; supply and install the following Fire Fighting Equipment; as detailed in Service Engineer's Mechanical specification					
K	supply, install, commission and test of fire safety & protective services equipment	1	item			
	Primary equipment					
	Fire Equipment; complete with all signage, housing, fixings and brackets					
L	2kg CO2 fire extinguisher; mounted chrome stand; (Ref: EXT.01)	21	nr			
M	6ltr water fire extinguisher; mounted on chrome stand; (Ref: EXT.01)	21	nr			
N	2kg CO2 fire extinguisher; mounted on chrome stand; (Ref: EXT.02)	5	nr			

A	6kg dry powder; mounted on chrome stand; (Ref: EXT.02)	5	nr			
B	6kg CO2 fire extinguisher; mounted on chrome stand; (Ref: EXT.03)	2	nr			
C	1.2m x 1.2m; fire blanket; surface mounted with wall brackets; (Ref: EXT.04)	9	nr			
D	2kg CO2 fire extinguisher; external cabinet; (Ref: EXT.05)	2	nr			
E	6kg dry powder; external cabinet; (Ref: EXT.05)	2	nr			
	Red colour fire extinguisher cabinets; wall hung with vision panel and high impact resin plastic; fully sealed double extinguisher cabinet; weather resistant; dual internal retaining straps for each fire extinguisher; quick release opening; front signage recess; material rotationally moulded, UV stabilised polyethylene with UV blocking polycarbonate windows; fully recyclable; 715 (H) x 570 (W) x 280mm (D) external size; all as per manufacturer instructions					
F	double cabinet; refer to Services Engineer's Drawing	2	nr			
	General					
G	testing and commissioning as detailed in Engineer's specification	1	item			
H	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
I	working drawings	1	item			
J	co-ordination drawings	1	item			
K	as-built drawings	1	item			
L	warranty requirements as detailed in Engineer's specification	1	item			
M	marking out and supervision of all Builder's Work	1	item			
	(58) BUILDING MANAGEMENT SYSTEM / CONTROLS					
	General Notes					
	This Element includes the following scope of works: Mechanical services (Building Management System)		Note			
	Preliminary Particulars					
N	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers drawings, specifications, schematics and associated equipment schedules.	1	item			

	BMS SYSTEM INSTALLATION					
	System; supply, install and commission of BMS System Installation; as detailed in Service Engineer's Mechanical Specification and Drawings					
A	supply, install, commission and test of BMS installation; complete	1	item			
	Primary equipment					
B	supply, install, commission and test of BMS installation; building management IT networked system with energy management and logging software; mechanical contractor is fully responsible for inclusion of all necessary points to control and monitor the entire mechanical and electrical installations as described in the BMS points schedule, the controls narrative and all mechanical and electrical tender drawings; complete; include for the supply and installation of all hardware, software, connected sensors, actuators, controls, control panels, central monitoring facility, keypad interface on panel, modem and all engineering and commissioning of the system; c/w all software & graphics	1	item			
C	BMS control panel (MCC Panel No.1 & MCC Panel No.2); supply, install, commission and test of Motor Control Panel installations; complete with PC based BMS and Graphics package; Contractor to supply and install PC for Client use with BMS System; as per the Service Engineers Drawings, Schematics and Specification	1	item			
	General					
D	testing and commissioning as detailed in Engineer's specification	1	item			
E	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
F	working drawings	1	item			
G	co-ordination drawings	1	item			
H	as-built drawings	1	item			
I	warranty requirements as detailed in Engineer's specification	1	item			
J	marking out and supervision of all Builder's Work	1	item			
K	identification plates, labels and the like; as Engineer's specification	1	item			
	(50) SITE SERVICES					
	General Notes					
	This Element includes the following scope of works: Mechanical services (site services installations)		Note			

	Preliminary Particulars					
A	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in Service Engineers Drawing Nr. M1	1	item			
	SITE SERVICE INSTALLATIONS - Water services					
	System; supply, install and commission of Site Services Installations; as detailed in Service Engineer's Mechanical specification					
B	supply, install, commission and test of all mechanical site services installations; as per the Service Engineers Drawings and Specifications	1	item			
	Distribution system; pipework to Service Engineers Specification; exposed pipework to be painted with two coats of inhibitor paint and two coats of red oxide paint					
C	MWS pipework; mains water supply system to building from boundary box located on Great Georges Street; pipework material as specified; screwed joints in running length; connection to storage tank; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
D	MWS pipework; mains water supply to 2nr. taps in upper garden; pipework material as specified; screwed joints in running length; connection to storage tank; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
E	MWS pipework; mains water supply to water feature in upper garden; pipework material as specified; screwed joints in running length; connection to storage tank; including supports, fittings, accessories, isolating valves, check valves, strainers, gauges, sleeves, decorative plates, expansion loops, anchors and guides	1	item			
	Accessories associated with primary equipment					
	Tap					
F	bib tap; to garden	2	nr			
	Valves					
G	mains water shut off valve	1	nr			
	Insulation; as required; in accordance with the Service Engineers Specification					
H	pipework; generally	1	item			
	General					
I	testing and commissioning as detailed in Engineer's specification	1	item			

A	operating and maintenance manuals; manuals shall be available as specified in the Mechanical Specification	1	item			
B	working drawings	1	item			
C	co-ordination drawings	1	item			
D	as-built drawings	1	item			
E	warranty requirements as detailed in Engineer's specification	1	item			
F	marking out and supervision of all Builder's Work	1	item			
G	identification plates, labels and the like; as Engineer's specification	1	item			
	(--) MAINTENANCE					
	General Notes					
	This Element includes the following scope of works: Mechanical services (maintenance)		Note			
	MAINTENANCE DURING DEFECTS PERIOD					
	General					
	Maintenance					
H	Maintenance and remedying defects for the full duration of the defects liability period; the contractor is required to maintain all installations for this duration in line with manufacturers and Services Engineers specific requirements	1	item			
	MECHANICAL INSTALLATIONS: Sundries & Builders work					
	General Notes					
	The Contractor must consult the Builders Works Drawings and Schedule as prepared by IN2 Engineering Design Partnership when pricing the following works.		Note			
	Fire sealing of opes shall include for sealing around service members on both faces to provide a 1 hour period of fire resistance. The fire seal is to finish neatly flush with the structure and finishes on both faces.		Note			
	Rates are to allow for making good in all trades complete.		Note			
	This element includes both electrical and mechanical builder's work in relation to floor joist notching, floorboard support & forming opes within structure.		Note			

	General					
	Mechanical Installations					
A	all costs and requirements associated with a complete Mechanical Installation (such as Contractors general and special attendances, unloading, distributing, lifting, hoisting and placing in position all plant and equipment as scheduled, storage for plant, covered storage for welding and portable machine tools, profit and all additional preliminaries over and above normally provided by sub-contractors themselves and the like) if not included in the above item should be included here	1	item			
	Sundries					
	Unload, distribute, hoist and place in position the following items of plant and equipment					
B	all mechanical equipment; complete; comprising waters tanks, heat pumps, radiators, buffer tank, manifolds, MVHRU's, AC units, fans, MCC panel etc.	1	item			
	Mechanical Installations					
C	marking the positions of holes, mortices and chases	1	item			
	Forming chases in wall for conduit drops; make good structure and finishes disturbed; all in strict accordance with Architect's Method Statement Section J M&E Service Distribution					
	Cutting or forming holes, mortices and chases or the like in existing stone wall					
D	140mm wide x 70mm deep rebated chases for pipe drops; approx 3000mm average vertical length	90	m			
	Equipment supports					
	Concrete plinths and RSJ supports; in-situ concrete grade 35 N/mm² with sawn formwork to sides, A142 mesh reinforcement and trowelled finish; RSJ supports to comprise galvanised steel beams, plates and brackets sized to structural engineer's requirements; all bases and supports to be provided strictly in accordance with Architects', Engineers' and Service Engineers' drawings, schedules and specification					
E	air source heat pump; 3425mm x 1334mm x 200mm; at heating compound	1	nr			
F	buffer vessel; 1000mm x 1000mm x 200mm; at plant room	2	nr			
G	hot water cylinder; 1200mm x 1200mm x 200mm; at plant room	1	nr			
H	expansion vessel; 800mm x 800mm; at plant room	1	nr			
I	cold water storage tank; 2650mm x 1650mm x 200mm; at plant room	1	nr			
				To Collection €		

A	main water storage tank; 1698mm x 1185mm x 200mm; at plant room	1	nr			
B	duty/standby booster system; 900mm x 700mm x 200mm; at plant room	2	nr			
C	water treatment; 800mm x 2000mm x 200mm; structural support at plant room	1	nr			
D	DX unit; 870mm x 460mm x 200mm; structural support at externally of plant room	1	nr			
	Proprietary non-penetrative support system; system to incorporate modular frames, anti-vibration mats and weighted bases; suitable for all roof-mounted equipment listed; supports to be fully non-penetrative with no drilling or fixing into roof membrane; system to be designed by specialist manufacturer including loadings, wind stability and corrosion protection; provide full design, product selection and BCAR certification; 20-year warranty required; in strict accordance with the Architects / Engineers / Service Engineers drawings, schedule and specification					
E	pressurisation unit; 800mm x 800mm x 300mm; at plant room	1	nr			
F	extract fan: 300mm dia. x 600mm; at various locations	2	nr			
G	wall mounted A/C; 1200mm x 262 x 340mm; at comms room	1	nr			
	Grounds; minimum 20mm thick marine-grade plywood grounds to walls and 12mm thick to ceilings; each not less than 600mm x 600mm size; screw fixing; include 125 x 44mm timber grounds behind wall-mounted electrical services; in accordance with the Architect's / Engineer's & M &E Service Engineers Drawings, Schedules & Specification					
	Grounds					
H	radiators	50	nr			
I	mechanical services; wall mounted; various locations to fix mechanical services	45	nr			
J	mechanical services; ceiling mounted; various locations to fix mechanical services	15	nr			
	Pipe casings; 12.5 mm thick plasterboard; treated sawn softwood framework, 25 x 50mm; 35mm acoustic insulation pipe lagging; fixings; in strict accordance with the Architects drawings and specification					
	Pipe Casings					
K	300 x 300mm section; to three sides	75	m			
				To Collection €		

	Access hatches; metal panel with powder coated factory finish; colour to match wall/ceiling; beaded plastered in frame; tamperproof lock and operated by castellated key; including cutting and trimming opening					
	Access hatch; 60 minutes fire rated					
A	300 x 300mm	40	nr			
B	600 x 600mm	20	nr			
	Holes, mortices, chases and the like; cutting / forming openings; including associated conduit, trunking, cables and pipe drops; providing grounds as required; make good surrounding area to receive finish					
	Cutting or forming holes, mortices and chases or the like in plaster board ceiling					
C	ventilation grilles; approx. 160mm dia. size	4	nr			
D	ventilation grilles; approx. 188mm dia. size	3	nr			
	For cutting to existing access doors to form undercuts for air transfer, including all necessary making good, in accordance with Service Engineer Drawing M20 ventilation drawings and schedules					
	Undercuts to access doors for air transfer					
E	approx. 890mm long x 5mm deep	6	nr			
F	approx. 960mm long x 5mm deep	4	nr			
G	approx. 1035mm long x 5mm deep	1	nr			
	Joist notching and floorboard support; allow for notching of joists to facilitate installation of both mechanical and electrical services; joist ctrs. vary from 400/ 450mm; lifting and refixing of existing floorboards measured elsewhere; include for 65 x 50mm structural steel strap fixed over cable trays, length of strap to suit notch width; strap mechanically fixed on each side to the timber joists' notch; provide 50 x 25mm timber batten support to straps, number of battens to suit notch width; all as per Services Engineer's Drawing Nr's. ME-2001 series and Architect's Drawing Nr. 5101 Detail 01; all in strict accordance with Architect's Method Statement Section J M&E Service Distribution MS and Specification P20/420					
H	200mm wide notch	322	m			
I	400mm wide notch	33	m			
J	480mm wide notch	16	m			
K	500mm wide notch	15	m			
L	550mm wide notch	29	m			

