

Scoil Bhride Lackagh NS, County Kildare.

VOLUME A WORKS REQUIREMENTS

VOLUME A.1

PROJECT PARTICULARS

**Mainstream Classroom
Conversion to Special
Needs Classroom with
external playspace.**

AT

**Scoil Bhride Lackagh NS,
County Kildare**

FOR

**BOARD OF MANAGEMENT
Scoil Bhride Lackagh NS**



August 2026

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Project Details

Project Name

Scoil Bhride Lackagh NS, County Kildare

Parties And Consultants

Employer : Board of Management,
Scoil Bhride Lackagh NS, Monasterevin,
County Kildare
Tel: 045 529134

**Employer's Representative
Architect** : MCOH Architects,
Church Street
Portlaoise
Co Laois
R32 E54A
Tel: 057 8622566

Quantity Surveyor : MJ Turley

**Consultant Services
Engineer** : Geaney Engineering consultants

PSDP : MCOH Architects,
Church Street
Portlaoise
Co Laois
R32 E54A
Tel: 057 8622566

Description of Project

Small-scale repurposing works consisting of the refurbishment of an existing classroom to SEN accommodation, including a new external soft play area at Scoil Bhride Lackagh NS, Monasterevin, County Kildare

Full details of the extent of works is indicated on MCOH Architects drawings which form part of the tender documents.

Statutory Approvals/Compliance/Consents

Planning Permission/ Fire Certificate/ Disability Access Certificate

This project is exempted from requiring Planning Permission, Fire Certificate or Disability Access Certificate.

Consents/Building Regulations/Licences

The Contractor shall carry out the Works in accordance with the provisions of the current Building Regulations. He shall inform the ER of any specific requirement of the drawings or specification which he considers being in contravention of the Building Regulations. The ER shall take account of the Contractors submission and issue instructions accordingly as he shall see fit.

Description of Site

Location

The site is located on the grounds of Scoil Bhride Lackagh NS, Monasterevin, County Kildare.

Before tendering the Contractor is to visit the site to acquaint themselves with the nature, scope and extent of all proposed works and any feature of the site which may effect his tender.

Boundaries

The contractor shall confine his operations in the immediate area of the building to be refurbished.

Access

Access to the site will be the school main entrance off a secondary road Mountrice rd. The Contractor's compound area should be in the immediate area of the works to be agreed with the School. The Contractor should allow for providing all adequate signage, road markings, lighting and personnel to control traffic movements within the school.

Site Restrictions

The Contractor should allow for the provision of adequate road signage and markings to alert those visiting the school of the possible dangers due to the construction works and construction traffic. Any areas where there is conflict between construction traffic and others within the site should be fully demarcated and controlled as necessary.

Phasing of the Works

There is no specific phasing of the works required by the Client. However, where works infringe on the use of the remainder of the school (such as works that existing services, traffic, noise, distribution of teaching, exams, etc) or work with in the existing school building or ground, the Contractor will liaise with the Client and arrange to carry out such works at a mutually convenient time. All works to be carried out during school holiday period or with arrangement with the school authority.

Services On and Over the Site

There are existing services on and adjacent to the site. The Contractor is to make themselves aware of this at time of inspection.

Adjoining Owners and Local Authorities.

Care shall be exercised to avoid doing anything over which the Contractor has control that may be taken as interfering with the rights of the adjoining owners and the Local Authorities or doing anything that may reasonably be objected to by them. The Contractor should note that construction traffic/materials should not be parked or stored outside the confines of the site. Contractor should exercise particular care when accessing and egressing the site in order to avoid any damage to the public road or adjoining properties.

Arrangements for Visiting the Site the Contractor may visit the site by arrangement with the School.

