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Date: 9th November 2026

REQUEST FOR TENDER

FOR MAIN CONTRACTOR
(GENERAL, BUILDING AND DEMOLITION WORKS)

FOR

HERBERTSTOWN NATIONAL SCHOOL BOARD OF MANAGEMENT
HERBERTSTOWN NATIONAL SCHOOL, HERBERTSTOWN, KILMALLOCK, CO. LIMERICK, V35 KX63

PROJECT: EMERGENCY WORKS SCHEME REPLACEMENT OF ACM SLATES



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T1	Tender Issue	07/10/2025	M. Ryan	B. Browne
T2	Tender Issue	09/11/2026	M. Ryan	B. Browne

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1 Invitation To Tender

1.1 Introduction.

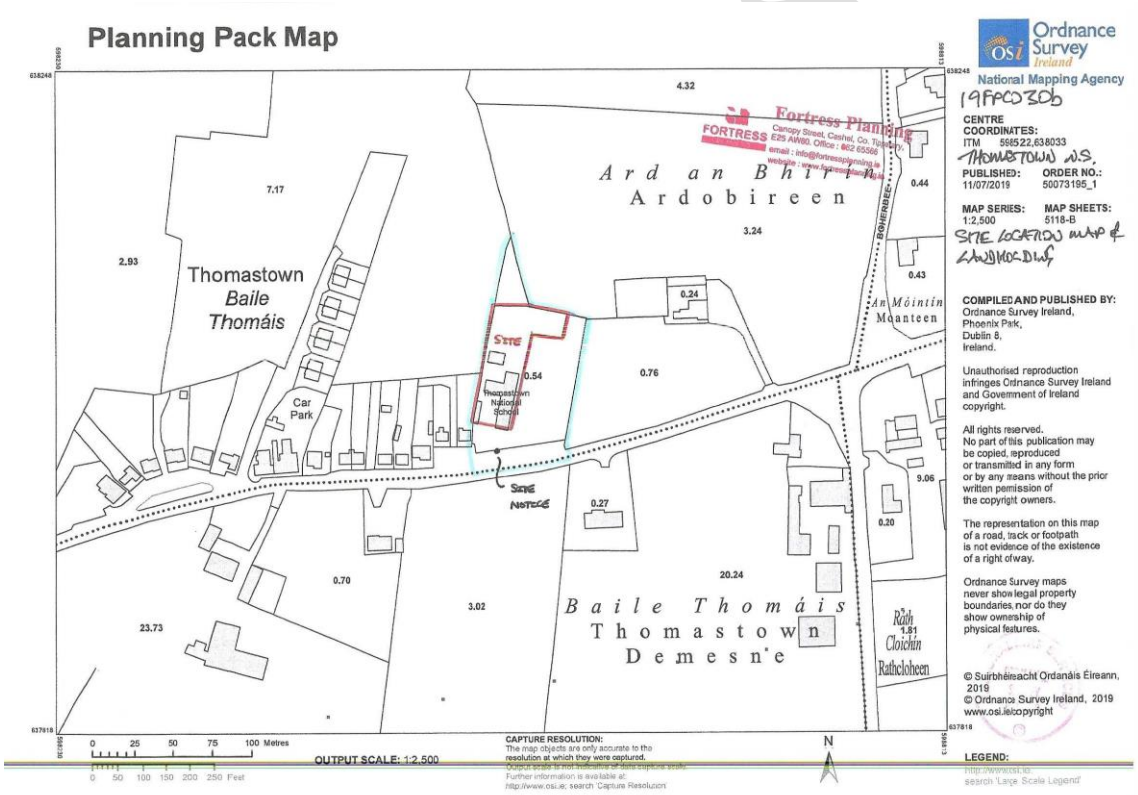
Fortress Planning have been contracted as Design Consultants by the client and will co-ordinate between client and contractor(s) to achieve the following:

The project involves EMERGENCY WORKS SCHEME REPLACEMENT OF ACM SLATES to Existing National School including all associated works at Herbertstown National School, Herbertstown, Kilmallock, Co. Limerick, V35 KX63 as per Pricing Schedule of Works below but not limited to …

1. Replacement of ACM Slates Project

The works will be subject to contract PW-CF6.