A	600mm wide notch	145	m			
B	650mm wide notch	10	m			
C	700mm wide notch	3	m			
D	750mm wide notch	18	m			
E	800mm wide notch	13	m			
F	850mm wide notch	6	m			
G	900mm wide notch	4	m			
	Forming or cutting holes for both electrical and mechanical installations; build in sleeves and/or bridge over with lintols as required; including for all works necessary to complete weathering, airtight seals and making good structure and finishes upon completion; including for all works necessary to complete					
	For ductwork/pipework through 400mm thick existing internal stone wall type IW01					
H	not exceeding 1.00m girth; rectangular	3	nr			
I	1.00 - 2.00m girth; rectangular	2	nr			
J	2.00 - 3.00m girth; rectangular	2	nr			
	For ductwork/pipework through 529mm thick existing internal stone wall type IW01					
K	not exceeding 1.00m girth; rectangular	4	nr			
L	1.00 - 2.00m girth; rectangular	2	nr			
M	2.00 - 3.00m girth; rectangular	2	nr			
	For ductwork/pipework through 610mm thick existing internal stone wall type IW01					
N	1.00 - 2.00m girth; rectangular	3	nr			
O	2.00 - 3.00m girth; rectangular	2	nr			
	For ductwork/pipework through 770mm thick existing internal stone wall type IW01					
P	1.00 - 2.00m girth; rectangular	8	nr			
Q	2.00 - 3.00m girth; rectangular	3	nr			
R	3.00 - 4.00m girth; rectangular	1	nr			

	For ductwork/pipework through 1055mm thick existing internal stone wall type IW01					
A	1.00 - 2.00m girth; rectangular	1	nr			
	For ductwork/pipework through 315mm thick internal clay brick masonry walls type IW03					
B	1.00 - 2.00m girth; rectangular	32	nr			
C	2.00 - 3.00m girth; rectangular	4	nr			
	For ductwork/pipework through 125mm thick internal infill brick wall type IW05					
D	not exceeding 1.00m girth; rectangular	2	nr			
	For ductwork/pipework through 175mm thick internal timber stud wall type IW06 constructed with traditional lath and plaster on both sides					
E	1.00 - 2.00m girth; rectangular	7	nr			
F	2.00 - 3.00m girth; rectangular	5	nr			
	For ductwork/pipework through 215mm thick internal concrete block wall type IW08					
G	not exceeding 1.00m girth; rectangular	1	nr			
	For ductwork/pipework through 120mm thick internal metal stud wall type IW10 constructed with timber panelling on timber battens to one side					
H	1.00 - 2.00m girth; rectangular	1	nr			
	For ductwork/pipework through 120mm thick internal metal stud wall type IW11					
I	not exceeding 1.00m girth; rectangular	1	nr			
J	1.00 - 2.00m girth; rectangular	17	nr			
K	2.00 - 3.00m girth; rectangular	8	nr			
L	4.00 - 5.00m girth; rectangular	2	nr			
	For ductwork/pipework through 95mm thick internal metal stud wall type IW12					
M	not exceeding 1.00m girth; rectangular	20	nr			
N	1.00 - 2.00m girth; rectangular	34	nr			
O	2.00 - 3.00m girth; rectangular	23	nr			

	For ductwork/pipework through 280mm thick internal concrete block walls comprising 215mm concrete block work, timber indoor wall board, insulation and timber batten to one side					
A	1.00 - 2.00m girth; rectangular	1	nr			
	For ductwork/pipework through 730mm thick existing external stone wall type EW02					
B	not exceeding 1.00m girth; rectangular	1	nr			
C	1.00 - 2.00m girth; rectangular	1	nr			
	Form service riser opening through ground floor comprising limestone paving finish, 75 mm sand cement screed, 100mm PIR insulation, and 150mm reinforced concrete slab					
D	>110 nominal size; circular	18	nr			
	For ductwork/pipework through 292mm thick type F-01 suspended timber floor comprising 2nr. plaster board ceiling, timber floor board and floor joists with acoustic insulation					
E	>110 nominal size; circular	4	nr			
F	3.00 - 4.00m girth; rectangular	2	nr			
G	4.00 - 5.00m girth; rectangular	4	nr			
H	5.00 - 6.00m girth; rectangular	3	nr			
	For ductwork/pipework through 298mm thick type F-02 suspended timber floor comprising lath and plaster ceiling, timber floor board and floor joists with Firefloor NPC 60 insulation					
I	>110 nominal size; circular	4	nr			
J	2.00 - 3.00m girth; rectangular	1	nr			
K	3.00 - 4.00m girth; rectangular	5	nr			
L	4.00 - 5.00m girth; rectangular	3	nr			
M	5.00 - 6.00m girth; rectangular	3	nr			
	For ductwork/pipework through 310mm thick type F-03 suspended timber floor comprising 2nr. plasterboard ceiling, timber floor board and floor joists with acoustic insulation					
N	>110 nominal size; circular	1	nr			
O	1.00 - 2.00m girth; rectangular	2	nr			
P	2.00 - 3.00m girth; rectangular	1	nr			

A	3.00 - 4.00m girth; rectangular	3	nr			
B	4.00 - 5.00m girth; rectangular	1	nr			
C	5.00 - 6.00m girth; rectangular	2	nr			
	For ductwork/pipework through 297mm thick type F-04 suspended timber floor comprising lathed ceiling on 2nr. plasterboard ceiling, timber floor board, 1nr. plywood and floor joists with acoustic insulation					
D	>110 nominal size; circular	1	nr			
E	1.00 - 2.00m girth; rectangular	1	nr			
F	2.00 - 3.00m girth; rectangular	1	nr			
G	3.00 - 4.00m girth; rectangular	2	nr			
H	5.00 - 6.00m girth; rectangular	2	nr			
	For ductwork/pipework through 700 mm thick Type R-02 terrace deck comprising limestone paving on pedestals, tapered insulation, vapour control layer, 150mm concrete Multideck slab, and plasterboard ceiling					
I	>110 nominal size; circular	1	nr			
	Firestopping; to give 30 minutes fire resistance; both sides; fire batts and collars to all pipework & ductwork above 50mm diameter; in strict accordance with the Architects/Services Engineers drawings, schedule and specifications					
	Special Works; fire stopping through 125mm thick internal infill brick wall type IW05					
J	not exceeding 1.00m girth; rectangular	2	nr			
	Special Works; fire stopping through 175mm thick internal timber stud wall type IW06 constructed with traditional lath and plaster on both sides					
K	1.00 - 2.00m girth; rectangular	7	nr			
L	2.00 - 3.00m girth; rectangular	5	nr			
	Special Works; fire stopping through 95mm thick internal metal stud wall type IW12					
M	not exceeding 1.00m girth; rectangular	20	nr			
N	1.00 - 2.00m girth; rectangular	34	nr			
O	2.00 - 3.00m girth; rectangular	23	nr			

	Special Works; fire stopping through 292mm thick type F-01 suspended timber floor comprising 2nr. plaster board ceiling, timber floor board and floor joists with acoustic insulation					
A	>110 nominal size; circular	4	nr			
B	3.00 - 4.00m girth; rectangular	2	nr			
C	4.00 - 5.00m girth; rectangular	4	nr			
D	5.00 - 6.00m girth; rectangular	3	nr			
	Special Works; fire stopping through 298mm thick type F-02 suspended timber floor comprising lath and plaster ceiling, timber floor board and floor joists with Firefloor NPC 60 insulation					
E	>110 nominal size; circular	4	nr			
F	2.00 - 3.00m girth; rectangular	1	nr			
G	3.00 - 4.00m girth; rectangular	5	nr			
H	4.00 - 5.00m girth; rectangular	3	nr			
I	5.00 - 6.00m girth; rectangular	3	nr			
	Special Works; fire stopping through 310mm thick type F-03 suspended timber floor comprising 2nr. plasterboard ceiling, timber floor board and floor joists with acoustic insulation					
J	>110 nominal size; circular	1	nr			
K	1.00 - 2.00m girth; rectangular	2	nr			
L	2.00 - 3.00m girth; rectangular	1	nr			
M	3.00 - 4.00m girth; rectangular	3	nr			
N	4.00 - 5.00m girth; rectangular	1	nr			
O	5.00 - 6.00m girth; rectangular	2	nr			
	Special Works; fire stopping through 297mm thick type F-04 suspended timber floor comprising lathed ceiling on 2nr. plasterboard ceiling, timber floor board, 1nr. plywood and floor joists with acoustic insulation					
P	>110 nominal size; circular	1	nr			
Q	1.00 - 2.00m girth; rectangular	1	nr			
R	2.00 - 3.00m girth; rectangular	1	nr			
S	3.00 - 4.00m girth; rectangular	2	nr			
T	5.00 - 6.00m girth; rectangular	2	nr			

	Firestopping; to give 1 hour fire resistance; both sides; fire batts and collars to all pipework & ductwork above 50mm diameter; in strict accordance with the Architects/Services Engineers drawings, schedule and specifications				
	Special Works; fire stopping through 400mm thick existing internal stone wall type IW01				
A	not exceeding 1.00m girth; rectangular	3	nr		
B	1.00 - 2.00m girth; rectangular	2	nr		
C	2.00 - 3.00m girth; rectangular	2	nr		
	Special Works; fire stopping through 529mm thick existing internal stone wall type IW01				
D	not exceeding 1.00m girth; rectangular	4	nr		
E	1.00 - 2.00m girth; rectangular	2	nr		
F	2.00 - 3.00m girth; rectangular	2	nr		
	Special Works; fire stopping through 610mm thick existing internal stone wall type IW01				
G	1.00 - 2.00m girth; rectangular	3	nr		
H	2.00 - 3.00m girth; rectangular	2	nr		
	Special Works; fire stopping through 770mm thick existing internal stone wall type IW01				
I	1.00 - 2.00m girth; rectangular	8	nr		
J	2.00 - 3.00m girth; rectangular	3	nr		
K	3.00 - 4.00m girth; rectangular	1	nr		
	Special Works; fire stopping through 1055mm thick existing internal stone wall type IW01				
L	1.00 - 2.00m girth; rectangular	1	nr		
	Special Works; fire stopping through 730mm thick existing external stone wall type EW02				
M	not exceeding 1.00m girth; rectangular	1	nr		
N	1.00 - 2.00m girth; rectangular	1	nr		
	Special Works; fire stopping through 215mm thick internal concrete block wall type IW08				
O	not exceeding 1.00m girth; rectangular	1	nr		

	Special Works; fire stopping through 120mm thick internal metal stud wall type IW10 constructed with timber panelling on timber battens to one side					
A	1.00 - 2.00m girth; rectangular	1	nr			
	Special Works; fire stopping through 120mm thick internal metal stud wall type IW11					
B	not exceeding 1.00m girth; rectangular	1	nr			
C	1.00 - 2.00m girth; rectangular	17	nr			
D	2.00 - 3.00m girth; rectangular	8	nr			
E	4.00 - 5.00m girth; rectangular	2	nr			
	Special Works; fire stopping through 280mm thick external concrete block walls comprising 215mm concrete block work, timber indoor wall board, insulation and timber batten to one side					
F	1.00 - 2.00m girth; rectangular	1	nr			
	Special Works; fire stopping through 700 mm thick Type R-02 terrace deck comprising limestone paving on pedestals, tapered insulation, vapour control layer, 150mm concrete Multideck slab, and plasterboard ceiling					
G	>110 nominal size; circular	1	nr			
	PAINTING AND DECORATING: Painting					
	Prepare and clean down; knot, fill, spot priming; two undercoats and two finish coats; Dulux trade eggshell by "Dulux" or equivalent; to BS 6150; all as per Architects Specification					
	Pipe Casings					
H	exceeding 300mm wide	68	m2			
	One coat primer, two coats undercoat; one coat of alkyd based heat resistant paint, full gloss finish					
	Pipes, ducts and the like					
I	girth not exceeding 300mm; to all exposed pipework (ARM4 Qualification)	1	item			

