KSN Construction Consultants

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Draft Pricing Document

Irish Air Navigation Service

External Works Air Nav Phase 2

Shannon Co Clare

2nd November 2026

Preliminaries & Insurances

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	Description	Unit	Qty	Rate	€	c
	(06) PRELIMINARIES					
	Contractor to Provide Breakdown of Preliminaries and Insurances					
A	Tendering contractor to review the preliminary/works requirements/documents whilst pricing tender return preliminaries.	item	1			
B	Tendering contractor to provide a breakdown of the preliminaries as part of their tender return.	item	1			
C	Tendering contractor to include all preliminaries required to complete works.	item	1			
	Main Contractor					
D	Professional Indemnity	item	1			
E	Employer's Liability Insurance	item	1			
F	Bond	item	1			
G	Non Neg Insurance	item	1			
H	Public Liability Insurance	item	1			
	Subcontractor					
J	Professional Indemnity	item	1			
K	Employer's Liability Insurance	item	1			
L	Bond	item	1			
M	Non Neg Insurance	item	1			
N	Public Liability Insurance	item	1			
	Consultant					
P	Professional Indemnity	item	1			
Q	Employer's Liability Insurance	item	1			
R	Bond	item	1			
S	Non Neg Insurance	item	1			
T	Public Liability Insurance	item	1			
				To Collection €		

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Description	Unit	Qty	Rate	€	c
COLLECTION Page No. BQ/1 **(06) PRELIMINARIES** **Carried to Summary**					

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Bill of Quantities

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	Description	Unit	Qty	Rate	€	c
	(20) SITE STRUCTURES					
A						
	EXCAVATION AND EARTHWORK					
	EXCAVATION & BACKFILL					
	Foundations; Excavation and backfill to below new proposed walkway; all in accordance with the architects and engineers drawings and specification					
	Excavation & Backfill					
B	excavate and backfill foundations to new walkway	m3	133			
	CONCRETE WORK					
	IN-SITU CONCRETE					
	Reinforced in-situ concrete; Class C28/35/D20/XC1; as per the Engineer's drawings and specifications.					
C	reinforced; (strip foundation)	m3	23			
	Lean mix concrete blinding; Class C16/20/D20 as per the Engineer's drawings and specifications.					
D	poured on or against earth or un-blinded hardcore	m3	8			
	SUNDRIES					
	Dowel connection to existing kerb foundations					
E	Dowel connection to existing kerb foundations	nr	94			
	STRUCTURAL STEEL					
	Supply, fabricate and erect structural steelwork in grade S355 to BS EN 10025, including sub-grade selection to suit working temperatures, steel thickness and all associated requirements as per architechts specification					
F	60 x 60 SHS 5.0 purlins @ 550mm centres	t	7.49			
G	80 x 80 SHS 5.0 top and bottom rail	t	2.95			
H	2 no. 60.3 CHS 5.0 S355 rail to every other bay	t	1.10			
J	Double 152 UC 30 S355 @ 3m centres	t	8.42			
K	Double 100 x 100 SHS 6.3 S355 post @ 3m centres	t	12.69			
L	80 x 80 SHS 5.0 intermediate post	t	1.47			
M	Allowance for fittings and fixings (15%)	t	5.12			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) STRUCTURAL STEEL					
	Hot dip galvanising to all structural steel					
	Surface treatment					
A	60 x 60 SHS 5.0 purlins @ 550mm centres	m2	202			
B	80 x 80 SHS 5.0 top and bottom rail	m2	80			
C	2 no. 60.3 CHS 5.0 S355 rail to every other bay	m2	25			
D	Double 152 UC 30 S355 @ 3m centres	m2	252			
E	Double 100 x 100 SHS 6.3 S355 post @ 3m centres	m2	179			
F	80 x 80 SHS 5.0 intermediate post	m2	40			
G	Allowance for fittings and fixings (15%)	m2	116.70			
H						
	ROOFING CLADDING AND WATERPROOFING					
	Rigid Sheet Coverings and Decking					
	Covering to roof, all as per architects and engineers drawings and specification					
	sheeting					
J	roof covering	m2	442			
	Covering to walls, all as per architects and engineers drawings and specification					
	sheeting					
K	walls covering; Sheeting to walls (north side)	m2	338			
	SURFACE PAVING, FENCING, LANDSCAPING					
	Guardrails					
	Guardrails to walkway; as per architects drawing					
	Guardrail					
L	guradrails; supply	m	134			
M	guardrails; fit	m	134			
	PC SUM					
N	rainwater disposal to walkway	Item	1			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) PC SUM					
A	structural design	Item	1			
B	PC Sum for PV panels	Item	1			
C	Wheelstoppers	Item	1			
				To Collection €		