1.2 Work Location.



ITM Centre PT. Coords 598522, 638033

HERBERTSTOWN National School, HERBERTSTOWN, Kilmallock, Co. Limerick, V35 KX63.

1.3 Request for Tender

This Request For Tender for Project, as stated herein:

The contractor shall complete and sign both the *Form Of Tender* (Section 4 of this document) and shall give all the information as requested. The tender shall be submitted in the form of itemised prices as per instruction.

The tender shall comprise of the contract works defined herein and all services and/or works incidental to the carrying out of the contract works. **Any parts not shown in the drawings or in the scope of works, but which are clearly necessary for the satisfactory completion of the works in the opinion of an experienced and qualified contractor, shall be deemed to be included in the tender and no extra amounts will be allowed on account of such omission.** The contractor shall be bound by the acceptance of this tender to approve of the scheme as a whole and in detail and to accept responsibility for the satisfactory operation of the installation on completion.

Notes:

a) ***The client is not bound to accept the lowest tender and reserves the right to rearrange and omit any portion of the works at tender and contract stage.***

b) ***Any Dayworks will be deducted from the contract sum if not used at final contract payment on completion of the project.***

1.4 Form of Tender.

A price is to be submitted, which will be firm and fixed for a period of 90 days. The breakdown of the price must be as detailed as per this scope of works and relevant drawings specified. It is assumed that, by submission of the tender, the contractor has included all quotation requirements and that there are no omissions and can be completed within the proposed time schedule.

No PC Sums will be permitted in returned tenders. Only fixed sums will be accepted.

1.5 Tender return date.

The revised price tender document and full specification of supply is to be returned to Fortress Planning, **by Hand or by Registered Post**, for the attention of Mike Ryan by **C.O.B. (5pm) Wednesday, 7th December 2026**.

Postal Address: **Fortress Planning,** Canopy Street, Cashel, Co. Tipperary, E25 AW80

Tel.: 062 65566 **email:** info@fortressplanning.ie

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1.6 Notification of intent to submit a tender.

Non-Applicable.

1.7 Contractor to visit the site.

It is a condition of this tender that the contractor makes a site visit/survey. This visit/survey is to be completed before submitting a tender for the works specified herein, in order to satisfy as to local prevailing conditions, the accessibility of the site, the full extent and nature of the operations and conditions affecting labour, carriage, unloading etc. Certain elements of the project will require site determination by contractor during construction and provision for this to form part of submitted tender amount.

No claims on the grounds of lack of knowledge in such respect or otherwise will be entertained.

The premises are situated in a rural /residential area. Contractors can visit site and can survey and seek clarification after viewing by email to Fortress Planning.

No contractor will be permitted onto site at any other times during the tendering period unless arranged through Fortress Planning.

1.8 Information required with tender.

In addition to the price schedule, the following information **must form** part of the returned tender, **failure to do so may result in tender being disqualified**:

a) Schedule of Equal and Approved Items to be used on the works (Schedule 3.0 of this document) – if applicable/necessary.
b) Names of any/all sub-contractors to be used on the works (Schedule 3.1 of this document)
c) Pricing Schedule (Schedules 4.2a, 4.2b & 4.3 of this document)
d) Day work rates for variation charges for all trades (Schedule 4.4 of this document)
e) Summary of Tender (form 5.0a & 5.0b of this document)
f) Form of Tender (form 6.0a & 6.0b of this document)
g) Main Contractor Organisation Chart (Schedule 7.0 of this document)
h) Completed Itemised Cost Breakdown Sheets (I.C.B.) (Schedule 9.0 of this document)
i) Specific exclusions from the contractor's extent of works.
j) Copy of insurance certificates/details

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k) Copy of Tax Clearance Certificate print out from www.ros.ie.

l) List of 3 projects as Main Contractor for similar nature, size and complexity within the last 5 years complete with Architects, Engineers or Assigned Certifier's reference name and contact number.

m) List of recent projects as P.S.C.S. within the last 3 years complete with PSDP's reference name and contact number.

n) P.S.C.S. IOSH Accreditation Certificate or Equivalent Certificate

o) Appendix C1: Health and Safety Declaration

p) Construction Industry Register Ireland (CIRI) Number.

q) Tenderer/Fabricator/installer must demonstrate compliant glass choice with tender return.

r) The Tenderer/Fabricator/installer must demonstrate ventilation compliance through calculations with tender return.

s) The Tenderer/Fabricator/installer must demonstrate compliance with Department of Education Technical Guidance Documents with tender return.