COLLECTION					
Page No. SIW/1					
Page No. SIW/2					
Page No. SIW/3					
Page No. SIW/4					
Page No. SIW/5					
Page No. SIW/6					
Page No. SIW/7					
Page No. SIW/8					
Page No. SIW/9					
Page No. SIW/10					
Page No. SIW/11					
Page No. SIW/12					
Page No. SIW/13					
Page No. SIW/14					
Page No. SIW/15					
Page No. SIW/16					
Page No. SIW/17					
Page No. SIW/18					
Page No. SIW/19					
Page No. SIW/20					
Page No. SIW/21					
Page No. SIW/22					
Page No. SIW/23					
Page No. SIW/24					

COLLECTION					
Page No. SIW/25					
Page No. SIW/26					
Page No. SIW/27					
Page No. SIW/28					
Page No. SIW/29					
Page No. SIW/30					
Page No. SIW/31					
Page No. SIW/32					
Page No. SIW/33					
Page No. SIW/34					
(59) MECHANICAL INSTALLATIONS Carried to Summary					

GENERALLY					
General Notes					
The Contractor should note that the Electrical Services have been measured in accordance with ARM4 Supplement 2		Note			
The Contractor is referred to the Architect's and Engineer's locational drawings which accompany the Bill of Quantities		Note			
The Contractor must comply with the Architect's and Engineer's Specifications in connection with the Works in this Element		Note			
The Contractor's attention is drawn to the Service Engineer's Drawings, General & Particular Specification's and Schedules		Note			
The Contractor's attention is further drawn to the testing, commissioning and warranty clauses contained within the Service Engineer's Electrical Specification and must comply with all the requirements contained within the Specification		Note			
This Element includes the following scope of works: Passenger Lifts installation		Note			

	LIFT INSTALLATION					
	System; design, supply, install, test and commission of Transportation installation; 10 person passenger lift; 800kg passenger lift; 1.6m/s; MRL; gearless electric traction; suitable for wheelchair use, in accordance with Part M of the Building Regulations; lift car landing entrances - centre opening doors, 2-panel width 900mm x 2,100mm (h); 120-minute fire rated doors; door tracks - heavy duty aluminium; architraves - wrap around architrave installed on the Lower Ground Floor, Upper Ground Floor & Level 04 door levels only; door arrangement - through car lift ; car fronts - carbon black stainless steel (anti-fingerprint); side wall panelling 4x stainless steel options - high grade corrosion resistant stainless steel, half height mirror on all walls; car & landing door panels - 202 grade stainless steel doors, aluminium sill, carbon black stainless steel (anti-fingerprint) reveals at Lower and Upper Ground Floors only; handrails - stainless steel satin finish handrails; kickplates - AISI304 satin stainless steel; control operating panel - one flat full height COP in carbon black stainless steel; lift call button - flush mounted carbon black ; car ceiling - 202 grade stainless steel (carbon black) ceiling with LED light with automatic off; emergency lighting - requirements of I.S. 3217 :2023; flooring - natural oak finish; other features - EN81 compliant, autodialler to be included including GSM sim card by lift contractor; to comply with I.S. EN 81-20:2020 all doors to be fitted with a non-contact detection system, photocell based mechanism will not be compliant; all as detailed in Specification SP-L-0001 & Drawing Nr. ME-3001					
	Lift					
A	lift; shaft size 1800mm (W) x 2000mm (D); headroom height 3800mm; pit depth 1300mm; to serve 6 stops; lower ground floor front and rear entry and exit, upper ground floor to fourth floor all front entry & front exit; (Lower Ground Floor to Fourth Floor)	1	nr			
	General					
B	testing as detailed in Engineer's specification	1	item			
C	commissioning as detailed in Engineer's specification	1	item			
D	warranty requirements as detailed in Engineer's specification	1	item			
E	marking out and supervision of all Builder's Work	1	item			
F	provision and co-ordination of drawings	1	item			
G	as-built drawings	1	item			
H	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
I	identification plates, painting, labels and the like	1	item			
J	assistance to Mechanical Contractor for diagrams etc. of equipment, supplied under this Contract, including wiring and containment.	1	item			
				To Collection €		

A	provide for earthing in accordance with ETCI and IEE Wiring Regulations and Element (69) of the Engineer's Specification	1	item			
B	maintaining portable type fire extinguishers on site during the course of the Works and comply with Clause on "Hot Work"	1	item			
C	fire stopping; the Contractor shall identify openings where fire stopping is required, to complete building in around containment trays and conduits, which fire stopping shall be certified by specialists	1	item			
	(--) MAINTENANCE					
	General Notes					
	This Element includes the following scope of works: Mechanical services (maintenance)		Note			
	MAINTENANCE DURING DEFECTS PERIOD					
	General					
	Maintenance and remedying defects for the full duration of the defects liability period					
D	the contractor is required to maintain complete lift installations for this duration in line with manufacturers and Services Engineers specific requirements	1	item			
	LIFT INSTALLATIONS: Sundries and Builders Work					
	General Notes					
	Refer to Builders Works drawings for details and locations of openings for services.		Note			
	Filling and sealing voids around pipework, ductwork etc. shall achieve a decibel rating equivalent to the structure in which the ope is formed. The filling and sealing shall finish neatly flush with the structure and finishes on both faces.		Note			
	Fireseal opes shall include for all works included in Architect's Specification; intumescent compound for sealing around service members on both faces to provide a 1 hour period of fire resistance. The fireseal is to finish neatly flush with the structure and finishes on both faces. This specification applies to all sections of the Bill of Quantities.		Note			
	Rates are to allow for making good in all trades complete.		Note			
	General					
	Lift Installations					
E	Allow for sealing and painting walls and floor of the lift shaft	1	item			

A	Allow for scaffolding to high level within the Lift shaft for installation of Lift shaft services	1	item			
B	Allow for fall protection to all shaft openings and pits on all levels	1	item			
C	Allow for protective materials / sheeting to protect exposed Lift Equipment, shaft lighting, electrical accessories within the shaft	1	item			
D	Allow for liaison and coordination with the Electrical contractor in relation to permanent shaft lighting, phone line and power supply installation to ensure commissioning on project programme	1	item			
	Sundries					
	Unload, distribute, hoist and place in position the following items of plant and equipment					
E	all lift equipment (1nr.)	1	item			
	Electrical Installations					
F	marking the positions of holes, mortices and chases	1	item			
	Equipment supports					
	Supply fit and test lifting beams; to top of lift shaft; exact loadings TBC with Lift specialist; test eyes; beams primed, painted and fireproofed; all in accordance with the services Engineers Drawings, Specification and Builders Work Schedule					
G	Lifting beams	1	nr			
	Forming or cutting holes; build in sleeves and/or bridge over with lintols as required; including for all works necessary to complete weathering, airtight seals and making good structure and finishes upon completion; including for all works necessary to complete					
	For pipework/ ductwork through 215mm thick lift shaft wall					
H	not exceeding 1.00m girth; rectangular; (opes for floor indicator boxes)	7	nr			
I	not exceeding 1.00m girth; rectangular; (opes for landing push boxes)	7	nr			
	Firestopping; to give 60min fire resistance; both sides; fire batts, wraps, compound, expanding foam, sealant, bandage and fire pillows as required to achieve the fire resistance; muti-cable/pipe collars or collars to all pipework & ductwork above 50mm diameter; in strict accordance with the Architects Drawings and specifications					
	Special works; fire stopping through 215mm thick lift shaft wall					
J	not exceeding 1.00m girth; rectangular; (opes for floor indicator boxes)	7	nr			
K	not exceeding 1.00m girth; rectangular; (opes for landing push boxes)	7	nr			

COLLECTION

Page No. SIW/37

Page No. SIW/38

Page No. SIW/39

Page No. SIW/40

(66) TRANSPORT INSTALLATIONS
Carried to Summary

	GENERALLY					
	General Notes					
	The Contractor should note that the Electrical Services have been measured in accordance with ARM4 Supplement 2		Note			
	The Contractor is referred to the Architect's and Engineer's locational drawings which accompany the Bill of Quantities		Note			
	The Contractor must comply with the Architect's and Engineer's Specifications in connection with the Works in this Element		Note			
	The Contractor's attention is drawn to the Service Engineer's Drawings, General & Particular Specification's and Schedules		Note			
	The Contractor's attention is further drawn to the testing, commissioning and warranty clauses contained within the Electrical Specification and must comply with all the requirements contained within the Specification		Note			
	(06/07) PRELIMINARIES & INSURANCES					
	(06) PRELIMINARIES					
A	All preliminary costs associated with a complete Electrical Installation (such as site management, plant, equipment, storage facilities, temporary water/power, waste disposal, health & safety, access, scaffolds, consumables etc.) and all other costs required to complete the works	1	item			
B	Provide samples all wiring accessories, luminaires and security units for approval by the Engineer and Architect	1	item			
	(07) INSURANCES					
	CONTRACTORS INSURANCES					
	Take out and provide all associated insurances, collateral warranties, ancillary certificates etc. required for the project as outlined within the Works Requirements, Tender & Schedule and ITT					
C	Public Liability and Employers Liability Insurance	1	item			
D	All Risks Insurances	1	item			
E	Professional Indemnity Insurance	1	item			
F	Collateral Warranties	1	item			
G	Ancillary Certificates	1	item			
H	Any other items as specified within the Tender Documents	1	item			
				To Collection €		

	(61) ELECTRICAL SUPPLY AND MAIN DISTRIBUTION				
	General Notes				
	This Element includes the following scope of works: Electrical services in Electrical Supply and Main Distribution		Note		
	Preliminary Particulars				
A	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineer's drawings, specifications, schematics and associated equipment schedules	1	item		
	LV INSTALLATIONS				
	Equipment; including all switchgear, distribution boards, enclosures, breakers, fuses, glands, switches, meters, transformers, indicators, supports, fixings, hangers, grounds, busbar, loops, casings, plating, isolators and surge protection; including all associated unistrut support framework, bracketing, supports, secondary steelwork, earthing, tags, accessories, etc. as required in accordance with the Electrical Drawings and Specification; boards to include all MCB's, RCBO's, contactors, surge arrestors, cable end boxes, interconnections, fuses, traffolyte designation labels and all other items required to complete				
B	Main distribution board; (Ref: LGF-MDB-01)	1	nr		
C	Sub distribution board; located within LGF-MDB-01; (Ref: LGF.SDB.01)	1	nr		
D	Sub distribution board; (Ref: LGF-SDB-02)	1	nr		
E	Sub distribution board; (Ref: LGF-SDB-C.01)	1	nr		
F	Sub distribution board; (Ref: UGF-SDB-01)	1	nr		
G	Sub distribution board; (Ref: SDB-01-LL)	1	nr		
H	Sub distribution board; (Ref: SDB-01-A)	1	nr		
I	Sub distribution board; (Ref: SDB-01-B)	1	nr		
J	Sub distribution board; (Ref: SDB-02-A)	1	nr		
K	Sub distribution board; (Ref: SDB-02-B)	1	nr		
L	Sub distribution board; (Ref: SDB-03-A)	1	nr		
M	Sub distribution board; (Ref: SDB-03-B)	1	nr		
N	Sub distribution board; (Ref: SDB-04-LL)	1	nr		
O	Mechanical Control Centre; to external plant room; supplied by Mechanical Contractor, installed and wired by Electrical Contractor; (Ref : MCC-01)	1	nr		