Pre-appointment Information

Prior to the award of a contract the Contractor shall submit to the ER for his approval:

- A method statement and detailed network diagram showing the proposed phasing and logic linking the various construction activities and allow for any necessary revisions following discussions with the Employer and the ER
- Overall works programme and detailed works programme based on the network diagram and allow for any necessary alterations based on comments by the Employer and the ER. These programmes shall be updated by the Contractor regularly and accurately, particularly as reasonably requested by the ER
- Provide detailed resource statement (on a similar time based to programmes) for the key trades and sub-contractors based on foregoing developed programmes
- Update tender method statements in light of development of the network analysis and programmes and allow for any proposed alterations to information supplied pre-contract
- Schedules of approvals, information/drawings required all in accordance with the Programme. Include for agreeing times to allow for submissions and approval before the related work commences

The Contractor's management proposals for the project shall be agreed with the Employer prior to the placing of the Contract and the agreed arrangements shall be recorded in Minutes of Understanding which shall form part of the Contract Documentation.

Contract

The Form of Contract will be the Public Works Contract for Minor Building and Civil Works designed by the Employer Document Reference PW-CF6 v 1.15 dated 25/11/2025. Time for Completion (See also 'Preambles A32' hereinafter) The Contractor will be required to complete the works within the time stipulated in accordance with the Conditions of Contract. The Contractor shall notify the Employer's Representative in writing the date in which the Contractor considers Practical Completion has being achieved and a day shall be agreed and certified in writing by the Employer's Representative. Practical Completion may be considered on a phased basis.

Damages

Liquidated and Ascertained damages under the Conditions of Contract will be as set out in "Schedule Part 1" of the contract. (See the Works Requirements).

Tax Clearance Certificate

It will be a condition for the award of this Contract that the Contractor is able to produce promptly a Tax Clearance Certificate (unless he has a Sub-contractor's C2 Certificate).

Trade Union Membership, Pension Fund

All workers employed by the Contractor and his Sub-contractors shall be members of a recognised Trade Union.

The contractor 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.

Certificate of Standard

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.

Workmanship

Workmanship shall comply with the latest Irish, British Codes of Practice or European Standards for the work involved.

Site Safety

The Contractor must comply in all respects with the Health and Safety at Work (Construction) Regulations 2006, a copy of which is available on the website of the Health and Safety Authority.

Bond.

No Bond will be required for this contract.

Time for Completion

Subject to and in accordance with the Conditions of Contract, the Contractor will be required to complete the (overall) Works within 60days starting on the Contract Date (Date of letter of Acceptance).

Compensation Events

Where the Contractor is deemed to be entitled to any Compensation Event and the value of such event is determined by the ER to be valued in accordance with Clause 10.6.4 then the rates inserted in the Schedule, Part 2D, shall apply

The Contractor is required to submit a completed voucher for these Works. This voucher must give a detailed description of the work involved, the precise location of the work, the workmen's names and trades and hours worked by each, full descriptions of all plant used (including manufacturer's name and capacity if mechanical plant) and a full list of materials (including appended material invoices)

The signature of the ER or his representative on the vouchers shall, unless the vouchers are specifically denoted by them to the contrary, be deemed to mean only that the work in question has been executed satisfactorily and not necessarily that the labour, plant and material items are correct or that the work involved will necessarily be valued on the Clause 10.6.4 basis

Reporting

Site Meetings

The Contractor shall attend fortnightly site progress meetings or as otherwise agreed and ad-hoc meetings as appropriate and as requested by the ER.

Progress Report

The Contractor shall submit to the Architect a progress report, not later than 2 days before each site meeting. The report shall include as a minimum the following:

- ° Progress statement with reference to the programme
- ° Details of matters materially affecting the works
- ° Sub Contractors and Suppliers progress reports
- ° Any requirements for further information or details

- ° Details of Health and Safety and/ or related matters
- ° Details of temperature conditions and any adverse weather.
- ° On site labour numbers and plant schedule

Method Statement

The Contractor shall allocate to a named member of his staff the responsibility for agreeing the Method Statement for each item to be commissioned and records to be provided and include for managing the work of the various sub-contractor involved. Include for review and agreement between all parties to the final satisfaction of the ER.

The Method Statement provided shall detail all aspects of technique, resources, setting to work, instructing the Client's personnel, special instruments, etc.

Reporting

The Contractor must provide for regular reporting on actual progress compared to the programme objectives; reports are to be submitted to each site meeting in a detail and format to be agreed with the Architect

Progress photographs

The Contractor shall supply as a minimum, two photographs at each of two locations at intervals of two weeks in jpeg format, printed onto A4 paper. A copy to be retained on site for record purposes.