The successful Contractor will be required to submit the following additional information within 2 days of successful Contractor Letter Of Intent or tender will be deemed to be invalid and will be excluded from further consideration.

a) Certified Turnover for past three (3) years

b) Declaration of Suitability for Contractors for Small Works

c) An organisation chart showing the duty holders responsible for Health and Safety

d) H&S Training and Experience of P.S.C.S., Health & Safety Manager and the Site Safety Officer

e) Structured H&S Procedures for Type 1 projects only

f) Health and Safety Statement/ Construction Health and Safety Plan

g) Detailed Programme for works highlighting critical paths / milestones.

h) Waste Management / Construction Plan / Traffic Management Plan

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1.9 Tender Drawings/Documents.

Drawing/Document No.	Title	Revision
	Emergency Works Scheme Replacement of ACM Slates	
25FPC027-01	PLANS AND ELEVATIONS	T1
25FPC027-02	SITE LAYOUT	T1
25FPC027-SOW-01	SCOPE OF WORKS / SPECIFICATIONS	T1
Report No. PE25-737	Asbestos Survey Report	-
25FPC027-RFT-01	Request For Tender	T2
PW-CF6	Short Public Works Contract	v.1.15
	25th November 2025	
FTS6	Tender and Schedule using the Short Public Works Contract	v1.7
25FPC027-PHSP-01	Preliminary Construction Health and Safety Plan	T1
Appendix C1	Health and Safety Declaration –	-
	Contractor or P.S.C.S. Appointments	
-	Construction Products Regulation Fact Sheet	-
-	LIST OF BODIES NOTIFIED UNDER DIRECTIVE : Regulation (EU) No 305/2011 - Construction products	-

1.10 Major milestone dates (provisional)

Site Open	By Appointment	T.B.A.
Tender period opens		Monday, 9 November 2026
Final date for clarifications	COB	Monday, 30 November 2026
Tender period closes	COB	Monday, 7 December 2026
Contract Award *		**Thursday, 14 January 2027***
Project Start on site *		**Monday, 1 March 2027***
Works Duration		5 weeks#
Substantial Completion	COB	**Friday, 2 April 2027**
Completion	COB	**Friday, 16 April 2027**

Notes: COB = Close Of Business

* To be confirmed at contract award stage

\# Critical Paths

(1) No other times will be facilitated outside of these times without prior arrangement with Fortress Planning.

(2) Contractors can propose a more compressed schedule.

(3) The above milestones may be revised once contract approval is issued by the Department of Education and Skills

(4) Programme Note: All public holidays and other non-working days, including St Patrick's Day (17th March 2027), Good Friday (26th March 2027) and Easter Monday (29th March 2027), must be accommodated within the five-week construction programme and shall not result in an extension to the specified works duration.

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1.11 Scope limitation/work by others.

All works to be covered by Main Contractor unless otherwise stated. The client reserves the right to rearrange and omit any portion of the works at tender and contract stage. Any works omitted from main contractor and contracted separately to outside sub-contractors by the client will be covered under the Main Contractors Construction Health and Safety Plan.

2. Tender Conditions

2.1 General.

The project involves EMERGENCY WORKS SCHEME REPLACEMENT OF ACM SLATES to Existing National School including all associated works at Herbertstown National School, Herbertstown, Kilmallock, Co. Limerick, V35 KX63 as per Pricing Schedule of Works below but not limited to …

1. – Replacement of ACM Slates Project

2.2 Use of site.

The definition of the site is the area outlined in the site plan in Section 1.2 of this document. The working hours for construction will be 8.00am to 8.00pm Monday to Friday and 8.00am to 4.00pm on Saturdays. The Main Contractor to allow for after hours and weekend /holiday works for works to achieve the schedule end date. Any changes to these specified times will have to be agreed in writing with Fortress Planning and Client prior to going on site.