A	Mechanical Control Centre; to internal plant room; supplied by Mechanical Contractor, installed and wired by Electrical Contractor; (Ref : MCC-02)	1	nr			
B	lighting control panel; located in main service riser; (Ref: DALI 2/ BLUETOOTH LCP)	1	nr			
C	ESB meter; located within LGF-MDB-01	1	nr			
D	PV system CT control cable to be installed into plantroom from MDB as part of these works for future PV invertor connection; refer to Services Engineer's Drawing Nr. SC-E-7801	1	item			
	Mains and sub-mains cables					
E	mains cabling	1	item			
F	sub-mains cabling	1	item			
	General					
G	testing as detailed in Engineer's specification	1	item			
H	commissioning as detailed in Engineer's specification	1	item			
I	warranty requirements as detailed in Engineer's specification	1	item			
J	marking out and supervision of all Builder's Work	1	item			
K	provision and co-ordination of drawings	1	item			
L	as-built drawings	1	item			
M	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
N	identification plates, painting, labels and the like	1	item			
O	assistance to Mechanical Contractor for diagrams etc. of equipment, supplied under this Contract, including wiring and containment.	1	item			
	(62) POWER					
	General Notes					
	This Element includes the following scope of works: Electrical services in Power Distribution Services; which includes General and small power installations; Earthing installations		Note			
	Preliminary Particulars					
P	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineer's drawings, specifications, schematics and associated equipment schedules	1	item			
				To Collection €		

	GENERAL SERVICES AND SMALL POWER INSTALLATIONS					
	Fittings; supply and install all as per Engineer's Drawing Nr's. LG-DR-E-2001, UG-DR-E-2001, 01-DR-E-2001, 02-DR-E-2001, 03-DR-E-2001 & 04-DR-E-2001 and the Electrical Specification					
A	single 13A switched socket outlet	6	nr			
B	twin 13A switched socket outlet; c/w outboard rocker switches and visual indication to comply with Part M; MK Metalclad range or equivalent	21	nr			
C	twin 13A switched socket outlet; stainless steel finished c/w USB 2.0/3.0 and Type C charging port outlets; c/w outboard rocker switches and neon indication to BS 1363; Legrand Synergy Authentic range or equivalent; (Ref: USB)	9	nr			
D	twin 13A switched socket outlet; anthracite grey finish c/w white inserts; c/w outboard rocker switches and visual indication to comply with Part M; MK Logic Plus range or equivalent; (Ref: CL)	16	nr			
E	twin 13A unswitched socket outlet; (Ref: CLN)	60	nr			
F	twin 13A unswitched socket outlet; (Ref: AV)	2	nr			
G	twin 13A unswitched socket outlet; (Ref: TV)	2	nr			
H	twin 13A switched socket outlet; (Ref: IP66)	2	nr			
I	twin 13A switched socket outlet; (Ref: HL (TV))	2	nr			
J	flush mounted floor box; MK Essentials range or equivalent; c/w 4No. twin 13A socket outlet & 6No. RJ45 data outlets (data outlets to be priced in (64)); flush mounting within screed; floor box c/w frame and floor tile cut-out kit suitable for floor thickness of 40mm; floor boxes lids shall be of 3mm thick sheet steel construction and shall be lockable to prevent against accidental disconnection of plugs; (Ref: FB1)	162	nr			
K	flush mounted floor box; MK Essentials range or equivalent; c/w 2No. twin 13A socket outlet & 4No. RJ45 data outlets (data outlets to be priced in (64)); flush mounting within screed; floor box c/w frame and floor tile cut-out kit suitable for floor thickness of 40mm; floor boxes lids shall be of 3mm thick sheet steel construction and shall be lockable to prevent against accidental disconnection of plugs; (Ref: FB2)	15	nr			
L	warm air hand dryer; brushed stainless steel; ATC Puma manufacture or equivalent; (Ref: HD)	10	nr			
M	fused isolator switch c/w neon indicator	2	nr			
N	fused isolator switch c/w neon indicator; (Ref: FR)	10	nr			
O	fused isolator switch c/w neon indicator; (Ref: ACD)	8	nr			

A	fused isolator switch c/w neon indicator; (Ref: FAP)	1	nr			
B	fused isolator switch c/w neon indicator; (Ref: FARP)	3	nr			
C	fused isolator switch c/w neon indicator; (Ref: DRCP)	1	nr			
D	fused isolator switch c/w neon indicator; (Ref: AC)	1	nr			
E	fused isolator switch c/w neon indicator; (Ref: DALI)	1	nr			
F	fused isolator switch c/w neon indicator; (Ref: WM)	1	nr			
G	fused isolator switch c/w neon indicator; (Ref: DRY)	1	nr			
H	fused isolator switch c/w neon indicator; (Ref: AOV)	2	nr			
I	fused isolator switch c/w neon indicator; (Ref: ASP)	1	nr			
J	fused isolator switch c/w neon indicator; (Ref: PROJ)	2	nr			
K	fused isolator switch c/w neon indicator; (Ref: HD)	10	nr			
L	16A commando outlet; serving comms cabinet; (Ref: 16A)	2	nr			
M	100A TP&N isolator; (Ref: Heat Pump)	1	nr			
N	200A TP&N isolator; (Ref: Electric Boiler)	1	nr			
O	25A TP&N isolator switch; (Ref: Passenger Lift)	1	nr			
P	63A TP&N isolator; for future installation of PFC/ harmonic filters	1	nr			
Q	80A TP&N isolator switch; (Ref: MCC)	2	nr			
	Fittings; to mechanical plant; supply and install all as per Engineer's Drawing Nr's. LG-DR-E-3001, UG-DR-E-3001, 01-DR-E-3001, 02-DR-E-3001, 03-DR-E-3001 & 04-DR-E-3001 and the Electrical Specification					
R	fused isolator switch c/w neon indicator; to RAD	91	nr			
S	fused isolator switch c/w neon indicator; to FSD	9	nr			
T	fused isolator switch c/w neon indicator; to UFH	2	nr			
U	fused isolator switch c/w neon indicator; to EF	2	nr			
V	16A SPN isolation switch; IP65	6	nr			
W	16A TPN isolation switch; IP65	3	nr			
X	100A TPN isolation switch; IP65	1	nr			
Y	200A TPN isolation switch; IP65	1	nr			

	Mains and sub-mains cables					
A	mains cabling	1	item			
B	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation of the following general services and small power; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc. as required, all as per Engineer's drawings and the Electrical Specification					
C	circuits to all general services and small power fittings	1	item			
D	final connection of all FFE (kitchen appliances, plant, client equipment)	1	item			
	General					
E	testing as detailed in Engineer's specification	1	item			
F	commissioning as detailed in Engineer's specification	1	item			
G	warranty requirements as detailed in Engineer's specification	1	item			
H	marking out and supervision of all Builder's Work	1	item			
I	provision and co-ordination of drawings	1	item			
J	as-built drawings	1	item			
K	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
L	identification plates, painting, labels and the like	1	item			
	EARTHING, BONDING & SURGE PROTECTION INSTALLATION					
	System; supply, install, test and commission the complete earthing, bonding and surge protection installation in accordance with IS10101: 2020+AC2:2025 requirements					
M	earthing and equipotential bonding	1	item			
N	surge protection	1	item			
	Final circuits (including wiring, trunking and concealed conduits and points terminations)					
O	generally	1	item			
P	general earthing of all sockets, metallic enclosures and appliances (unless already included under the various Elements)	1	item			
				To Collection €		

	General					
A	testing as detailed in Engineer's specification	1	item			
B	commissioning as detailed in Engineer's specification	1	item			
C	warranty requirements as detailed in Engineer's specification	1	item			
D	marking out and supervision of all Builder's Work	1	item			
E	provision and co-ordination of drawings	1	item			
F	as-built drawings	1	item			
G	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
H	identification plates, painting, labels and the like	1	item			
	(63) LIGHTING					
	General Notes					
	This Element includes the following scope of works: Electrical services in Electrical Lighting		Note			
	Preliminary Particulars					
I	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineer's Drawings, specifications, schematics and associated equipment schedules	1	item			
	LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS					
	Primary Equipment					
J	DALI ATS controller; 4.3" resistive touch panel 24-bit; LCD; serving DALI emergency lighting luminaires except main staircase areas; Contractor to ensure that each DALI bus loop does not exceed 50 devices	1	nr			
K	wireless DALI ATS controller; 4.3" resistive touch panel 24-bit; LCD; serving all wireless emergency lighting luminaires in main staircase areas; Contractor shall allow for all necessary RF nodes and expanders at the correct RF frequency to ensure the correct operation of the system	1	nr			
L	scene control panel for all feature lighting; scene controllers shall be DALI 2 / Casambi compatible or equivalent; refer to Services Engineer's Specification Section E11	9	nr			

	Fittings; supply and install fittings, or equivalent, including all wiring, kilks, flexible cords, supports, steel conduit, labelling and the like all as specified in Electrical Drawing Nr's. E-1001					
A	recessed circular downlight; iGuzzini Easy or equivalent; IP20; die-cast aluminium anodised and powder coated; prismatic thermoplastic c/w flux enhancer; 105mm dia. x 69mm (h); opal polycarbonate with high light-diffusion capacity; 13W LED;1469 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fittings necessary for correct mounting and operation; (Ref: B1)	19	nr			
B	recessed; iGuzzini Easy or equivalent; IP54; die-cast aluminium anodised and powder coated; prismatic thermoplastic c/w flux enhancer ;105mm (d) x 69mm (h); 13W LED; 1469 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fittings necessary for correct mounting and operation; (Ref: B2)	4	nr			
C	strip lighting; LiniLED or equivalent; IP40; linear strip lighting product with white monochrome LEDs; ultra slim thickness; 6mm (h) x 12mm (w) x approx. 1000mm (l); 4W LED; 437 lumens/m; 3000K; 60,000 hrs lamp life; Contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: H1)	18	nr			
D	strip lighting; LiniLED or equivalent; IP40; linear strip lighting product with white monochrome LEDs; ultra slim thickness; 6mm (h) x 12mm (w) x approx. 1500mm (l); 4W LED; 437 lumens/m; 3000K; 60,000 hrs lamp life; Contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: H1)	6	nr			
E	strip lighting; LiniLED or equivalent; IP40; linear strip lighting product with white monochrome LEDs; ultra slim thickness; 6mm (h) x 12mm (w) x approx. 2300mm (l); 4W LED; 437 lumens/m; 3000K; 60,000 hrs lamp life; Contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: H1)	3	nr			
F	surface mounted continuous flexible LED striplight; intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 4000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into underside of new staircase; (Ref: K1)	22	nr			
G	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone; 13mm (w) x 12mm (h) x approx. 4000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into new ceilings; curved to 4th floor landing; (Ref: K2)	2	nr			

A	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 12000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into new ceilings; to 4th floor landing; (Ref: K2)	2	nr			
B	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 4000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into new ceilings; to 4th floor; (Ref: K2)	2	nr			
C	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 1000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into new ceilings; to 4th floor WC; (Ref: K2)	2	nr			
D	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 2000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into new ceilings; to 4th floor WC; (Ref: K2)	2	nr			
E	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 6400mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into landing ceiling of new timber staircase; (Ref: K2)	5	nr			
F	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone;13mm (w) x 12mm (h) x approx. 3400mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into landing ceiling of new timber staircase; (Ref: K2)	1	nr			
G	recessed mounted continuous flexible LED striplight; Intra Lighting Lineled Flex or equivalent; IP67; IK08; optic is extruded environmental grade silicone; 13mm (w) x 12mm (h) x approx. 1000mm (l);10W LED; 670 lumens/10m; 3000K; 36,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; striplight incorporated into landing ceiling of new timber staircase; (Ref: K2)	6	nr			