Quality Control / Samples

It shall be a requirement of the contract that a sample of the insulation and roof covering be provided with all product specifications and warranties.

Commissioning / Handover & Snagging

The Contractor shall include a specific time period in the construction programme for snagging and certifying of the completed roof system. This period shall precede the issuance of the Certificate of Substantial Completion for the Works. The defects liability period will commence upon the substantial completion date of the project. The date for completion will be as stated in the contract documents.

In order to avoid the project being offered prematurely, the Contractor shall firstly snag the works and send one set of the snagging list. The Contractor shall confirm to the employer's representative in writing that all contractors snags have been satisfactorily completed. This process should be completed not less than one weeks prior to the programmed or anticipated dates for completion, allowing the ER time to snag the works.

The Contractor shall ensure the following is undertaken prior to the date for completion and shall ensure that written confirmation of these activities is provided to the employer's representative prior to the Date for Completion:

- All services must be complete, operational.
- Original warranties to be provided by main contractor for the complete roof system.

Visit Site

The Contractor is recommended to visit the site and ascertain the facilities of access thereto, the supply of labour and materials the district will afford and the general convenience of working. The Contractor shall be taken to have made himself acquainted with the nature of the works and the character, dimensions, levels and other features of the site, all existing buildings on or adjacent to the site and all other things insofar as they may have any connection with or affect the works. All the above matters must be taken into account when

tendering and no charge for any extra labour or materials will be allowed in consequence of the Contractor's failure to do this.

Programme (See also 'Preambles A32' hereinafter)

The Contractor shall submit an outline programme with his tender as part of the Works Requirements. The Contractor will be expected to prepare 2 No. copies of the Builder's Programme upon tender acceptance and this will be accepted in bar chart form provided that this is adequately detailed. Otherwise a critical path analysis will need to be prepared. This programme will be reviewed closely in order to monitor progress. It is critical that the Contractor does not fall behind his Programme. Contractor is also to give adequate notice to the Design Team of information required from the Design Team or the Employer and a response in relation to same will be given in a timely fashion in order to avoid delays to his programme.

The information required on the foregoing programmes shall include, but not be limited to, the following:

- start and completion of all major elements of work
- planning and mobilization
- order dates for key materials and components
- snagging

The Contractor shall make reasonable allowance in his programme for completing design/production information, submission (including requirements under health and safety legislation) comment, inspection, amendment, resubmission and reinspection of those items of works requiring shop. The Contractor shall update and revise the programme in accordance with the Conditions of Contract.

Use or Disposal of any Materials Found on Site

All waste materials arising from this contract are to be properly disposed of by the Contractor to an authorised landfill site.

Labour

Only fully qualified and competent tradesmen together with their labourers or helpers shall be employed by the Contractor on the works. Claims for overtime will only be entertained when authorised in writing by the Employers Representative.

Materials

Materials and goods are to be of the best quality and if applicable they shall comply with the Irish, British Standard or Code of Practice or European Standards. All unfixed materials shall be carefully stored in accordance with the best practice and in a suitable position on site. The Employer's Representative may require samples of materials, manufactured articles and executed work to be submitted for approval before their incorporation into the works. Articles not so approved shall be removed if required as directed by the Employers Representative.

Stored

Existing material to be re-fixed in the Works are described in the item as "Stored" and this description includes selecting, cleaning, removing from store to the appropriate location and fixing.

Plugging

The term "plugging" means the provision and fixing of approved proprietary plugs or, at the contractor's discretion, fixing by approved mechanical means.

Irish, British Standards and Codes of Practice and European Standards

All Irish and British Standards and Codes of Practice used in the Bill refer to the version of such standards or codes current at the Designated Date as set out in the contract conditions.

Documents

The Contractor shall carefully examine the drawing and other Contract documents and satisfy themselves as to their accuracy and ensure that they cover and embody the proposed works.

The Contractor shall properly execute the works whether or not shown on the drawings or described in the Bill of Quantities, provided that same may reasonably be inferred there from.