The contractor will execute contract during summer holidays so contractor will have sole use of the site.

2.3 Security Measures.

The general areas per phases will be a construction site and closed to the general public at all times from commencement to completion of works. The contractor shall undertake all reasonable precautions throughout the duration of the contract to ensure that unlawful access is not gained to the property particularly by children.

2.4 Electricity Supply.

The use of on-site electricity will not be provided by the client unless arrangements are put in place with the client for the contractor to cover all electricity costs during works from commencement to completion of works.

The contractor will need to supply their own independent power during construction works period.

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2.5 Water Supply.

Existing water supply on site. The existing water supply is available on site, but prior arrangement will need to be put in place prior to commencement of construction. Contractor will need to supply their own independent water supply during construction works period if prior arrangement cannot be reached with client.

2.6 Sanitary Facilities.

The contractor shall make their own arrangement for sanitary facilities for the duration of the works in accordance with statutory requirements. The contractor will provide adequate temporary toilet, washing and welfare facilities for all construction personnel including disinfectant wash stations at entry to site and within site. School toilet, washing and welfare facilities **will not** be available for construction personnel.

2.7 Storage Facilities.

The contractor shall make their own arrangement for storage facilities for the duration of the works and shall not impede on the activities of all neighbours. However, all materials shall be stored in a tidy manner and the contractor will be responsible for any loss or damage howsoever caused to any materials whilst in store.
Restricted access and working space: Space to store existing materials on site for both inspection and work. Certain materials and items being removed during demolition works will remain the property of the owner and will be identified by the client before construction commencement and put aside safely on site.
The Main Contractor will lay protection under all materials stored on existing tarmacadam surface and lawns.

2.8 Protection and Cleaning.

The contractor shall take all necessary precautions to minimise dust and dirt on/off site and will form part of the waste management plan. No item of work or tool should be left in such a way as to cause injury to a member of the public. The contractor is to provide full and effective means of protecting the works and existing school as affected by the works. The contractor is to provide full and effective means of protecting the existing tarmacadam surface and lawns as affected by the works and construction traffic.

2.9 Scaffolding and Plant.

The contractor is to provide everything required for the safe, proper and expeditious completion of the work, including plant, materials, men and women, superintendence and hoarding. The contractor shall also provide all necessary screens, guardrails,

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dustproof or other partitions and other ample and adequate protection for the premises.

All scaffolding must be inspected and tagged as per H.S.A. guidelines.

2.10 Materials and Workmanship.

All materials and workmanship, unless herein otherwise specified to be in accordance with Technical Guidance Document D 2013, the latest British and Irish Standard or British and Irish Standard Code of Practice, herein after referred to as BS, IS, EN and CP where one exists, and in the absence of such a code of practice, then according to the best principles of the trade to which the particular work belongs. Only fully qualified and competent tradesmen shall be employed and the whole of the works shall be carried out in the best and most practical manner.

2.11 Contract(s).

For the mutual protection of the contractor and the employer the agreement and conditions of contact under which the works are to be carried out. Liquidated Damages will be inserted into the contract(s) of €100 (excl. VAT) per day for Substantial Completion Stage and €50 (excl. VAT) per day for Final Completion Stage after snagging list has been completed.

2.12 Cost Control / Variations.

The works shall be carried out in accordance with the scope of works, drawings and specifications and shall be valued in accordance with the terms of the contract. No payments will be certified, or claims considered for extra work unless confirmed in writing by Fortress Planning and Client. The value of all extras, omissions and claims shall be as certified by Fortress Planning and Client. All extras and / or deductions on contract shall be agreed **before** work commences with Fortress Planning and Client including scope of works and value. **No additional works will commence without a Written Work Instruction to cover scope of works and agreed value**. Fortress Planning and Client shall have the authority to deduct all daywork sums from the amount of the contract and to explain the full amount of these sums without any deductions as considered fit and the contractor will not be entitled to loss of profit on any sum so deducted. If any additional quantities of materials are used, the physical measurements must be agreed on site prior to the works being covered up. The agreement on additional quantities does not necessarily imply an agreement to additional payment, since all works must be valued in accordance with the contract. The Contractor to revert back to Fortress Planning within 7 calendar days with cost of any extras / credits from date of issue of Site Instruction.