A	downlight LED luminaire fixed into elsewhere measured 48VDC track system; iGuzzini Superrail or equivalent; IP20; linear frameless body made of extruded aluminium that clips into 48VDC track system; prismatic optic; 1824mm (l) x 21mm (w) x 44mm (h); 13W LED; 1725 lumens; 3000K; >80,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: L1)	202	nr			
B	uplight LED luminaire fixed into elsewhere measured 48VDC track system; iGuzzini Superrail Up Light or equivalent; IP20; IK04; flexible white circuit coated with a layer of silicone and complete with adapter for installation on LV track; prismatic optic; 600mm (l) x 10mm (w) x 3mm (h); 8W LED; 946 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: L2)	151	nr			
C	downlight LED luminaire fixed into elsewhere measured 48VDC track system; iGuzzini Superrail or equivalent; IP20; linear frameless body made of extruded aluminium that clips into 48VDC track system; prismatic optic; 1824mm (l) x 21mm (w) x 44mm (h); 4W LED; 437 lumens; 3000K; >80,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: L3)	13	nr			
D	uplight LED luminaire fixed into elsewhere measured 48VDC track system; iGuzzini Superrail Up Light or equivalent; IP20; IK04; flexible white circuit coated with a layer of silicone and complete with adapter for installation on LV track; prismatic optic; 600mm (l) x 10mm (w) x 3mm (h); 8W LED; 946 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: L4)	13	nr			
E	recessed linear luminaire; iGuzzini Blade or equivalent; IP20/IP43; luminiare in die cast zama; white painted polycarbonate raster; 148mm (l) x 44mm (w) x 54mm (h); 12W LED; 820 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: L5)	83	nr			
F	suspended round luminiare; iGuzzini Blade or equivalent; IP50; IK07; round extruded aluminium with powder coating black (RAL9006) for suspended installation; metallised thermoplastic optical beam; 1220mm (dia.) x 65mm (h); 95W LED; 11868 lumens; 3000K; >60,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: P1)	6	nr			
G	surface/ suspended round luminaire; Planlicht Ophelia or equivalent; IP50; IK07; round extruded aluminium with powder coating for surface/ suspended; metallised thermoplastic optical beam; 420mm (dia.) x 65mm (h); 22W LED; 1138 lumens; 3000K; >60,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: P2)	19	nr			

A	vertically suspended tubular luminaire; 299 Lighting Nile or equivalent; IP20; suspended tubular luminaire with direct light output; polycarbonate opal with polished aluminium end caps; direct/indirect light distribution; luminaires installed at various heights and lengths to main staircase 01 & 02; single wire suspension; 70mm (dia.) x 885mm (h); 22W LED; 1915 lumens; 3000K; >60,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: P3)	8	nr			
B	vertically suspended tubular luminiare; 299 Lighting Nile or equivalent; IP20; suspended tubular luminaire with direct light output; direct/indirect light distribution; polycarbonate opal with polished aluminium end caps; luminaires installed at various heights and lengths to main staircase 01 & 02; single wire suspension; 70mm (dia.) x 1149mm (h); 22W LED; 1915 lumens; 3000K; >60,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: P4)	8	nr			
C	vertically suspended tubular luminiare; 299 Lighting Nile or equivalent; IP20; suspended tubular luminaire with direct light output; direct/indirect light distribution; polycarbonate opal with polished aluminium end caps; luminaires installed at various heights and lengths to main staircase 01 & 02; single wire suspension; 70mm (dia.) x 1992mm (h); 22W LED; 1915 lumens; 3000K; >60,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: P5)	4	nr			
D	wall mounted; Philip Payne Exrail or equivalent; IP66; IK10; 316 stainless steel circular continuous handrail luminaire suitable for 48.3mm diameter handrail; diffused lens reflector; 300mm x 27mm module (continuous linear); 5W LED; up to 975 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: S1/S1E) (Sloping)	73	m			
E	ceiling surface linear luminaire; PXF Lighting or equivalent; IP66; polycarbonate base and OPAL diffuser made of polycarbonate PC with UV stabilization (white); 1175mm (l) x 98mm (w) x 84mm (h); 24W LED lamp; 3940 lumens; 4000K; 100,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: V1)	46	nr			
F	adjustable spotlight with adapter for installation on elsewhere measured track; iGuzzini Robin or equivalent; IP20; die-cast aluminium with passive dissipation system; wide flood (46 degree); 168mm (l) x 51mm (dia.) x 130mm (h); 18W LED lamp; 1221 lumens; 3000K; L90 B10> 50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: Y1)	177	nr			
G	adjustable spotlight with adapter for installation on elsewhere measured track; iGuzzini Robin or equivalent; IP20; die-cast aluminium with passive dissipation system; honeycomb louvre (medium flood 24 degree) reflector; 160mm (l) x 37mm (dia.) x 98mm (h); 11W LED lamp; 612 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: Y2)	32	nr			

A	adjustable spotlight with adapter for installation on elsewhere measured track; iGuzzini Robin or equivalent; IP20; die-cast aluminium with passive dissipation system; honeycomb louvre (medium flood 24 degree) ; 160mm (l) x 37mm (dia.) x 98mm (h); 11W LED lamp; 612 lumens; 3000K; >50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: Y3)	24	nr			
B	suspended track at 2.8m - 3m AFFL; Eurostandard 48VDC Track or equivalent; IP20; extruded aluminium, epoxy powder paint finished; rectangular section with asymmetric profile for the correct connection of modules; unit size 3000mm (l) x 32mm (w) x 33mm (h); 48V DC 50-60Hz DALI & Bluetooth LE Wireless Mesh Compatible; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: TRACK)	527	m			
C	wall mounted; iGuzzini Palco InOut or equivalent; IP66 IK07 outdoor floodlight, aluminium alloy c/w high level of weather resistance; 4mm thick sodium-calcium closure glass secured with a 360° base; 49mm dia. x 90mm x 80mm; 6W LED; 379 Lumens; 3000K; (Ref: X8)	6	nr			
D	wall mounted (front facade) luminaire; Arcluce Krion Performance or equivalent; IP66; IK08; body and heat sink in extruded aluminium alloy (AL6060); paint tested in slat spray according to ISO 9227 for Class C4 environments; 8mm tempered glass screen; flood optic (26 degree); 108mm (a) x 88mm (b) x 639mm (c); 28W LED; 2900 lumens; 3000K; >100,000hrs lamp life; DALI driver incorporated into luminaire; (Ref: X2)	4	nr			
E	surface mounted external spotlight; Arcluce Tito 55 or equivalent; IP68; IK08; AISI 316L stainless steel body and trim external spotlight c/w stainless steel screws and fixings; wide flood optic (46 degree); dia. 55mm (a) x 93mm (b) x 81mm (c); 4W LED; 350 lumens; 3000K; >100,000hrs lamp life; remote driver shall be installed internally within the building or external in an accessible location; (Ref: X3)	46	nr			
F	surface mounted external spotlight; Arcluce Tito 25 or equivalent; IP68; IK08; AISI 316L stainless steel body and trim external spotlight c/w stainless steel screws and fixings; medium flood optic (22 degree); dia. 25mm (a) x 57mm (b) x 77mm (c); 2W LED; 150 lumens; 3000K; >100000 hrs lamp life; remote driver shall be installed internally within the building or external in an accessible location; (Ref: X4)	13	nr			
	Fittings; supply and install emergency lighting fittings, or equivalent, including all wiring, kilks, flexible cords, supports, steel conduit, labelling and the like all as specified in Electrical Drawing Nr's. E-1001					
G	wall mounted linear single sided signage; Philip Payne Henley or equivalent; IP20; IK09; housing-extruded aluminium body; panel-flame retardant acrylic; 269mm (l) x 48mm (d) x 257mm (h); 1W LED strip, self-contained; 120 lumens; 5700K; 50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E1)	68	nr			

A	wall mounted linear single sided signage; Philip Payne Henley or equivalent; IP20; IK09; housing-extruded aluminium body; panel-flame retardant acrylic; 269mm (l) x 48mm (d) x 257mm (h); 1W LED strip, self-contained; 120 lumens; 5700K; 50,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E1 IP65)	2	nr			
B	ceiling mounted/ suspended linear double sided signage; Philip Payne Henley or equivalent; IP40; housing-extruded aluminium body: panel-flame retardant acrylic; 269mm (l) x 48mm (d) x 257mm (h); 1W LED strip, self-contained; 120 lumens; 5700K; 80,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E2)	9	nr			
C	ceiling mounted/ suspended linear double sided signage; Mackwell Henley or equivalent; 304mm (l) x 108mm (d) x 194mm (h); 5W LED, self-contained; 120 lumens; 5700K; 80,000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E3)	5	nr			
D	wall mounted emergency luminaire; Philip Payne Celo or equivalent; IP20; flame retardant polycarbonate plastic, white or black; polycarbonate; 252mm (l) x 78mm (d) x 160mm (h); 2W LED DALI 2; 145 lumens; 5700K; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E4)	11	nr			
E	linear emergency luminaire mounted on elsewhere measured track; Mackwell XYLUX or equivalent; IP20; flame retardant polycarbonate plastic, white or black; 336mm (l) x 38mm (d) x 58mm (h); 0.2 - 1.3W LED DALI 2; 145 lumens; 5700K; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E5)	50	nr			
F	surface / recessed open area optic; Mackwell XYLUX or equivalent; IP20; (IP65 for Toilet / Shower Rooms), flame retardant polycarbonate plastic; white or black; polycarbonate reflector; dia. 140mm x 62mm (d); 3.5W LED DALI; 240 lumens; 5000K; 24 hrs recharge period; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E6)	34	nr			
G	surface / recessed escape route optic; Mackwell XYLUX or equivalent; IP20; (IP65 for shower rooms), flame retardant polycarbonate plastic; white or black; polycarbonate; dia. 140mm x 62mm (d); 3.5W LED DALI; 240 lumens; 5000K; 24 hrs recharge period; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E7)	66	nr			
H	wall/ ceiling mounted emergency bulkhead; Mackwell TEMPUS or equivalent; IP65; DALI 2 compatible flame retardant polycarbonate plastic; white or black; 238mm (l) x 120mm (w) x 38mm (d); 1.8W LED; 325 lumens; 5700K; 24hrs recharge period; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E8)	43	nr			

A	wall/ ceiling mounted emergency bulkhead; Mackwell XYLUX TWS-IDX or equivalent; IP65; flame retardant polycarbonate plastic; white or black ; 235mm (l) x 130mm (h) x 65mm (d); 6W LED; 412 lumens; 5000K; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E10)	4	nr			
B	wall mounted external luminaire; Philip Payne UniPro AVUNP or equivalent; IP65 housing, bulkhead, flame retardant polycarbonate plastic; penny bronze; 235mm (L) x 130mm (H) x 65mm (D); 9W LED; 1,335 lumens; 5000K; Contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E11)	7	nr			
C	wall mounted emergency bulkhead; ASD Stealth Elite or equivalent; IP65; IK10; die cast aluminium housing (RAL 9006) c/w salt spray test certification for coastal environment; c/w with 3 hours backup emergency LED driver; 176mm (dia.) x 343mm (h) x 89mm (h); 17W LED ; 1917 lumens; 2700K; contractor to include for all fixtures and fixings necessary for correct mounting and operation; TM66 Excellent Certification; (Ref: X1/E)	6	nr			
	Accessories associated with terminal equipment; supply and install accessories, all as per Engineer's drawings and the Electrical Specification					
D	ceiling/ surface mounted; Philips/ Helvar/ BEG or equivalent; Compact unit that combines a light sensor and infrared presence detector to provide energy- saving functions in a lighting control. The PIR sensor enables the Sensor to switch the lights ON when its coverage area is occupied, and OFF when it is unoccupied; 66mm (dia) x 50mm (h); 1.2W (max); contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: PIR)	60	nr			
E	ceiling/ surface mounted; Philips/ Helvar/ BEG or equivalent; Compact unit that combines a light sensor and infrared presence detector to provide energy- saving functions in a lighting control. The PIR sensor enables the Sensor to switch the lights ON when its coverage area is occupied, and OFF when it is unoccupied; 66mm (dia) x 50mm (h); 1.2W (max); contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: M)	37	nr			
F	1-gang, 1 way wall mounted light switch	38	nr			
G	1-gang, 2 way wall mounted light switch	2	nr			
H	3-gang, 2 way wall mounted light switch	27	nr			
I	4-gang, 2 way wall mounted light switch	2	nr			
J	retractable DALI switch; (Ref: D)	22	nr			
K	external photocell; located at north facade; (Ref: PC)	1	nr			
	Mains and sub-mains cables					
L	mains cabling	1	item			