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Description	Unit	Qty	Rate	€	c
COLLECTION					
Page No. BQ/3					
Page No. BQ/4					
Page No. BQ/5					
(20) SITE STRUCTURES **Carried to Summary**					

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	Description	Unit	Qty	Rate	€	c
	(30) SITE ENCLOSURES					
	Demolition and Alterations					
	Demolition					
	Knocking down existing low wall in 2nr locations and making good surrounding area to allow for new entrances into carpark; all as per architects drawings and specification					
	Demolishing Part of Structures					
A	removal of low wall	nr	2			
	Surface Paving, Fancing, Landscaping					
	Bin Store					
	Bin Store; includes for a new base and new structure (walls, roof, etc); all in accordance with architects drawings and specification					
	Composite Item					
B	Bin Store	Item	1			
	Fencing					
	3m high 358 standard weld mesh; including for all excavation and backfill work associated to the foundations for the security fencing; including for all single and double gates; all as per architects drawings, details, sections and specification					
	Fencing					
C	3m security fence; Supply	m	290			
D	3m security fence; Fit	m	290			
	Gates					
E	Turnstiles; including for intercom and security access	nr	2			
F	Single Gates; including for intercom and security access	nr	2			
G	Double Gates; including for intercom and security access	nr	3			
H	Siding Gate; including for intercom and security access	nr	1			
				To Collection €		

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Description	Unit	Qty	Rate	€	c
COLLECTION Page No. BQ/7 **(30) SITE ENCLOSURES** **Carried to Summary**					

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	Description	Unit	Qty	Rate	€	c
	(40) ROADS, PATHS, PAVINGS					
	EXCAVATION AND EARTHWORK					
	EXCAVATION					
	Excavation below new proposed roads and footpaths; all in accordance with the architects and engineers drawings and specification					
	Excavation					
A	breakout and excavate to formation level below roads and footpaths	m3	945			
	Hardcore Clause 808 material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness; all in accordance with the Engineer's drawings and specifications					
	Filling					
B	to make up levels; average thickness not exceeding 250mm	m3	443			
	Hardcore 6F2 capping layer material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness; all in accordance with the Engineer's drawings and specifications					
	Filling					
C	to make up levels; average thickness 200mm	m3	451			
D						
	SURFACE PAVINGS, FENCING AND LANDSCAPING					
	IN-SITU SURFACE PAVINGS					
	Macadam SMA Surf PMB 65/105-60 to clause 942; including fair joints to other surfaces; working around gullies, manholes, service boxes, dishing to falls or the like; all in accordance with Engineer's drawings and specifications					
	Roads and Cycle Path					
E	45mm wearing course	m2	1301			
	Macadam binder course; AC 20 Bin 70/100 to clause 906 laid and compacted in accordance with specification for roads; including fair joints to other surfaces with approved bitumen binder; working around gullies, manholes, service boxes, dishing to falls or the like; all in accordance with Engineer's drawings and specifications					
	Roads and Cycle Path					
F	55mm thick binder course	m2	1301			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) EXCAVATION AND EARTHWORK **(Cont) SURFACE PAVINGS, FENCING AND LANDSCAPING** (Cont) IN-SITU SURFACE PAVINGS					
	Macadam roadbase AC 32 dense base 100/50 laid and compacted in accordance with specification for roads; including fair joints to other surfaces with approved bitumen binder; working around gullies, manholes, service boxes, dishing to falls or the like; all in accordance with Engineer's drawings and specifications					
	Roads and Cycle Path					
A	100mm base course	m2	1301			
	Allowance for re surfacing aroud new toucan crossing; including new line markings etc; all in accordance with the architects and engineers drawings and specification					
	Surfacing					
B	surfacing; exceeding 300mm wide	m2	47			
	Thermoplastic road marking paint or similar approved; white reflectorised thermoplastic paint; to tarmac base; as per the Architects and Engineers drawings and specifications					
	Line marking					
C	New line marking to proposed works	Item	1			
	PRECAST CONCRETE					
	Kerb; include for all excavation, disposal, formwork and reinforcement as required; include for all associated expansion and contraction joints; all joints to match road and footpaths; all in accordance with Engineers drawings and specifications					
	Kerb					
D	kerb to road (smaller carpark area to existing building)	m	512			
E	kerb to paving walkway	m	269			
	PRE-FORMED PAVING AND EDGING UNITS					
	Paving; to include for all excavation and back works; allow for jointing; all in accordance with the architects drawings and specification					
	Pavings					
F	exceeding 300mm wide; laid to falls and cross falls; paving	m2	450			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) EXCAVATION AND EARTHWORK **(Cont) SURFACE PAVINGS, FENCING AND LANDSCAPING** (Cont) PRE-FORMED PAVING AND EDGING UNITS Directional tactile flag paving; to the Landscape Architect's laying pattern; including joints minimum 5mm wide of sand; include for all cutting and laying around all obstructions; include for all curved laying and cutting; include for all associated expansion and contraction joints; including concrete haunching to edges, sealing to landscape Architect's specification ; laid according to manufacturer's recommendations; all as per the Engineer's and Landscape Architect's details and specification. *Pavings / Margins*					
A	exceeding 300mm wide; laid to falls and cross falls; tactile paving	m2	21			