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Any and all actions and/or inactions by the main contractor which results in additional works for Design Consultants (Fortress Planning) will be charged to Client and same costs deducted from Main Contractor's Contract payments.

The Main Contractor and / or nominated sub-contractors **are not permitted to expand the project contract scope of works unilaterally** without consultation and agreement with Fortress Planning & the client. Any works executed by the Main Contractor and / or nominated sub-contractors without agreement with Fortress Planning & the client **will not** be remunerated by client.

2.13 Incidental Works.

The contractor is to provide for the performance of all incidental matters which may reasonably be inferred from the scope of works, drawings and/or specifications and site visit in order to leave the work perfect and complete, although the same may not be expressly mentioned therein.

2.14 Building Regulations & Local Authority Regulations.

The contractor shall comply in all respects with the requirements of Building Regulations and Local Authority guidelines / regulations (Limerick City & County Council).

2.15 Safety, Health and Welfare at Work Conditions.

The contractor shall comply in all respects with all enactments, regulations and working rules of the Safety Health and Welfare at Work Act 2005, the Safety Health and Welfare at Work (General Application) Regulations 2007, Safety Health and Welfare at Work (Construction) Regulations 2013, all instruments under these regulations including but not limited to:

- Working at Heights
- Scaffolding
- Excavations
- Control of Vibration at Work
- Control of Noise at Work
- Exposure to Asbestos
- P.P.E. (Personal Protective Equipment)

and all subsequent revisions and amendments to these Regulations during the project.

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The site shall be kept tidy and clean at all times and safety hard hats and high visibility vests shall be provided for the use of all visitors. The Contractor shall ensure that no damage beyond fair wear and tear is caused to public or private roads and footpaths by site traffic and that they shall be kept clean.

Special Site Safety Procedures: Checking structural stability, designing temporary propping, preparing method statements and risk assessments i.e., roof work and working at height etc.

Scaffolds will be inspected and tagged before use and again at least every 7 days and after any circumstance that might affect the stability or safety of the scaffold. Such circumstances include:

- modification;
- period without use;
- exposure to bad weather; and
- damage, including impact of traffic or site equipment with the scaffold.

Any breaches or non-compliance with regulations and working rules of the Safety Health and Welfare at Work Act 2005, the Safety Health and Welfare at Work (General Application) Regulations 2007, Safety Health and Welfare at Work (Construction) Regulations 2013 by the main-contractor or nominated sub-contractors may result in the, but not limited to, following list;

- Personnel in being removed from site
- Works being stopped until issues rectified
- Site being closed until issues rectified
- Main Contractor and/or nominated sub-contractor(s) being removed from site
- Notification being sent to H.S.A. (Health and Safety Authority)

2.15.1 Project Supervisor Construction Stage (P.S.C.S.)

The role of the project supervisor construction stage is to manage and co-ordinate health and safety matters during the construction stage. The project supervisor (construction stage) is appointed before the construction work begins by the Main Contractor and remains in that position until all construction work on the project is completed, and this appointment is subject to approval by Fortress Planning and/or Client.

The construction regulations require that a competent person be appointed as project supervisor for the construction stages of construction projects and for

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the purposes of this project the P.S.C.S. (project supervisor construction stage) must have the required training and IOSH Accreditation (Institution of Occupational Safety and Health) related specifically to the role of P.S.C.S. (project supervisor construction stage).