A	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation of the following general services and small power; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Engineer's drawings and the Electrical Specification					
B	circuits to all lighting fittings, detectors and switches	1	item			
C	circuits to all emergency lighting fittings, detectors and switches	1	item			
	General					
D	testing as detailed in Engineer's specification	1	item			
E	commissioning as detailed in Engineer's specification	1	item			
F	warranty requirements as detailed in Engineer's specification	1	item			
G	marking out and supervision of all Builder's Work	1	item			
H	provision and co-ordination of drawings	1	item			
I	as-built drawings	1	item			
J	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
K	identification plates, painting, labels and the like	1	item			
	(64) COMMUNICATIONS					
	General Notes					
	This Element includes the following scope of works: DATA / IT/ AV & Induction Loop installations		Note			
	Preliminary Particulars					
L	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers drawings, specifications, schematics and associated equipment schedules	1	item			
M	The Contractor shall include for a detailed RF mapping of the entire No.3 & 4 Gt. Georges Street Building to be completed by a specialist contractor once the building is weather tight to ensure that there is sufficient coverage in all areas of the building and also sufficient wired access point connections at high level prior to ceilings being installed	1	item			

	DATA / I.T / AV INSTALLATIONS					
	Primary Equipment					
A	42U floor standing ICT comms cabinet; c/w 2 No. 10 way power distribution unit and associated rack mounted UPS back-up of minimum 3000W (3.5kVA) with a 30min battery back-up	2	nr			
	Fittings; supply and install all as per Engineer's Drawings Nr's. E-5001 and the Electrical Specification					
B	twin CAT 6 data outlet (RJ45); (Ref: D)	16	nr			
C	twin CAT 6 data outlet (RJ45); (Ref: D TV)	6	nr			
D	twin CAT 6 data outlet (RJ45); (Ref: DALI LCP)	2	nr			
E	twin CAT 6 data outlet (RJ45); (Ref: DALI ATS)	2	nr			
F	twin CAT 6 data outlet (RJ45); (Ref: BMS)	2	nr			
G	twin CAT 6 data outlet (RJ45); (Ref: ROOM BOOKER)	3	nr			
H	twin CAT 6 data outlet (RJ45); (Ref: PROJ)	2	nr			
I	twin CAT 6 data outlet (RJ45); (Ref: WIFI)	27	nr			
J	twin CAT 6 data outlet (RJ45); (Ref: IAP)	1	nr			
K	twin CAT 6 data outlet (RJ45); (Ref: HDMI)	6	nr			
L	twin CAT 6 data outlet (RJ45); located in elsewhere measured floor box; (Ref: FB1)	984	nr			
M	twin CAT 6 data outlet (RJ45); located in elsewhere measured floor box; (Ref: FB2)	68	nr			
N	twin CAT 6 data outlet (RJ45); (Ref: WIFI ATS)	1	nr			
O	single CAT 6 data outlet (RJ45); (Ref: ACD)	17	nr			
P	single CAT 6 data outlet (RJ45); (Ref: CCTV)	45	nr			
Q	single RJ45 voice/ data outlet for use with telephone; (Ref: T)	2	nr			
R	access control node single data outlet (CAT 6 RJ45); (Ref: RF NODE)	10	nr			
S	television outlet; (Ref: TV)	6	nr			
T	intercom; (Ref: IC)	1	nr			
	Mains and sub-mains cables					
U	mains cabling	1	item			

A	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation of the following general services and small power; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Engineer's drawings and the Electrical Specification.					
B	circuits to all data / IT/ AV installations	1	item			
	General					
C	testing as detailed in Engineer's specification	1	item			
D	commissioning as detailed in Engineer's specification	1	item			
E	warranty requirements as detailed in Engineer's specification	1	item			
F	marking out and supervision of all Builder's Work	1	item			
G	provision and co-ordination of drawings	1	item			
H	as-built drawings	1	item			
I	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
J	identification plates, painting, labels and the like	1	item			
	INDUCTION LOOP INSTALLATIONS					
	Primary Equipment					
K	induction loop microphone	1	nr			
L	induction loop control panel type 2 for desk mounting; (by AV specialist)	1	nr			
	Mains and sub-mains cables					
M	mains cabling	1	item			
N	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation of the following general services and small power; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Engineer's drawings and the Electrical Specification					
O	circuits to all induction loop installations	1	item			
	General					
P	testing as detailed in Engineer's specification	1	item			

A	commissioning as detailed in Engineer's specification	1	item			
B	warranty requirements as detailed in Engineer's specification	1	item			
C	marking out and supervision of all Builder's Work	1	item			
D	provision and co-ordination of drawings	1	item			
E	as-built drawings	1	item			
F	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
G	identification plates, painting, labels and the like	1	item			
	(65) SECURITY AND PROTECTION					
	General Notes					
	This Element includes the following scope of works: Electrical services in Protective services, which include Fire Alarm, Aspiration Detection, Intruder Alarm, CCTV, Access Control, Disabled Refuge, Disabled Alarm and Lightning Protection installations		Note			
	Preliminary Particulars					
H	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineer's Drawings, specifications, schematics and associated equipment schedules	1	item			
	FIRE ALARM INSTALLATIONS					
	Primary Equipment; supply and install all as per Services Engineer's Drawing Nr's. LG-DR-E-4001, UG-DR-E- 4002, 01-DR-E-4001, 02-DR-E-4001, 03-DR-E-4001 & 04-DR-E-4001 and the Electrical Specification Section E40					
I	recessed fire alarm control panel; (Ref: F.A.P)	1	nr			
J	recessed repeater fire alarm panel; (Ref: R.F.A.P)	3	nr			
	Fittings; supply and install all as per Services Engineer's Drawing Nr's. LG-DR-E-4001, UG-DR-E- 4002, 01-DR-E-4001, 02-DR-E-4001, 03-DR-E-4001 & 04-DR-E-4001 and the Electrical Specification Section E40					
K	smoke detector c/w sounder & strobe; (Ref: O)	54	nr			
L	smoke detector; (Ref: O)	68	nr			
M	manual call point red break glass unit	32	nr			
N	smoke detector c/w strobe; (Ref: O)	4	nr			

A	manual call point red break glass unit; (Ref: IP65)	2	nr			
B	smoke detector c/w sounder & strobe; (Ref: H)	3	nr			
C	internal fire alarm system sounder c/w flashing strobe	21	nr			
D	input/output relay module; (Ref: I/O)	20	nr			
E	wireless transmitter unit surface mounted within electrical riser; (Ref: FA-WT)	3	nr			
F	smoke detector c/w remote LED; (Ref: CV)	22	nr			
G	external fire alarm system sounder c/w flashing strobe	2	nr			
H	smoke detector c/w sounder & strobe; (Ref: M)	3	nr			
I	I/O input/output relay module; (Ref: MCC)	1	nr			
J	I/O input/output relay module; (Ref: ACD (X8))	1	nr			
K	I/O input/output relay module; (Ref: AOV)	2	nr			
L	I/O input/output relay module; (Ref: ASP)	1	nr			
M	I/O input/output relay module; (Ref: MECH PLANT (X8))	1	nr			
N	external fire alarm system sounder c/w flashing strobe; (Ref: IP65)	3	nr			
O	resettable AOV key switch; (Ref: AOV)	2	nr			
P	fireman's isolator switch; (Ref: FS)	1	nr			
	Fittings; to external plantrooms; supply and install all as per Services Engineer's Drawing Nr. LG-DR-E-4001 and the Electrical Specification Section E40					
Q	smoke detector; (Ref: O)	2	nr			
R	manual call point red break glass unit; (Ref: IP65)	2	nr			
S	external fire alarm system sounder c/w flashing strobe	2	nr			
T	I/O input/output relay module; (Ref: MCC)	1	nr			
	Mains and sub-mains cables					
U	mains cabling	1	item			
V	sub-mains cabling	1	item			

	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Engineer's drawings and the Electrical Specification					
A	circuits to fire alarm system	1	item			
B	circuits to AOV system	1	item			
	General					
C	testing as detailed in Engineer's specification	1	item			
D	commissioning as detailed in Engineer's specification	1	item			
E	warranty requirements as detailed in Engineer's specification	1	item			
F	marking out and supervision of all Builder's Work	1	item			
G	provision and co-ordination of drawings	1	item			
H	as-built drawings	1	item			
I	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
J	identification plates, painting, labels and the like	1	item			
	ASPIRATING DETECTION INSTALLATIONS					
	Primary Equipment; supply and install all as per Services Engineer's Drawing Nr's. 04-DR-E-4001 and the Electrical Specification Section E40.3.6					
K	aspirating smoke detector unit; providing enhanced sensitivity Class B/C detection system; four channel laser based aspirating detection controller; Xtralis Vesda E-VEU or equivalent; (Ref: ASP)	1	nr			
	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc. required all as per Engineer's drawings and the Electrical Specification					
L	25mm O/D red PVC aspirating pipework complete with calibrated sampling holes at required intervals determined by the Fire Detection Specialist; maximum of 18 No. holes per permissible per detection zone; installed in accordance with project specification	1	item			
	General					
M	testing as detailed in Engineer's specification	1	item			
N	commissioning as detailed in Engineer's specification	1	item			
O	warranty requirements as detailed in Engineer's specification	1	item			
				To Collection €		

A	marking out and supervision of all Builder's Work	1	item			
B	provision and co-ordination of drawings	1	item			
C	as-built drawings	1	item			
D	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
E	identification plates, painting, labels and the like	1	item			
	INTRUDER ALARM INSTALLATIONS					
	Primary Equipment; supply and install all as per Services Engineer's Drawing Nr's. Nr's. LG-DR-E-8001, UG-DR-E-8002, 01-DR-E-8001, 02-DR-E-8001, 03-DR-E-8001 & 04-DR-E-8001 and the Electrical Specification Section E41					
F	intruder alarm control panel; (Ref: I.A.P)	1	nr			
	Fittings; supply and install all as per Services Engineer's Drawing Nr's. Nr's. LG-DR-E-8001, UG-DR-E-8002, 01-DR-E-8001, 02-DR-E-8001, 03-DR-E-8001 & 04-DR-E-8001 and the Electrical Specification Section E41					
G	internal intruder alarm sounder (sound bomb type)	1	nr			
H	external intruder alarm sounder (sound bomb type)	2	nr			
I	dual technology passive infra red detector; (Ref: PIR)	16	nr			
J	door/window magnetic reed contacts	24	nr			
K	intruder alarm remote keypad at 1350mm AFFL; (Ref: RKP)	3	nr			
	Fittings; to external plantrooms; supply and install all as per Services Engineer's Drawing Nr's. Nr's. LG-DR-E-8001 and the Electrical Specification Section E41					
L	dual technology passive infra red detector; (Ref: PIR)	2	nr			
M	door/window magnetic reed contacts	4	nr			
	Mains and sub-mains cables					
N	mains cabling	1	Item			
O	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Engineer's drawings and the Electrical Specification					
P	circuits to intruder alarm system	1	item			

To Collection €

	General					
A	testing as detailed in Engineer's specification	1	item			
B	commissioning as detailed in Engineer's specification	1	item			
C	warranty requirements as detailed in Engineer's specification	1	item			
D	marking out and supervision of all Builder's Work	1	item			
E	provision and co-ordination of drawings	1	item			
F	as-built drawings	1	item			
G	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
H	identification plates, painting, labels and the like	1	item			
I	assistance to Mechanical Contractor for diagrams etc. of equipment, supplied under this Contract, including wiring and containment.	1	item			
J	provide for earthing in accordance with ETCI and IEE Wiring Regulations and Element (69) of the Engineer's Specification	1	item			
K	maintaining portable type fire extinguishers on site during the course of the Works and comply with Clause on "Hot Work".	1	item			
L	fire stopping; the Contractor shall identify openings where fire stopping is required, to complete building in around containment trays and conduits, which fire stopping shall be certified by specialists	1	item			
	CCTV INSTALLATIONS					
	Primary Equipment					
M	CCTV system network video recorder and spot monitor within comms rack	1	nr			
N	21" CCTV spot monitor	1	nr			
	Fittings; supply and install all as per Engineer's drawings E-8001 and the Electrical Specification					
O	external fixed CCTV camera c/w vandal proof housing; (Ref: CCTV-EX)	15	nr			
P	internal fixed CCTV camera c/w vandal proof housing; (Ref: CCTV-INT)	32	nr			
	Mains and sub-mains cables					
Q	mains cabling	1	item			
R	sub-mains cabling	1	item			

