77 Main Street Macroom Co. Cork
Tel. 026 24123

ROOFING SPECIFICATION

FOR

WORKS TO BE CARRIED OUT IN THE REPLACEMENT

OF

THE ROOF

FOR

SCOIL PADRE PIO

AT

CHURCHFIELD TERRACE WEST T23 DH24

PROJECT NO. 26001

FOR TENDER – November 2026

PRELIMINARIES

The work described in this Specification consists in the supplying of all labour and materials necessary for the roof replacement at Scoil Padre Pio, and shall include all items reasonably and obviously to be inferred as necessary though not described in the drawings, schedules and specification, as the contract is for the completely furnished work fully adapted for its purpose, all materials throughout shall be of the best quality available of their respective kinds. The entire works shall comply and be completed to the satisfaction of the Engineers.

BUILDING CONTROL MANAGEMENT SYSTEM (BCMS)

– Commencement Notice is not required.

HEALTH & SAFETY

It should be noted that the Health & Safety Construction Regulations which came into effect on 1st August 2013 stipulates that there is an onus on the Client under the Legislation to appoint a competent Project Supervisor Design Process (PSDP) and Project Supervisor Construction Stage (PSCS) for any domestic project lasting more than 30 days, 500 person days, involves more than one Contractor or has a particular risk. All appointments must be confirmed in writing with the relevant AF1 And AF2 completed, filed with the Health & Safety Authority and displayed on site as necessary. Should your project contain modifications or demolitions of existing structures then please also note that under the Safety, Health and Welfare at Work (Construction) Regulations 2006, there is a specific requirement to identify "any particular risk" including the possibility of the presence of asbestos or asbestos containing materials in a building. The Asbestos Regulations require a building to be surveyed for asbestos-containing materials prior to any maintenance work or refurbishment/demolition work taking place.

APPOINTED PSDP

The following are the details of the appointed PSDP: -

PMCG Consulting Engineers & Project Management, 77 Main Street Macroom
E-mail: info@pmcgcork.ie, Pat: 026 24123

APPOINTED PSCS

The Building Contractor will be appointed to fulfil the role of PSCS.

It is important to note that any element of the construction that does not form part of this building contract but takes place whilst the Building Contractor are the appointed PSCS, it must be notified in writing to the Building Contractor before any work takes place on site.

This Notification must contain the relevant Contractors name, Safety Statement, Risk Assessment, Insurance details, Safe Pass details of all employees working on the project, as well as any CSCS cards, Working at Heights, Abrasive Wheels and Manual Handling Certificates, etc. Failure to provide this information is a violation of the current Health and Safety Legislation and the Building Contractor cannot be held responsible for any Contractor employed directly by the Client that enters site without their knowledge and without the required documentation in place beforehand.

All other visitors must have the appropriate PPE before entering site. No visitors are allowed outside of normal working hours and must be supervised at all times – it is important to note that the construction site will remain under the control of the Building Contractor until such time as the building is handed over.

DEFINITION OF TERMS

Throughout this Specification the work "Employer" shall be understood to mean the person, or persons, or firm, ordering and responsible for paying for the works, the word "Contractor" shall mean the person or firm whose tender shall be accepted for the execution of the works. The work "Engineer" shall mean the person retained by the Employer to supervise the works. The terms "approved", "directed" and "selected" shall mean the approval, direction or selection of or by the Engineer.

INSURANCES

The Building Contractor is to take full responsibility for and insure against accidents or damage to persons, animals and property by reason of the work. The Contractor is to make available to the Engineer, prior to taking possession of the site, documentary proof of a comprehensive "ALL RISKS" policy to cover Employers Liability, Public Liability and damage to property.

REQUIREMENTS OF CONTRACT

The Form of Contract is the Short Public Works Contract PW-CF6

The contract will be on a fixed price basis.

The construction shall be in accordance with the Local Authority and the Department of the Environment requirements and the current Building Regulations. All materials used shall comply with relevant Irish Standards and British Standards. All materials shall be used in accordance with Manufacturer's instructions.

All materials to have the CE mark.

HEALTH & SAFETY

The successful Building Contractor will be a Direct Contractor to the Client and will have full possession of the site, however some of the works may be carried out while the school is operational therefore it is critical that the building site is completely fenced off to ensure there is no possibility of unauthorised access.

The successful Building Contractor will be appointed as the Project Supervisor Construction Stage for the entire project in accordance with the current Health & Safety Regulations. He will be responsible for the Health & Safety of the site which will include the responsibility of supervising the Health & Safety of the Contractors employed directly by the Client and any Sub-Contractors employed by the Building Contractor.

