BUILDING WORKS SPECIFICATION

Pet Crematorium – Contractor's Pricing Guide

Project Details

This Specification describes the works contractors are to price for a new single-storey pet crematorium and associated site works. **This document is to be read in conjunction with all other documentation provided**

Item	Detail
Project	Proposed Pet Crematorium
Site	Barneygole, Edgeworthstown, Co. Longford
Employer (Client)/Site Visit Contact	Brenda McNamee – 087 274 1909
Engineer / Designer	John Madden & Associates
Form of contract	PWCF6 Short Form of Contract
Tender basis	Lump sum, fixed price, exclusive of VAT

Description of the Works

The works comprise a new single-storey pet crematorium building with a pitched roof, a new site entrance, parking and all drainage and site works, as shown on the tender drawings.

Building. A single-storey building with a gabled entrance feature on the front (south-west) elevation and a rear wing housing the crematorium. The accommodation shown on drawing BM-PL-004 is:

Reception
Storage / viewing room
Wheelchair-accessible WC
Cold room
Crematorium, with cremator unit and flue rising through the roof

This document sets out the proposed finishes and building works for pricing. The contractor shall include all labour, materials, plant, access equipment, waste removal and associated works necessary to complete each item, unless expressly identified as excluded.

PLEASE REFER TO THE BELOW INFORMATION WHEN COMPLETING THE PRICING DOCUMENT

1. Reception and Storage / Viewing Room

1.1 Solid Timber Flooring

Supply and install solid hardwood timber flooring comprising high-quality, kiln-dried timber boards of the specified species, thickness and width. Flooring shall be tongue-and-groove construction and securely fixed to a suitably prepared and level subfloor, in accordance with the manufacturer's recommendations and relevant installation standards.

Finish walls and ceilings with durable neutral paint.

1.2 Internal Doors, Skirtings and Architraves

- Plain, white-painted internal doors.
- MDF skirting boards, approximately 100 mm high.
- Matching architraves to all relevant door openings.
- Durable satinwood paint finish.
- Use moisture-resistant materials where required, particularly adjacent to the cold room and wash-down areas.
- Fit one wall with shelving in storage room.

2. WC

2.1 Floor and Wall Finishes / Sanitary Ware

- Provide tiled floor and wall finishes.
- Provide white sanitary ware.
- Paint ceilings with white moisture resistant paint.

3. Cold Room – Builders' Requirements

The contractor shall include in the quotation for the following works:

1. Construction of the insulated cold-room enclosure, including walls, ceiling and floor.
2. Supply and installation of insulated cold-room panels with hygienic, washable and moisture-resistant internal finishes.
3. Supply and installation of an insulated cold-room door, complete with suitable seals, frame and internal safety-release mechanism.
4. Provision of a suitably insulated concrete floor with an impervious, non-slip and washable finish.
5. Sealing of all panel joints, floor-to-wall junctions and penetrations to provide a hygienic and moisture-resistant enclosure.
6. Provision of suitable drainage arrangements, including falls and a trapped floor drain where required by the agreed design.
7. Provision of all necessary builders' openings, structural supports and making good.
8. Provision of electrical connections, lighting and an isolator for the refrigeration equipment.
9. Provision of all necessary services and connections for the refrigeration system, including condensate drainage.
10. Coordination with the refrigeration equipment supplier to ensure the cold room is suitable for installation and operation of the refrigeration system.
11. Provision of suitable internal supports and fixing points for stainless-steel shelving or storage racking.
12. Testing and commissioning of the completed installation, including verification of the cold-room enclosure, door seals and associated building services.

The contractor shall clearly identify any exclusions from the quotation, including the supply and installation of refrigeration equipment, internal shelving, temperature-monitoring systems and alarm equipment.

The refrigeration system and equipment are to be provided by others.

All works shall be carried out in accordance with the relevant Irish Building Regulations, applicable standards and the manufacturer's installation requirements.

4. Incinerator/Cremator Room

Provide a heavy-duty reinforced concrete floor with a heat-resistant, non-combustible finish. The floor should be designed to support the incinerator's weight and operational loads, resist heat and abrasion, allow for cleaning, and provide a suitable base for the equipment. Final floor build-up and specification shall be confirmed against the selected incinerator manufacturer's requirements.

Make provision for the incinerator flue / chimney, including the required opening, supports and suitable flashings to maintain weatherproofing at the roof penetration.

The incinerator machine will be priced separately.

Paint walls and ceiling in moisture heat proof paint.

5. Doors and Windows

Supply and install white uPVC doors and windows, triple glazed, including frames, ironmongery, seals, fixings and making good as required.

6. External Wall Finish

Apply a suitable exterior-grade textured masonry paint in soft white to all external rendered wall surfaces. The coating shall be weather-resistant, breathable, durable and suitable for exposure to Irish weather conditions. Prepare surfaces and apply in accordance with the manufacturer's recommendations.