Inspection

The Contractor shall give such notices and provide such facilities which may be required by Statutory Bodies entitled to carry out inspections or examinations of the works.

The Contractor, before covering up any work shall give the Employer's Representative reasonable opportunity to inspect the work already executed.

Bill of Quantities

The Bill of Quantities has been measured in accordance with the Agreed Rules of Measurement, Fourth Edition copyrighted and published by The Society of Chartered Surveyors and Construction Industry Federation, (hereafter referred to as ARM4), including amendments required by the Department of Finance, save and except where stipulated herein to the contrary. Preambles and descriptions for materials and workmanship given in any one section are to apply throughout the Bill of Quantities Where elements of the works are not measured in accordance with ARM this is stated in the element.

Pricing

Contractors must submit their tender for a gross specific sum to include all materials, workmanship, carriage and expenses incidental to the performance of the several works as set forth in the tender documentation.

The Contractor is to allow for everything necessary included in the specification and Architect's tender documents and also tender documents prepared by the other members of the Design Team. The Contractor at the time of tendering must furnish the Bill of Quantities fully priced in ink in Euros - €

Quantities

Quantities have been billed in accordance with Item 10, Section A on page 5 of ARM4.

DEFINITIONS

The Works

The Works shall mean the whole of the works envisaged by this Contract and shall include the work of Specialist Sub-Contractors, Local Authorities and Public Bodies.

Approvals

Equal and Approved shall mean that the alternative item proposed is at least equal in performance, quality and workmanship to the specified item. If the contractor proposes to use an alternative item, the Employers Representative must give his approval to this item and if the Employers Representative approval is not obtained, the Contractor must supply the item originally specified. See Preambles Section A31/200.

Drawings, Sketches

Where the work has not been measured or described in detail, but has been referenced to the detail drawings or sketches, the description given in the Bill of Quantities shall be deemed to include the additional information given on the detail drawings as if given in full in the Bill item.

Abbreviations

The following abbreviations are used:-

IS - Irish Standard Specification

BS - British Standard Specification

BSCP - British Standard Code of Practice

ARM4 - Agreed Rules of Measurement (Fourth Edition)

Remuneration/Tenders

The Employer does not bind himself to accept the lowest or any tender. No Contractor will be remunerated for any trouble or expenses he may incur in making up his tender.

PREAMBLES

A30 TENDERING/ SUBLETTING/ SUPPLY

110 SCOPE

General: These conditions are supplementary to those stated in the Instructions for Tender and on the form of tender.

170 ACCEPTANCE OF TENDER

The Employer and Employer's representatives:

- Offer no guarantee that any tender will be recommended for acceptance or be accepted.
- will not be responsible for any cost incurred in the preparation of any tender.

Acceptance: Conditional on evidence that parent company guarantees, performance bonds, collateral warranties and insurances can be obtained.

190 PERIOD OF VALIDITY

Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 90 calendar days.

PRICING/SUBMISSION OF DOCUMENTS

220 PRICING OF PRELIMINARIES

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

250 PRICED DOCUMENTS

Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

Measurements: Where not stated, ascertain from the drawings.

Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

Submit pricing document with tender.

310 TENDER

The Contractor shall be deemed to have thoroughly examined the Drawings and Specification and other tender documentation and satisfied himself prior to submitting his tender as to any ambiguous or unclarified items.

435 BILL OF QUANTITIES

Bill of Quantities (unpriced): Included with the tender documents.

Status and function: Pricing Document.

436 BILL OF QUANTITIES

The Bill of Quantities has been measured in accordance with the Agreed Rules of Measurement, Fourth Edition copyrighted and published by The Society of Chartered Surveyors and Construction Industry Federation, (hereafter referred to as ARM4), save and except where stipulated herein to the contrary.

Preambles and descriptions for materials and workmanship given in any one section are to apply throughout the Bill of Quantities.

441 QUANTITIES

Quantities have been billed in accordance with Item 10, Section A on page 5 of ARM4.

500 TENDER STAGE METHOD STATEMENT

The Contractor shall provide a Preliminary Method Statement of his proposals for carrying out the Works as described in these documents at Tender Stage.