	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc. required all as per Electrical drawings and Electrical specification					
A	circuits to CCTV system	1	item			
	General					
B	testing as detailed in Engineer's specification	1	item			
C	commissioning as detailed in Engineer's specification	1	item			
D	warranty requirements as detailed in Engineer's specification	1	item			
E	marking out and supervision of all Builder's Work	1	item			
F	provision and co-ordination of drawings	1	item			
G	as-built drawings	1	item			
H	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
I	identification plates, painting, labels and the like	1	item			
	ACCESS CONTROL INSTALLATIONS					
	Primary Equipment					
J	Video intercom; IP video intercom linked to monitor, include remote door release at reception desk	1	nr			
	Fittings; supply and install all as per Engineer's drawings and the Electrical Specification					
K	access control door type 1; magnetic strike lock; refer to the following for individual components	36	nr			
L	access control door type 2; magnetic mag lock; refer to the following for individual components	1	nr			
M	electronic strike lock; to external door	8	nr			
N	green break glass unit; key operated emergency break glass unit	1	nr			
O	request to exit button	1	nr			
P	rf node for door access system; (Ref: RF)	10	nr			
Q	door release switch	1	nr			
R	proximity access control card reader; internal; combined proximity card reader and keypad surface/flush mounting back lit keypad; (Ref: CR)	1	nr			

A	proximity access control card reader; external; (Ref: CR)	7	nr			
B	proximity access control card reader; battery operated card reader, lock & handset c/w PSU; (Ref: BO)	28	nr			
C	disabled access push button for automated door opener; stainless steel; fixed to wall; Contractor to provide the necessary control/ power/ fire alarm cabling to push button location to ensure a complete door access system is provided	23	nr			
D	disabled access push button for automate door opener; stainless steel; fixed to pedestal (elsewhere measured); Contractor to provide the necessary control/ power/ fire alarm cabling to push button location to ensure a complete door access system is provided	7	nr			
E	pedestal for automated door opener; stainless steel; pedestal by Electrical Contractor; including all necessary containment and control cabling to pedestal location to ensure a complete door access system	7	nr			
	Mains and sub-mains cables					
F	mains cabling	1	item			
G	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc. required all as per Electrical drawings and Electrical specification					
H	circuits to access control system	1	item			
	General					
I	testing as detailed in Engineer's specification	1	item			
J	commissioning as detailed in Engineer's specification	1	item			
K	warranty requirements as detailed in Engineer's specification	1	item			
L	marking out and supervision of all Builder's Work	1	item			
M	provision and co-ordination of drawings	1	item			
N	as-built drawings	1	item			
O	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
P	identification plates, painting, labels and the like	1	item			

	DISABLED REFUGE INSTALLATIONS					
	Primary Equipment; supply and install all as per Engineer's drawings and the Electrical Specification					
A	combined disabled refuge & disabled WC alarm control panel; Baldwin Boxall Omnicare or equivalent; (Ref: DRCP)	1	nr			
	Fittings; supply and install all as per Engineer's drawings and the Electrical Specification					
B	disabled refuge EVC outstation	8	nr			
	Mains and sub-mains cables					
C	mains cabling	1	item			
D	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc. required all as per Electrical drawings and Electrical specification					
E	circuits to disabled refuge system	1	item			
	General					
F	testing as detailed in Engineer's specification	1	item			
G	commissioning as detailed in Engineer's specification	1	item			
H	warranty requirements as detailed in Engineer's specification	1	item			
I	marking out and supervision of all Builder's Work	1	item			
J	provision and co-ordination of drawings	1	item			
K	as-built drawings	1	item			
L	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
M	identification plates, painting, labels and the like	1	item			
	DISABLED ALARM INSTALLATIONS					
	Fittings; supply and install all as per Engineer's drawings and the Electrical Specification					
N	accessible wc alarm overhead door indicator	2	nr			
O	accessible wc alarm reset unit, linked to EVC refuge system control panel; (Ref: RST)	2	nr			

A	accessible wc alarm pull cord	3	nr			
	Mains and sub-mains cables					
B	mains cabling	1	item			
C	sub-mains cabling	1	item			
	Final circuits (including points terminations) supply and installation; including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Electrical drawings and Electrical specification.					
D	circuits to disabled alarm system	1	item			
	General					
E	testing as detailed in Engineer's specification	1	item			
F	commissioning as detailed in Engineer's specification	1	item			
G	warranty requirements as detailed in Engineer's specification	1	item			
H	marking out and supervision of all Builder's Work	1	item			
I	provision and co-ordination of drawings	1	item			
J	as-built drawings	1	item			
K	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
L	identification plates, painting, labels and the like	1	item			
	LIGHTNING PROTECTION INSTALLATIONS					
	Fittings; supply and install all as per Engineer's drawings E-9001 and the Electrical Specification E91					
M	25 x 3mm aluminium tape with grey insulation outer sleeve; fixed as required to the outside of the building dropping to earth pit	1	item			
N	lightning rod; fixed 1.0m air rod	7	nr			
O	bond c/w copper tape dropper & anti- vandal guard	4	nr			
P	down conductor	8	nr			
Q	earth pit c/w internal test point	4	nr			
	Final circuits					
R	circuits to lightning conductors and earthing points	1	item			

	General					
A	testing as detailed in Engineer's specification	1	item			
B	commissioning as detailed in Engineer's specification	1	item			
C	warranty requirements as detailed in Engineer's specification	1	item			
D	marking out and supervision of all Builder's Work	1	item			
E	provision and co-ordination of drawings	1	item			
F	as-built drawings	1	item			
G	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
H	identification plates, painting, labels and the like	1	item			
	(67) CONTAINMENT					
	General Notes					
	This Element includes the following scope of works: Cable Containment Systems		Note			
	Preliminary Particulars					
I	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers drawings, specifications, schematics and associated equipment schedules	1	item			
	CABLE LADDER / TRAY / TRUNKING INSTALLATIONS					
	Cable ladder/tray/trunking installations; cabling containment; galvanised ; including conduits, cable trays, baskets, 3-compartment trunkings, wiring, brackets, supports, fixings, hangers, bends, headers, grounds, casing, covers, plating and mounting in accordance with Drawing Nr's. LG-DR-E-7001, UG-DR-E-7001, 01-DR-E-7001, 01-DR-E-7002, 02-DR-E-7001, 02-DR-E-7002, 03-DR-E-7001, 03-DR-E-7002, 04-DR-E-7001 & 04-DR-E-7002 and the Electrical Specification E80					
J	225 x 50mm cable tray; for sub-mains	1	item			
K	50 x 50mm cable tray; for LV cabling	1	item			
L	100 x 75mm cable tray; for LV cabling	1	item			
M	100 x 75mm cable tray; for LV cabling; riser for general services	1	item			
N	150 x 75mm trunking; for LV cabling; general services and lighting	1	item			
O	225 x 50mm cable tray; for LV cabling; general services	1	item			

A	225 x 50mm cable tray; for LV cabling	1	item			
B	50 x 50mm trunking; for lighting & general services	1	item			
C	100 x 75mm trunking; for lighting & general services	1	item			
D	150 x 75mm trunking; lighting & general services	1	item			
E	170 x 75mm trunking; for lighting & general services	1	item			
F	100 x 50mm cable tray; for BMS & ELV control cabling	1	item			
G	150 x 50mm cable tray; for BMS & ELV control cabling	1	item			
H	225 x 50mm cable tray; for BMS & ELV control cabling	1	item			
I	300 x 50mm cable tray; for BMS & ELV control cabling	1	item			
J	100 x 50mm cable tray; FA cable tray for fire alarm cabling	1	item			
K	150 x 50mm cable tray; FA cable tray for fire alarm cabling	1	item			
L	150 x 50mm cable tray; galvanised steel cable tray for IT structured cabling	1	item			
M	225 x 50mm cable tray; galvanised steel cable tray in floor screed for floor box cable installation	1	item			
N	225 x 50mm cable tray; galvanised steel cable tray in floor void for floor box cable installation	1	item			
O	surface mounted conduit drops; galvanised steel; internal	1	item			
P	surface mounted conduit drops; galvanised steel; external; to wall lighting	1	item			
Q	all other cable ladders, trays and trunking required to complete	1	item			
	<u>General</u>					
R	testing as detailed in Engineer's specification	1	item			
S	commissioning as detailed in Engineer's specification	1	item			
T	warranty requirements as detailed in Engineer's specification	1	item			
U	marking out and supervision of all Builder's Work	1	item			
V	provision and co-ordination of drawings	1	item			
W	as-built drawings	1	item			
X	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			

A	identification plates, painting, labels and the like	1	item			
	(69) MECHANICAL INSTALLATION ELECTRICAL WIRING					
	General Notes					
	This Element includes the following scope of works: Electrical services in connection with Mechanical Installations		Note			
	Preliminary Particulars					
B	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers drawings, specifications, schematics and associated equipment schedules	1	item			
	MECHANICAL & BMS WIRING INSTALLATIONS					
	Generally; in accordance with the Services Engineers Drawings and Specifications					
C	all electrical installations associated with Mechanical equipment	1	item			
D	all electrical installations associated with BMS system	1	item			
E	all electrical installations associated with MCC panel	1	item			
F	all electrical attendances associated with BMS system	1	item			
G	all electrical attendances associated with Mechanical plant & equipment commissioning	1	item			
	Final circuits; wiring and connection with all devices associated with the mechanical plant; internal and external connections including all wiring, concealed conduits, back boxes, glanding, terminating, earthing, bonding and the like etc required all as per Electrical drawings and Electrical specification					
H	circuits to all electrical installations associated with BMS and Mechanical installations	1	item			
	General					
I	testing as detailed in Engineer's specification	1	item			
J	commissioning as detailed in Engineer's specification	1	item			
K	warranty requirements as detailed in Engineer's specification	1	item			
L	marking out and supervision of all Builder's Work	1	item			
M	provision and co-ordination of drawings	1	item			
N	as-built drawings	1	item			

A	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
B	identification plates, painting, labels and the like	1	item			
C	assistance to Mechanical Contractor for diagrams etc. of equipment, supplied under this Contract, including wiring and containment.	1	item			
	(60) SITE SERVICES					
	General Notes					
	This Element includes the following scope of works: Electrical services (site services installations)		Note			
	Preliminary Particulars					
D	The Contractor shall include here for all items deemed necessary relating to this Element of the Works as contained in the Service Engineers Drawings	1	item			
	SITE SERVICE INSTALLATIONS - ESB/LV Installations					
	Notes					
	The Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
	The works must be undertaken with the full prior agreement with the Client to maintain the full operation of all existing facilities; the works may therefore need to be undertaken in a phased basis, outside of normal working hours and/or sequentially to maintain full operation/limit any shutdown periods to the Clients agreement; the Contractors tender is deemed to include for all restrictions imposed to satisfy the Clients requirements		Note			
	Generally					
E	new ESB duct route from existing ESB mini pillar location on Great Georges Street to new main LV metering cupboard at lower ground floor; Contractor shall liaise with ESB networks Engineer on final ducting routes and tie in points prior to installation work commencing; allow for all necessary connections	1	item			
F	new ESB LV duct from existing street mini pillar to new public services (lighting, projector, ticket machine) micro pillar; Contractor shall liaise with ESB networks Engineer on final ducting routes and tie-in points prior to installations works commencing; allow for all necessary connections	1	item			