The project supervisor appointed for the construction stage must:

- co-ordinate the identification of hazards, the elimination of the hazards or the reduction of risks during construction;
- develop the safety and health plan initially prepared by the PSDP before construction commences
- co-ordinate the implementation of the construction regulations by contractors
- organise co-operation between contractors and the provision of information
- co-ordinate the reporting of accidents to the Authority
- notify the Authority before construction commences where construction is likely to take more than 500 person days or 30 working days
- provide information to the site safety representative
- co-ordinate the checking of safe working procedures
- co-ordinate arrangements to ensure that craft, general construction workers and security workers have a Safety Awareness card, e.g., Safe Pass and a Construction Skills card where required
- co-ordinate the appointment of a site safety representative where there are more than 20 persons on site
- appoint a safety adviser where there are more than 100 on site
- provide all necessary safety file information to the PSDP (Mike Ryan of Fortress Planning)
- monitor the compliance of contractors and others and take corrective action where necessary
- notify the Authority and the client of non-compliance with written directions issued.
- The P.S.C.S. may issue directions to designers or contractors.

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2.16 Documentation.

The contractor will have to supply a soft copy for the documentation before each stage payment can be certified as identified in the Construction Preliminary Inspection Plan, the Safety File Index and as per the Building Control (Amendment) Regulations 2014.

As per Health Safety and Welfare Regulation provision of all necessary safety file information the responsibility of the P.S.C.S.

2.17 Tools and Equipment.

All tools and equipment required to carry out the scope of works in an accepted way that is safe and in accordance with local and national legislation and codes of practice, including but not limited to:

- Hand tools
- Power and machine tools
- Rigging equipment
- Plant hire
- Personal Protection Equipment PPE
- Safety equipment for the protection of work areas and / or plant and equipment
- Hot working equipment, if required (i.e., welding equipment, etc.)
- Consumable materials
- Scaffolding / boarding

2.18 Tender and Contract Drawings.

The Contractor shall carry out the Contract scope of Works according to the Specifications and the Tender drawings which are listed in the schedule of Tender and Contract drawings. A copy of each of the drawings in section 1.9 shall be issued to the Tenderer with the Particular Specification electronically.

During the course of the Contract supplementary drawings and/or written instructions describing the works in greater detail or showing variations to the Contract Works may be issued by Fortress Planning as considered necessary. These drawings and/or instructions shall be taken as forming part of the Contract.

Contract drawings will be issued at contract award, electronically by email. **The Main Contractor is to ensure that a hard copy 'Master Set' of current, to scale, construction drawings are available on site at all times.**

2.19 Site Supervision

The Main Contractor shall maintain a competent person-in-charge on the site during working hours throughout the duration of the Contract. The person-in-charge is to be appointed at tender stage and subject to approval by Fortress Planning and/or Client.

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The person-in-charge shall be authorised to act on the Contractor's behalf and to receive instructions from the Fortress Planning / client.

He shall keep accurate records of the installation of the Contract Works and shall furnish Fortress Planning with all particulars requested.

2.20 Managing Sub-Contractors.

The Main Contractor is responsible for supervising and issuing instruction to all sub-contractors (both Main Contractors and/or client appointed sub-contractors) on this project and for superintending and directing tradesmen qualified to execute such work. **Fortress Planning will not act as supervisor and/or communicate directly with sub-contractor unless it is critical to the successful outcome of the project.**

All subcontractors to be identified at tender stage and subject to approval by Fortress Planning and/or Client.

2.21 Equal and Approved Items.

The tenderer **shall not** include in his tender any items he considers to be equal or superior to those specified, without prior approval in writing by the Project Manager. This relates to either specific items or systems.

Full details of all such items, stating manufacturer, catalogue references, materials and components, duty and limitations, where appropriate, shall be entered in the attached Schedule of Equal and Approved Items.

2.22 Guarantee Bond.

No Guarantee Bond required.

2.23 Guarantee Period.

All items of plant, equipment, apparatus or materials supplied and/or installed under this Contract, whether by the Contractor or another, shall be guaranteed against faulty workmanship or materials for a period of fifteen months from the date of the Certificate of Substantial Completion.

If during that time any equipment, or part thereof or any of the Installation work is found to be defective or shows signs of weakness, owing to faulty design, materials or workmanship or to neglect on the part of the Contractor. The Contractor shall, at

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his own expense, repair or replace such faulty or defective equipment or materials, all as Fortress Planning shall direct.