570 SAFETY AND HEALTH INFORMATION

Content: Describe the organisation and resources to safeguard the safety and health of operatives, including those of subcontractors, and of any person whom the works may affect.

Include:

- A copy of the contractor's safety and health policy document, including risk assessment procedures.
- Method Statements on how risks from hazards identified in the preliminary safety and health plan will be addressed.
- Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
- Accident, sickness and enforcement action records for the past five years.
- Relevant construction knowledge and experience of managing, coordinating and monitoring others.
- experience in preparing and monitoring compliance with safety plans/files.
- the number and type of staff available for this project with details of their training, skills, experience and duties.
- Proposed site organisation including emergency procedures, fire prevention and escape and Arrangements for welfare facilities.
- Review procedures to obtain feedback.

Submit: within one week of tender, on request.

670 SPECIALISTS

None

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

110 DEFINITIONS

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

120 COMMUNICATIONS

Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.

Format: In writing to the person named in "Schedule Part 1 - Section A".

Response: Do not proceed until response has been received.

130 PRODUCTS

Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation into the Works.

Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 SITE EQUIPMENT

Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.

Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.

160 TERMS USED IN SPECIFICATION

Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of

unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.

Fix: Unload, handle, store, place and fasten in position including all labours and use of site equipment.

Supply and fix: Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.

Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer of for use in the Works as instructed.

Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.

Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.

Refix: Fix removed products.

Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.

Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.

System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

SAMPLES GENERALLY

170 MANUFACTURER AND PRODUCT REFERENCE

Definition: When used in this combination:

- Manufacturer: the firm under whose name the particular product is marketed.
- product reference: the proprietary brand name and/ or reference by which the particular product is identified.

Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 SUBSTITUTION OF PRODUCTS

Products: If an alternative product to that specified is proposed, obtain approval before ordering the product. Only products equal or superior to those specified may be proposed.

Reasons: Submit reasons for the proposed substitution.

Documentation: Submit the information below for both the specified product and the proposed alternative. Both to be assembled and tabled as a package for approval.

From date of submission of the above information allow 10 working days for Employers Representative approval and a further 10 working days any subsequent revised submissions.

- manufacturer and product reference;
- cost;
- availability;
- relevant standards;
- performance;
- function;
- compatibility of accessories;
- proposed revisions to drawings and specification;
- compatibility with adjacent work;
- appearance/ size;
- typical details/ shop drawings;
- copy of warranty/ guarantee.

Alterations to adjacent work: If needed, advise scope, nature and cost.

Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

Approvals of substitutions by Employers Representative only.

240 SUBSTITUTION OF STANDARDS

Specification to Irish or European Standard; Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in Ireland.

250 CURRENCY OF DOCUMENTS

Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER

410 DRAWINGS/DOCUMENTS

Tender Documents:

- All tender documentation is issued digitally.
- the "CONTRACT" documents will be in hard copy.
- the successful tenderer will be given a hard copy of the Bill of Quantities (Volume C) prior to the tender being accepted. It will be a condition of the contract that the successful tenderer shall ink in this hard copy his rates and extensions for the items of work contained therein. This hard copy of the Bill of Quantities (Volume C) shall be the contract copy
- all post contract information will be issued digitally and in hard copy
- contractor to maintain one complete hard copy set of all documents at full scale on hangers / in folders, all fully referenced for ease of use on site.

450 MEASURED QUANTITIES

Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed. The Bill of Quantities must NOT be used for the purpose of ordering materials. Materials shall only be ordered from on site measurements. These should be cross referenced from the Architect's drawings.

A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.

Provide sufficient and competent staff for supervision and coordination of the works both on and off site.

Coordination: Arrange and monitor a programme with each specialist subcontractor, supplier, local authority and public service company/ authority. Obtain and supply information as necessary for coordination of the work.

Provide suitably qualified and experienced services co-ordinator full time on site for the duration of the works.

130 INSURANCE CLAIMS

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

Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

Health and Safety: Advise the HSA of any notifiable occurrence.