A	existing ESB metering cabinet enclosure to be isolated, disconnected and removed as part of this project; existing ESB supplies in this area will be taken from the new ground mounted ESB metering pillar; Contractor shall allow for liaison with local ESB design office and WCCC Engineers to agree isolation procedures and planned outages to facilitate the new works; allow for all necessary connections	1	item			
B	stainless steel pedestal for automated gate opener; pedestal by Electrical Contractor; Contractor to provide the necessary underground ducting/containment and control cabling to pedestal location to ensure a complete door access system is provided; refer to Services Engineer's Drawing Nr. SI-DR-E-0201	1	item			
	Mains and sub-mains cables					
C	mains cabling	1	item			
D	sub mains cabling	1	item			
	SITE SERVICE INSTALLATIONS - Telecommunication/Data Services					
	Generally					
E	new EIR duct route from existing fibre cabinet located on Great Georges Street to new main Comms room at lower ground floor; Contractor shall liaise with OPEN EIR Engineer on final ducting routes and tie in points prior to installation work commencing; allow for all necessary connections	1	item			
	Mains and sub-mains cables					
F	mains cabling	1	item			
G	sub mains cabling	1	item			
	SITE SERVICE INSTALLATIONS - Site Lighting Services					
	Notes					
	All lighting in external landscaped areas shall be controlled via external lighting control section within LV distribution centre in LGF plantroom.		Note			
	Generally					
H	existing metering cabinet for public lighting circuits in public realm carpark and pedestrian walkways; final connections points and circuit arrangement to be agreed with WCCC engineers; allow for all necessary connections; refer to Services Engineer's Drawing Nr. SI-DR-E-0201	1	item			

	Primary Equipment					
A	external services dual chamber distribution enclosure; (IP44) ESB spec; located in public realm car park; IP55 enclosure within; galvanised steel header trunking linking both sides of enclosures; galvanised steel header trunking for outgoing XLPE/SWA cable installation	1	nr			
B	ESB public lighting micro pillar; (Ref: MP)	1	nr			
C	lighting metering pillar; (Ref: LP)	1	nr			
	Fittings; supply and install fittings including all wiring, kilks, flexible cords, supports, steel conduit, labelling and the like all as specified in the Electrical Specification					
D	wall mounted external luminaire; Philip Payne UniPro AVUNP or equivalent; IP65 housing, bulkhead, flame retardant polycarbonate plastic; penny bronze; 235mm (L) x 130mm (H) x 65mm (D); 9W LED; 1,335 lumens; 5000K; Contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: E11)	12	nr			
E	wall mounted; Thorn Isaro XS or equivalent; IP66; IK08; die-cast aluminium (EN AC-44300) powder coasted textured light grey (150)- partly painted, stainless steel fixings with anti-galvanic treatment; narrow road optic CL1; 508mm x 180mm x 157mm; 41W LED; 5032 lumens; 3000K; >100000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; (Ref: X5)	1	nr			
F	10m high new column mounted luminaire; Thorn Isaro XS or equivalent; IP66; IK08; die-cast aluminium (EN AC-44300) powder coasted textured light grey (150)- partly painted, stainless steel fixings with anti-galvanic treatment; narrow road optic CL1; 508mm x 180mm x 157mm; 41W LED; 5032 lumens; 3000K; >100000 hrs lamp life; contractor to include for all fixtures and fixings necessary for correct mounting and operation; all public lighting luminaires and columns have to meet WCCC public lighting specifications and standards; Contractor to ensure remote LED Driver locations are agreed with WCCC; (Ref: X5)	4	nr			
G	wall mounted; Thorn Axyl stride M or equivalent; IP65; IK08; die-cast aluminium powder coasted textured light grey (RAL9006); asymmetrical optic; 200mm x 32mm x 200mm; 10W LED; 382 lumens; 3000K; >70000 hrs lamp life; contractor to include for all fixtures and fittings necessary for correct mounting and operation; (Ref: X6)	17	nr			
H	wall mounted; Thorn Piazza 3 or equivalent; IP65; IK10; die-cast aluminium housing, painted anthracite c/w mini photocell with re-set on 50lux - off 100 Lux; LCS LED technology; 381mm x 196mm x 305mm; 20W LED; 2640 lumens; 2700K, 3000K or 4000K; >60000 hrs lamp life; contractor to include for all fixtures and fittings necessary for correct mounting and operation; (Ref: X7)	3	nr			

A	wall mounted within archway; Arcluce Krion Performance or equivalent; IP66 IK08 body and heat sink in extruded aluminium alloy (AL6060); paint tested in slat spray according to ISO 9227 for Class C4 environments; 8mm tempered glass screen; 108mm (A) x 88mm (B) x 639mm (C); 28W LED; 2900 Lumens; 3000K; (Ref: X2)	4	nr			
B	wall mounted; iGuzzini Palco InOut or equivalent; IP66 IK07 outdoor floodlight, aluminium alloy c/w high level of weather resistance; 4mm thick sodium-calcium closure glass secured with a 360° base; 49mm dia. x 90mm x 80mm; 6W LED; 379 Lumens; 3000K; (Ref: X8)	24	nr			
C	surface wall mounted; to bin store; Linea Light Maxi Tube or equivalent; IP67 UV resistant polycarbonate casing with opaline finish; 33mm dia. x 1476mm(L); 35W LED; 3951 Lumens; 3000K; (Ref: V2)	2	nr			
D	external strip lighting; iGuzzini Underscore InOut or equivalent; IP68 IK10 flexible Linear strip lighting product - with white monochrome LEDs; ultra slim thickness; 6mm (H) x 12mm (W) cut to length required approx. 1100mm long; 7.2W LED; 185 Lumens; 3000K; (Ref: H2)	25	nr			
	Accessories associated with terminal equipment; supply and install accessories, all as per Engineer's drawings and the Electrical Specification					
E	presence detector; to bin store; (Ref: PIR)	1	nr			
F	photocell; external lighting photocell mounted on north facing facade	1	nr			
	Mains and sub-mains cables					
G	mains cabling	1	item			
H	sub mains cabling	1	item			
	Final circuits; supply and installation of circuits / cabling as required all as per Engineer's drawings and the Electrical Specification					
I	circuits / cabling to external lighting fittings	1	item			
	SITE SERVICE INSTALLATIONS - General					
J	testing as detailed in Engineer's specification	1	item			
K	commissioning as detailed in Engineer's specification	1	item			
L	warranty requirements as detailed in Engineer's specification	1	item			
M	marking out and supervision of all Builder's Work	1	item			
N	provision and co-ordination of drawings	1	item			
O	as-built drawings	1	item			
P	operating and maintenance manuals; manuals shall be available as specified in the Electrical Specification	1	item			
				To Collection €		

A	identification plates, painting, labels and the like	1	item			
	(--) MAINTENANCE					
	MAINTENANCE DURING DEFECTS PERIOD					
	General					
	Maintenance					
B	Maintenance and remedying defects for the full duration of the defects liability period; the contractor is required to maintain all installations for this duration in line with manufacturers and Services Engineers specific requirements	1	item			
	ELECTRICAL INSTALLATIONS: Sundries & Builders work					
	General Notes					
	The Contractor must consult the Builders Works Drawings and Schedule as prepared by IN2 Engineering when pricing the following works.		Note			
	Fire sealing of opes shall include for sealing around service members on both faces to provide a 1 hour period of fire resistance. The fire seal is to finish neatly flush with the structure and finishes on both faces.		Note			
	Rates are to allow for making good in all trades complete.		Note			
	General					
	Electrical Installations					
C	All costs and requirements associated with a complete Electrical Installation (such as Contractors general and special attendances, unloading, distributing, lifting, hoisting and placing in position all plant and equipment as scheduled, storage for plant, covered storage for welding and portable machine tools, profit and all additional preliminaries over and above normally provided by sub-contractors themselves and the like) if not included in the above item should be included here	1	item			
	Sundries					
	Unload, distribute, hoist and place in position items of plant and equipment					
D	all electrical equipment; complete; comprising DB, MCC panel, comms cabinets, etc.	1	item			
	Electrical Services Installations					
E	marking the positions of holes, mortices, chases and the like	1	item			

	Forming service trenches in concrete floor for installation of 25mm dia super tubes conduits and associated 63mm dia GS conduit boxes; including cutting, breaking out, trimming trench, fixing conduits/boxes in position, disposing of arisings, and making good concrete and finishes disturbed to match existing					
	Service trenches					
A	trenches for 25mm dia pipes	60	m			
	Pipework; 25mm super tube conduits; all in accordance with Services Engineers drawings, builders works schedule and Specifications					
	Pipes					
B	25mm dia. super tube conduits	60	m			
	Extra over pipes in which they occur					
C	63mm dia. G.S conduit boxes	15	nr			
	Grounds; minimum 20mm thick marine-grade plywood grounds to walls and 12mm thick to ceilings; each not less than 600mm x 600mm size; screw fixing; include 125 x 44mm timber grounds behind wall-mounted electrical services; in accordance with the Architect's / Engineer's & M &E Service Engineers Drawings, Schedules & Specification					
	Grounds					
D	electrical services; wall mounted; various locations to fix electrical services	350	nr			
E	electrical services; ceiling mounted; various locations to fix electrical services	300	nr			
	Holes, mortices, chases and the like; cutting / forming openings; including associated conduit, trunking, cables and pipe drops; providing grounds as required; make good surrounding area to receive finish					
	Cutting or forming holes, mortices and chases or the like in existing stone walls					
F	90mm wide x 50mm deep rebated chases for pipe drops; approx 2750mm average vertical length; for electrical services	80	nr			
G	90mm wide x 50mm deep rebated chases for pipe drops; approx 5000mm average vertical length; for electrical services	40	nr			
	Cutting or forming holes, mortices and chases or the like in existing external stone walls					
H	90mm wide x 50mm deep rebated chases for pipe drops; approx 2750mm average vertical length; for electrical services	61	nr			

	Cutting or forming holes, mortices and chases or the like in plaster board ceiling					
A	downlights, emergency lights, PIRS, CCTV, FA, detectors, ICT; approx. 125mm dia	200	nr			
	Lightning conductor earth pits; including excavation, disposal and backfill as required; inspection pit and cover (by electrical contractor); complete					
	Chambers					
B	300mm x 300mm x 600mm deep	4	nr			
	PAINTING AND DECORATING: Painting					
	One coat primer, two coats undercoat; one finishing coat of metal paint; to selected RAL colour; to BS 6150; all as per Architects Specification					
	Exposed conduit					
C	girth not exceeding 300mm; to all exposed conduit (ARM4 Qualification)	1	item			

COLLECTION					
Page No. SIW/42					
Page No. SIW/43					
Page No. SIW/44					
Page No. SIW/45					
Page No. SIW/46					
Page No. SIW/47					
Page No. SIW/48					
Page No. SIW/49					
Page No. SIW/50					
Page No. SIW/51					
Page No. SIW/52					
Page No. SIW/53					
Page No. SIW/54					
Page No. SIW/55					
Page No. SIW/56					
Page No. SIW/57					
Page No. SIW/58					
Page No. SIW/59					
Page No. SIW/60					
Page No. SIW/61					
Page No. SIW/62					
Page No. SIW/63					
Page No. SIW/64					
Page No. SIW/65					

COLLECTION					
Page No. SIW/66					
Page No. SIW/67					
Page No. SIW/68					
Page No. SIW/69					
Page No. SIW/70					
Page No. SIW/71					
Page No. SIW/72					
Page No. SIW/73					
Page No. SIW/74					
Page No. SIW/75					
Page No. SIW/76					
Page No. SIW/77					
(69) ELECTRICAL INSTALLATIONS Carried to Summary					

SUMMARY	Page No.
(59) MECHANICAL INSTALLATIONS	SIW/36
(66) TRANSPORT INSTALLATIONS	SIW/41
(69) ELECTRICAL INSTALLATIONS	SIW/79

TOTAL AMOUNT TO GENERAL SUMMARY

(69) ELECTRICAL INSTALLATIONS