The Building Contractor will have to liaise with all other Contractors to ensure a safe working environment for all, in accordance with the current Health & Safety Regulations and prepare a Construction Health & Safety Plan and Method Statements as required by the Regulations which will also include for your Domestic Sub-Contractors. The Building Contractor will have to provide proof of competence to undertake the role of Project Supervisor Construction Stage, and also evidence of previous projects where has undertaken this role, including how he manages Sub-Contractors. All Temporary Works will have to be designed in accordance with current Health & Safety Regulations and copies of the design forwarded to the Project Supervisor Design Process.

The successful Building Contractor will have to prepare a Health & Safety file to be handed to the Engineer when the Building Contract is completed. The Health & Safety file is to contain all relevant operational / maintenance manuals, as-built drawings, schedules and information required under the Health & Safety Regulations which is to be handed to the Project Supervisor Design Process when the project is completed. Two no. hard copies and one no. soft copy of the Health & Safety file is to be handed over to PMCG Consulting Engineers & Project Management.

The **final 5% retention** will not be released until this documentation has been received and approved by the Engineer.

The Building Contractor to provide industrial safety helmets to BS EN 397:2012, safety clothing and footwear, goggles/visors, high visibility vests and ear defenders for use by all his own personnel on site, including his own Sub-Contractors and staff, who could be in danger of head injury. The Building Contractor to provide all necessary protective clothing, footwear, goggles/visors, ear defenders, safety nets, lines, safety barriers and all other protective materials/equipment for his own personnel on site including his own Sub-Contractors.

The Building Contractor must provide all necessary protection for his workforce and the general public when they are carrying out their work as would be dictated by the current Health & Safety Regulations. This could include walkways, scaffolding etc. and signage, where necessary.

EXAMINE SITE

Before tendering, Contractors are advised to visit the site and satisfy themselves as to its accessibility, the local conditions, the supply and conditions affecting labour and the execution of the Contract generally, as no claim on the ground of want of knowledge in such respects will be entertained.

Contractors shall give careful consideration to the finished levels as shown on the Drawings with relation to the existing ground levels so that all extra excavation, filling, hardcore, rising walls, foundation stepping, and steps over and above indicated on the Drawings shall be fully covered in their tenders and no claims for extras in regard to these items shall be entertained.

TIME FOR COMPLETION

The various works shall be commenced immediately after the Contract is signed and the Contractor shall state the longest time, he will require to complete the whole of the works as set out hereafter, together with such other items as may be deemed necessary for the proper execution of same, with the exception of strikes, combinations of workmen or lock-out in any of the building trades, or any cause, which, in the opinion of the Engineer, is outside the Contractor's control.

WATER FOR THE WORKS

The Building Contractor to organise their own water supply during the construction period.

AMBIGUITIES

In the case of ambiguities or discrepancies in or between any of the Contract Documents the Engineer's decision shall be final.

SUB-CONTRACTOR'S REQUIREMENTS

The Contractor shall obtain from Sub-Contractors full particulars as to their requirements and other details and shall supply them with all necessary dimensions and other information so that their work may be correctly executed, and subsequent alterations obviated. If the Contractor fails to do this, he shall affect all such alterations at his own expense or pay the Nominated Sub-Contractor's charges for same.

RUBBISH

The Contractor shall clear away all dirt, rubbish, offensive matter and superfluous material from time to time as they accumulate throughout the works and at completion of the works. All materials to be disposed of at a Licenced Waste Facility.

LIGHTING AND POWER

The Contractor shall provide all necessary lighting and power to complete the works and to include for generators and/or transformers and any other electrical plant and equipment required to complete his contract.

PROVIDE EVERYTHING

Contractors tendering shall make, and shall be deemed to have made thorough examination of the Drawings, Specification, the site, dimensions, levels thereof, existing and adjoining buildings and premises, drains, sewers, water, electric cables and other things, as regards any connection they may have with the works, the subject of the Contract, to ascertain the precise nature and extent of the proposed works and the conditions under which they will have to be executed, and, as practical tradesmen, satisfy themselves that the work required to be done is sufficiently shown and described, and must, of their own knowledge of the manner in which similar building work is performed, supplement the knowledge given herein, so that the prices set down will include for all incidental or contingent works which may be necessary to render the several works complete.

INTERFERENCE

The Contractor shall interfere as little as possible with the surrounding ground and adjoining school. He shall place his materials where directed and shall make good any damages caused to such ground or property during the progress of the work.

ADJOINING PROPERTY

The Contractor shall take the greatest precautions to protect the adjoining buildings and property from damage and shall make good all damage at his own cost as directed by the Engineer. The Contractor's personnel shall not trespass upon adjoining property without written permission of the owners.

REMOVAL OF WATER

The Contractor shall be responsible for all pumping that may be required to keep the several works dry and to carry out the other requirements of this Specification and he shall move the whole of the water finding its way into the same from rain, springs, or from any other source, as accumulation of water will not be permitted at any time during the execution of the Contract.

MATERIALS ON SITE

The earth, stone, clay, gravel and sand, and all other materials and things excavated from the works or existing on the site thereof shall remain the property of the Employer and shall be at the disposal of the Contractor so far only as use can be made of them for the purpose of the Contract, subject to the approval of the Engineer.