140 CLIMATIC CONDITIONS

Information: Record accurately and retain:

- Daily maximum and minimum air temperatures (including overnight).
- Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 OWNERSHIP

Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove the site as work proceeds.

PROGRAMME/ PROGRESS

230 MASTER PROGRAMME

Prior to start on site, provide a detailed job programme for the whole of the works indicating the critical path of the works. This programme must be submitted with the tender and once approved will become part of the Contract Documents.

Allow for updating the programme on a weekly basis to compare progress on site to the Contract Programme. The programme to include but not limited to the following:

(i) when Contractor requires instructions and any things the contract obliges the Employer to give the Contractor; (ii) the order and times at which the Contractor proposes to execute the Works, including details of (iii) procurement, (iv) manufacture, (v) delivery, (vi) installation, (vii) construction, (viii) testing, (ix) commissioning and (x) trial operation of Works items and (xi) sequencing and timing of inspections and of tests, commissioning; (xii) when contractor's documents will be submitted; (xiii) estimate each category labour force requirements, including that for specialist sub-contractors, (xiv) material delivery schedules, (xv) material ordering schedules; (xvi) work to be carried out by the Employer's Personnel at the Site as provided in the Work Requirements, (xvii) critical path, (xviii) critical resources, (xix) floats and other flexibility; information flow requirements, (xx) list of proposed domestic sub-contractors and suppliers etc.

Allow reasonable times for the Employer and Employer's Representative and the Project Supervisor Design Process Stage to comply with their obligations

240 COMMENCEMENT OF WORK

Notice: Before the proposed date for commencement of work on site give minimum notice of 7 days

260 SITE MEETINGS

Regular site meetings will be held on site and the Contractor shall make provision for all site meetings including the display of drawings, telephone, fax etc. The Architect will arrange site

meetings which will normally be held every two weeks. Minutes of the meeting will be taken by the Architect and circulated to all members of the Design Team, clients and Contractor

481 DEPARTMENT OF SOCIAL WELFARE

By law, employers in the construction industry must register with the Department of Social Welfare all employees whose employment commences on or after the 1st January, 1989 or the engagement of sub-contractors whose employment commences on or after the 1st January, 1990. A subcontractor is also 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. All notifications must be sent to the Department of Social Welfare within one month of the new employee, sub-contractor or other person being taken on.

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

MATERIALS AND WORKMANSHIP

The whole of the materials and workmanship to be provided by the Contractor to be the best of their respective kinds and the Contractor to be entirely responsible for the proper and efficient carrying out of the whole of the works. The work shall be carried out in a workmanlike manner and the Contractor shall furnish the Architect with vouchers and certificates to prove that the materials are such as are specified.

120 WORKMANSHIP SKILLS

Operatives: Appropriately skilled and experienced for the type and quality of work.

Health and Safety training:

- Safe Pass Certification
- Induction training

Registration: With FAS Construction Skills Certification Scheme or equivalent programme recognised by FAS.

Evidence: When requested, operatives must produce a card containing the following details:

- name of the registering/ certifying body.
- Registration number.
- Expiry date.
- Contact details of issuing body.
- Holders name and photograph.

130 QUALITY OF PRODUCTS

Generally: New. (Proposals for recycled products may be considered).

Supply of each product. From the same source or manufacturer.

Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance.

Tolerances: Where critical, measure a sufficient quantity to determine compliance.

Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 QUALITY OF EXECUTION

Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions.

Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.

Location and fixing of products: Adjust joints open to view so they are even and regular.

140 COMPLIANCE

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.

170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS

General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.

Changes to recommendations or instructions: Submit details.

Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.

WORK AT OR AFTER COMPLETION

730 MAKING GOOD DEFECTS

Remedial work: When defect reported, arrange with Employers Representative.

Rectification: Give reasonable notice for access to the various parts of the Works.

Completion: Notify when remedial works have been completed.

A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

120 EXECUTION HAZARDS

Common hazards: See Preliminary Health & Safety Plan

Significant hazards include the following:

Hazard: Work which puts persons at work at risk of burial under earthfalls, engulfments in swampland or falling from a height.