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Description	Unit	Qty	Rate	€	c
COLLECTION					
Page No. BQ/9					
Page No. BQ/10					
Page No. BQ/11					
(40) ROADS, PATHS, PAVINGS **Carried to Summary**					

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	Description	Unit	Qty	Rate	€	c
	(50) SITE SERVICES (MAINLY PIPED AND DUCTED)					
	DRAINAGE					
	BELOW GROUND					
	Excavating trenches to receive pipes; include for grading bottoms, earthwork support, disposing of surplus excavated material off site; filling with type 2 granular material all to Architects & Engineers specifications					
	Excavating trenches for pipes; <250mm dia					
A	average depth; 1.00m - 1.50m (TBC)	m	203			
	Disposal					
	Disposal					
B	ground water	item	1		INCL	
C	surface water	item	1		INCL	
	Type B bed and surround material; granular filling; rounded single size pebble; all as per Engineer's Drawings and specification					
	Beds and surrounds					
D	150mm diameter pipe (TBC)	m	203			
	Drains; uPVC pipes; I.S. 424; flexible spigot and socket joints in the running length					
	150mm pipework; in trenches					
E	laid in position (TBC)	m	203			
	Access junctions complete, including for all excavation, backfill disposal etc; all in accordance with the architects and engineers drawings and specification					
	Pipe accessories					
F	access junctions; details TBC	nr	3			
	Concrete road gullies complete, including for all excavation, backfill disposal etc; all in accordance with the architects and engineers drawings and specification					
	Pipe accessories					
G	road gullies; details TBC - to new road area	nr	8			
H	road gullies; details TBC - to existing carpark around new walkway	nr	8			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) DRAINAGE **(Cont) BELOW GROUND** (Cont) Concrete road gullies complete, including for all excavation, backfill disposal etc; all in accordance with the architects and engineers drawings and specification					
	Extra Over					
A	tieing into existing drainage runs - to new road area	nr	8			
B	tieing into existing drainage runs - to existing carpark around new walkway	nr	8			
				To Collection €		

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Description	Unit	Qty	Rate	€	c
COLLECTION					
Page No. BQ/13					
Page No. BQ/14					
(50) SITE SERVICES (MAINLY PIPED AND DUCTED) **Carried to Summary**					

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	Description	Unit	Qty	Rate	€	c
	(60) SITE SERVICES (MAINLY ELECTRICAL)					
	ELECTRICAL INSTALLATION					
	SITE LIGHTING / Intercom and Security Access					
	Excavating trenches to receive ducts; include for grading bottoms, earthwork support, disposing of surplus excavated material off site; filling with type 2 granular material all to Architects & Engineers specifications					
	Excavating trenches					
A	average depth; 1.00m - 1.50m (TBC)	m	229			
	Ducts; uPVC pipes; red to ESB Specification; flexible spigot and socket joints in the running length; complete with nylon draw rope; all to ESB & Engineers drawings & specification					
	Pipes					
B	100mm pipework; laid in position	m	229			
	Manhole access chamber; including for all excavation, backfill disposal etc; all in accordance with the architects and engineers drawings and specification					
	Service chambers; 'Multileaf' lockable triangular access cover and frame bedded in cement and sand mortar (heavy duty traffic quality covers)					
C	man holes (provisional, TBC)	nr	5			
	Minipillar Vault; including for all excavation, backfill disposal etc; all in accordance with the architects and engineers drawings and specification					
	Minipillar Vault					
D	minipillar vault (provisional, TBC)	nr	5			
	Internal electrical connection works for security and intercom once they reach the building; all in accordance with the architects drawings and specification					
	Connections					
E	allowance for internal connections	Item	1			
	Lighting Poles; all details TBC; all in accordance with the architects drawings and specification					
	Lighting Poles					
F	provisional for 10nr new lighting poles (TBC)	nr	10			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) ELECTRICAL INSTALLATION **(Cont) SITE LIGHTING / Intercom and Security Access** Electrical works for new proposed toucan crossing; all as per architects drawings and specification Toucan Crossing					
A	electrical works to toucan crossing	Item	1			
B						
C						