7. Roof Covering – Fibre-Cement Slates

Supply and install good-quality, economical fibre-cement roofing slates in a dark grey or blue-black finish, providing an appearance similar to natural slate.

Include the following:

- Supply and installation of fibre-cement slates.
- Suitable treated timber roof battens.
- Breathable roofing membrane.
- Corrosion-resistant slate fixings.
- Ridge tiles and hip finishes.
- Suitable verge and valley details.
- Flashings and weatherproofing at all roof junctions and penetrations.
- Complete installation in accordance with the manufacturer's recommendations and relevant standards.

Include all materials, labour, scaffolding and associated works required to provide a complete, fully weatherproof roof. Price this as an economical alternative to natural slate.

8. Landscaping and Driveway Works Guide

8.1 General Site Preparation

Make provision for ducting / pipes towards the site gate for utilities, including ESB and Eir, as required.

- Clear areas designated for driveway, parking and landscaping.
- Remove construction debris, surplus soil and unsuitable materials.
- Protect all existing hedgerows and trees marked for retention.
- Avoid unnecessary disturbance to existing boundary vegetation.
- Carry out works in accordance with the approved site layout and engineer's drawings.

8.2 Driveway and Site Entrance

- Form a suitable vehicular entrance from the existing public road.
- Remove the section of existing hedgerow identified on the site plan to provide the required entrance sightlines.
- Excavate to the required depth and remove unsuitable material.
- Install a suitable compacted hardcore sub-base using well-graded Clause 804 or equivalent material.
- Provide a durable finished driveway surface, preferably compacted gravel or stone.
- Ensure the finished surface is firm, even and suitable for cars, delivery vehicles and occasional larger vehicles.
- Provide suitable edging where required to prevent driveway material spreading.
- Tie driveway levels neatly into the existing road and proposed site levels.

8.3 Parking Area

- Form the parking area as indicated on the site layout drawing.
- Excavate and prepare the ground to achieve a stable finished surface.
- Install a compacted hardcore sub-base.
- Finish with compacted gravel or decorative crushed stone.
- Provide adequate space for vehicle manoeuvring and parking.
- Ensure the parking area is free draining, with no standing water.
- Provide suitable separation between the parking area and landscaped sections.

8.4 Drainage/ Services

- Grade driveway and parking areas to prevent water running onto the public road or towards the building.
- Provide suitable drainage channels, gullies or soakaway arrangements where required by the engineer.
- Connect surface-water drainage to the approved drainage system/ soakway
- Connect foul-water drainage to the approved drainage system refer drgs
- Do not discharge surface/foul water onto neighbouring properties or the public road.
- Carry out drainage works in accordance with the engineer's drainage design and relevant requirements.
- Allow for ducts and pipework for ESB/ Eir and Watermain out to road for connection of new premises
- Allow for external lighting.
- Allow for outside tap.

8.5 Boundary Hedgerows and Trees

- Retain and protect existing hedgerows identified on the site plan.
- Trim existing hedging where necessary to provide a neat, maintained boundary.
- Protect existing trees during construction.
- Replace hedging damaged during construction with suitable native Irish hedging plants.
- Where new planting is required, use a mixture of native species such as hawthorn, blackthorn, holly and hazel.
- Maintain clear sightlines at the site entrance in accordance with the approved drawings.

8.6 Landscaping and Grass Areas

- Landscape all areas not required for buildings, parking or access.
- Remove stones, construction waste and unsuitable soil.
- Supply and spread suitable clean topsoil to landscaped areas.
- Grade and level the ground to provide a neat and even finish.
- Prepare soil and sow with a suitable grass-seed mixture.
- Roll and finish grass areas to provide an even surface.
- Provide suitable planting beds where indicated or agreed with the client.
- Use low-maintenance shrubs and planting appropriate to the rural setting.

8.7 Finishing Works

- Provide a neat transition between driveway, parking and grassed areas.
- Reinstate any ground disturbed by construction.
- Remove all surplus materials and construction waste.
- Leave the entire site clean, tidy and presentable.
- Ensure completed surfaces are safe and suitable for their intended use.
- Erect painted 3 rail stud fencing to parameters.
- 4 Pillars and wing walls to be erected at main gate and finished in soft white textured weatherproof paint
- Treated timber gate to be erected to front entrance

8.8 Contractor's Requirements

The contractor shall:

- Visit the site before submitting a quotation – contact details Brenda McNamee – 087 274 1909
- Check existing ground conditions and levels.
- Confirm proposed materials and construction depths.
- Provide a breakdown of labour and materials.
- Identify any additional drainage or ground-preparation requirements.
- Include all plant, machinery, transport and waste removal in the quotation.