Precaution assumed: see Preliminary Health & Safety Plan

Specification Reference: see Preliminary Health & Safety Plan

Hazard: Work which puts persons at work at risk from chemical or biological substances

Precaution assumed: see Preliminary Health & Safety Plan

Specification Reference: see Preliminary Health & Safety Plan

130 PRODUCT HAZARDS

Hazard: Silica

Precaution: Contractor to be aware of any silica present when cutting concrete or concrete blocks/other products.

Hazard: risk from solvents from paint finishes, flooring (adhesive solvents)

Precaution: Contractor to provide well vented workspace

Hazard: Risk from formaldehyde

Precaution: Contractor to provide well vented workspace

Hazard: Risk from chromium based products (Cement and some preservation products are chromium based)

Precaution: please refer to Architects Specifications

140 SAFETY AND HEALTH PLAN CONSTRUCTION PHASE

Submission: Present to the Project Supervisor Design Process not later than 7 days prior to start on site.

Confirmation: Do not start construction work until the Employer has confirmed in writing that the Safety and Health Plan for the construction stage includes the procedures and arrangements required by the Safety, Health and Welfare at Work (Construction) Regulations.

Content: Develop the plan from and draw on the Preliminary Safety and Health Plan, clause A30/570, and the information communicated by the Project Supervisor Design Process.

150 SECURITY

Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.

Access: Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

220 WORKING PRECAUTIONS/ RESTRICTIONS

Hazardous areas: Operatives must take precautions as follows:

Precautions:

- Construction traffic - See Preliminary Safety & Health Plan Section
- Work at height - See Preliminary Safety & Health Section
- Falling objects - See Preliminary Safety & Health Plan Section
- Electricity - See Preliminary Safety & Health Plan Section
- Lifting equipment - See Preliminary Safety & Health Plan Section
- Adverse weather - See Preliminary Safety & Health Plan Section
- Fire - See Preliminary Safety & Health Plan Section

330 NOISE CONTROL

Standard: Comply with the provisions of the European Communities (Protection of Workers) (Exposure to Noise) Regulations - SI 157 during the execution of the Works.

Audible tonal or impulsive components shall be minimised at any noise sensitive location

Radios or other audio equipment: Do not use or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

Prevention: Protect the site, the Works and the general environment including streams and waterways against pollution.

Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

370 ASBESTOS CONTAINING MATERIAL

Duty: Report immediately any suspected materials discovered during execution of the works.

- Do not disturb.

- Agree methods for Safe removal or encapsulation.

Notification: To the HSA 28 days before any asbestos is removed.

380 FIRE PREVENTION

Duty: Prevent personal injury, death, and damage to the Works or other property from fire.

Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The "Joint Fire Code").

390 SMOKING ON SITE

Smoking on site: Not permitted.

400 BURNING ON SITE

Burning on site: Not permitted.

410 MOISTURE

Wetness or dampness: Prevent, where this may cause damage to the Works.

Drying out: Control humidity and the application of heat to prevent:

- Blistering and failure of adhesion.
- damage due to trapped moisture.
- Excessive movement.

430 WASTE

Includes: Rubbish, debris, spoil, containers and surplus material.

Minimise: Keep the site and Works clean and tidy.

Remove: Frequently and dispose off site in a safe and competent manner:

- non-hazardous Material: in a manner approved by the Local Authority.
- hazardous Material: in accordance with Relevant Regulations and approved by Local Authority.
- obtain all statutory permits.
- documentation: retain on site.

Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.

Waste transfer documentation: Retain on site.

510 EXISTING SERVICES

Work adjacent to services:

Adequately protect, and prevent damage to existing services:

Damage to services: If any results from execution of the Works:

- Immediately give notice and notify appropriate school authority / ER.
- Make Arrangements for the work to be made good without delay to the satisfaction of the ER or school authority.
- Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

Appendix A

Appointment of Project Supervisor for Construction Stage only

Appendix B

Public Works Contract for Building Works designed by the Employer PW-CF6 v 1.15

Appendix C

Full List of Works Requirement Documents

Appendix D

Code of Practice for Inspecting and Certifying Building Works

Appendix E

Preliminary Inspection Plan