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Description	Unit	Qty	Rate	€	c
COLLECTION					
Page No. BQ/16					
Page No. BQ/17					
(60) SITE SERVICES (MAINLY ELECTRICAL) **Carried to Summary**					

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	Description	Unit	Qty	Rate	€	c
	(70) SITE FITTINGS					
	FITTINGS					
	FITTINGS, EQUIPMENT & FURNITURE					
	Bollards; all in accordance with architect and engineers specification					
	Equipment					
A	bollards (TBC)	nr	15			
	New signage to front entrance; including for all excavation, backfill and disposal etc; also including for all necessary fittings and fixing details etc; all as per architects and engineers drawings and specification					
	Signage					
B	new signage	Item	1			
				To Collection €		

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Description	Unit	Qty	Rate	€	c
COLLECTION Page No. BQ/19 **(70) SITE FITTINGS** **Carried to Summary**					

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	Description	Unit	Qty	Rate	€	c
	(80) LANDSCAPING					
	EXCAVATION AND EARTHWORK					
	EXCAVATION					
	Excavation below new proposed grassed area; all in accordance with the architects and engineers drawings and specification					
	Excavation					
A	breakout and excavate to formation level below roads and footpaths	m3	945			
B						
	SURFACE PAVING FENCING AND LANDSCAPING					
	GRASSING AND PLANTING					
	Cultivating and Surface applications complete; all in accordance with Landscape Architects specification and drawings					
	Cultivation					
C	grass; 150mm deep	m2	742			
	50mm mulch layer to lower shrub planting and hedge planting to podium; all in accordance with architects drawings and specification					
	Mulch Layer					
D	Mulch Layer; 50mm deep	m2	100			
	Topsoil; all details TBC; all in accordance with Landscape Architects specification and drawings					
	Topsoil					
E	topsoil	m3	334			
	Free draining sub soil; imported; all in accordance with architects drawings and specifications					
	Subsoil					
F	subsoil	m3	224			
	Grassed area; seed mixture for general lawn; all in accordance with architects drawings and specifications					
	Seeding					
G	seedmixture for general lawn	m2	742			
				To Collection €		

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	Description	Unit	Qty	Rate	€	c
	(Cont) SURFACE PAVING FENCING AND LANDSCAPING **(Cont) GRASSING AND PLANTING** hedge / Shrub planting; to include for 50mm mulch layer; to include for timber post and wire fence support; all in accordance with architects drawings and specifications Seeding					
A	Hedge planting / shrubs	m2	100			
	Contractor to include for setting out, excavation, forming tree pits to paving and gravel areas; disposal of all excavated material off site; including required topsoil; including all temporary supports and protection of trees; stratacell structure on and including topsoil; including GLTWGNA twinwall geonet laid over all srtatacells; including root barriers; including anchoring systems or similar approved; wavin irrigation/aeration pipe (perforated duct 100 mm diameter); to be wrapped around rootball and brought to the surface in each tree pit; all in accordance with the Landscape Architects drawings, sections and specification Tree Pits					
B	depth of excavation TBC	nr	5			
	TREE AND SHRUB PLANTING Supply and plant the following trees and shrubs in prepared planting pits; including mulch layer; including setting out, excavation, forming tree and shrub pit; disposal of all excavated material off site; including all temporary supports and protection of trees and shrubs; including webbing straps wrapped around rootball with steel wire anchors ratchet tensioned anchors; including supporting stake with cushioned ties for small trees; including reed or bamboo mat around the tree; all in accordance with the Landscape Architects drawings, sections and specifications. Trees					
C	trees	nr	5			
D	shrubs / bushes	Item	1			
				To Collection €		

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Description	Unit	Qty	Rate	€	c
COLLECTION					
Page No. BQ/21					
Page No. BQ/22					
(80) LANDSCAPING **Carried to Summary**					

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General Summary

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Description	Unit	Qty	Rate	€	c
SUMMARY		**Page No.**			
(06) PRELIMINARIES		BQ/2			
(20) SITE STRUCTURES		BQ/6			
(30) SITE ENCLOSURES		BQ/8			
(40) ROADS, PATHS, PAVINGS		BQ/12			
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)		BQ/15			
(60) SITE SERVICES (MAINLY ELECTRICAL)		BQ/18			
(70) SITE FITTINGS		BQ/20			
(80) LANDSCAPING		BQ/23			
TOTAL AMOUNT TO FORM OF TENDER					
Note: This Bill of Quantities contains pages numbered BQ/1 to BQ/23.					

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