ARTICLES OF VALUE

All articles of value or of antiquarian or archaeological interest found on site shall be handed over to the Engineer.

ON COMPLETION

Cart away all rubbish and superfluous material and leave site clean and tidy to the satisfaction of the Engineer. Scrub all floors, clean all paving's, wash glass on both sides, oil all hinges and leave premises in a clean condition fit for occupation.

The building contractor to remove all temporary fencing at the completion of the contract and remove all surplus material to a licensed waste facility. The external gardens are to be topsoiled, tilled and seeded.

MATERIALS

All materials are to be Irish manufactured in so far as is possible and shall be the best of their respective kinds and to the satisfaction of the Engineer and are to be subject to such tests as they may deem necessary. All materials shall conform to the relevant Irish Standard Specification where such exists. Materials for which there is no Irish Standard shall conform to the British Standards. The Engineer may require any material in use on the contract to be tested to ensure that it conforms to the Specification and where the tests show that it does not, the Contractor shall be responsible for the costs of any tests so ordered. The latest Standards, or revisions of same shall apply.

Brief scope of works description,

The contract to allow for the following:

- All scaffold and access
- PSCS role
- Clean down the existing roofs, with high pressure water, then thoroughly dry.
- Repair all cracks in mastic asphalt roof to ensure integrity of VCL layer is maintained, all cracks to be either cut out or primed and re coated.
- Cut in and seal new Code 5 lead flashing to all abutments
- The contractor to allow for opening the existing timber in 5 locations and determine the condition and moisture content of the existing roof deck, roof deck to be replaced where necessary.
- Prime the existing roof, with a PU adhesive
- Install new roof insulation, 120mm thick IKO Supertherm ALU tapered Insulation board, thermal conductivity .022W/m K Note all roofs to have 1:60 fall minimum
- All insulation to be mechanical fastened to the substrate with thermally broken fasteners.
- Install underlay, Ultra T-O, weight 3.18kg/m2, base type 170g/m2 polyester,
- Install cap sheet IKO Ultra Torch SBS Prevent
- Install all fillets 50mmx50mm perlite board
- Install all welted drips at eaves lines
- Install all required timber for trims
- Install all required timber for fixing of fascia and soffit
- Install the 2mm thick, aluminium fascia and soffit, colour to be agreed

- Install all roof expansion joints as per roofing material manufacturers recommendations
- Dress roof covering into all new roof outlets
- All for getting materials onto and off the roofs
- Demolish damaged chimney stack and rebuild
- Clean up and removal of all rubbish off site.

Contractor to submit all material data sheets together wind load calculations and thermally broken fixings data sheets.

INCLUDE FOR ALL WORKS

Include for all works shown and/or described on the drawings, and for all materials and labour to leave the works completed, whether or not such materials and/or labour are shown on the drawings or detailed in this Specification

DRAWING LIST

ITEM	REV.	DATE	DESCRIPTION
26001-01	C	30.10.26	Existing Roof layout Plan
26001-02	C	30.08.26	Propose roof details/cross sections
26001 -03	C	30.10.26.	Proposed roof details
26001-04	B	30.10.26	Existing roof layout of roof I.D. No. 01
26001-05	B	30.10.26	Existing roof layout of roof I.D. No. 02,03 and 04
26001-06	B	30.10.26	Existing roof layout of roof I.D. No. 05 and 06
26001-07	B	30.10.26	Roof cross sections
26001-08	B	30.10.26	Master plan of existing roof layout plan
26001-09	A	30.10.26	Existing Roof Layout Plan of roof to be Upgraded Roof ID No. 017
26001-10	A	30.10.26	Site Location Layout

TENDER DOCUMENTS:

DAYWORK RATES

The rates below will be deemed to include all charges, duties, overheads, profits, delivery charges and administration costs, expenses, tools and transport.

Please submit all-inclusive Daywork Rates for the following: -

	TIME	**TIME + ½**	**DOUBLE TIME**
Labourer / Hour	€	€	€
Tradesman / Hour	€	€	€

TENDER DOCUMENTS:

SUMMARY OF TENDER

The Tenderer shall complete the following Summary of Tender, prior to submission.

Each item shall be priced, the works "included in other items" will not be allowed. The total sum shall correspond with the Tender Sum.

	EURO
1. Site Set up	€
2. Opening existing timber roof decks and determine condition and moisture content, replace deck where required	€
3. Warm Roof Construction	€
4. Scaffold	€
5. Demolish damaged chimney stack and rebuild	€
6. Aluminium Fascia and soffit detail	€
7. General Conditions and Preliminaries	€
8. Any Other Items Not Included Above but Necessary For The Proper Completion of The Contract (Please list items included)	€
CONTRACT TOTAL CARRIED TO FORM OF TENDER	**€**