The cost of making good any defects which may arise during this time from fair wear and tear or from lack of proper care or management on the part of the Employer or his Staff in the running of the plant shall be excluded from the guarantee. The decision of Fortress Planning as to what fair wear and tear and proper care and management shall be final.

2.24 Insurances

The Contractor shall provide all necessary insurances (All risks, Employers and Public Liability) to the amount of € 1,000,000 for any one claim or series of claims arising from the same incident. €13m minimum indemnity limit for liability insurance and €6.5m minimum indemnity limit for public liability insurance. Maximum levels of excess for.

- insurance of the works and goods and material for the works *€2,277*
- public liability (property damage) *€6,500*
- public liability (death, illness or injury) *no excess*
- employer's liability *€6,500*

2.25 Tax Clearance Certificate

It is a condition for the award of this contract that the tenderer shall promptly produce a Tax Clearance Certificate (printout from www.ros.ie) unless he has a Contractor's C2 Certificate. In the case of Tax Clearance Certificate, these must be renewed when the contract period exceeds the currency of the certificate.

The above procedure will also apply to all nominated Subcontractors and to all domestic Contractors including labour only Subcontractors irrespective of the value of the contracts.

2.26 Liability of Tenderer.

Neither the Client nor Fortress Planning shall be responsible for reimbursing Tenderer's for the expenses of losses they may have incurred in the preparation of the tender.

2.27 Registration of Titles, Building Control Act 2007

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Under The Building Control Act 2007 titles of certain building professions including Quantity Surveyors must be registered. The Society of Chartered Surveyors Ireland administers the register of Quantity Surveyors and is named in the Building Control Act 2007 as the registration body.

The purpose of the statutory register is to ensure that anyone using the professional title "Quantity Surveyor" has the recognised qualifications, training and experience in accordance with the provisions of the Building Control Act 2007.

It is an offence under the Building Control Act 2007 for persons to use the professional title "Quantity Surveyor" unless they are registered. The statutory register will provide members of the public with reassurance that the Building Surveyors and Quantity Surveyors listed on the register are qualified professionals who comply with strict codes of ethical and professional conduct. It also provides consumers with a dispute resolution mechanism in the event of problems such as substandard work or poor service.

In accordance with the Building Control Act 2007 **if** any quantity surveyor is employed by Tenderer said quantity surveyor must be registered and same registration number provided with tender submission.

2.28 Price Variation.

No price variation will be applicable to materials, labour or services.

2.29 Payment.

Payment for the works shall be in accordance with the form of Contract, Scheduled Staged Monthly Progress payments (last working Thursday of every month) with payment due 28 calendar days after the date of the certificate and receipt of valid corresponding Invoice from Main Contractor. Retention shall be a sum equal to 10% of the amount due to the Contractor for work done with 95 % of the contract value payable on issuing of *"Certificate of Substantial Completion"* with final 5 % payable 12 months after final Completion Certificate date.

2.28.1 Once the works have reached "Substantial completion" stage then the works will be snagged by Fortress Planning and client. *"Substantial completion"* means that the works have reached the stage where the Employer/Client can take over and use the premises, but some minor snags are to be completed, Determination of whether project has reached *"Substantial completion"* stage will be solely up to the discretion of Fortress Planning and client. *"Certificate of Completion"* is issued once all

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remaining snags have been completed and usually within two weeks of date of *"Substantial completion".* Once the works have reached *"Certificate of Completion"* stage then all remaining monies due will be paid to the contractor minus the retention amount.

There then follows a period known as the "defects liability period" from the date of *"Certificate of Completion".* This will be a period of 12 months and during this period the contractor and therefore his subcontractors have to make good any defects in the works.

The works will be inspected at the end of the defects liability period and a schedule of the defects is produced. The contractor and his sub-contractors remedy the defects and when they have done so, the works are inspected again, and a *"Certificate of Making Good Defects"* is issued and the final 5% (retention) is paid out.

2.30 Site Inspections

Fortress Planning will instruct the Successful Main Contractor before project commencement at what stages the relevant engineers require stage inspections of construction works as per the Inspection Plan (Please note that additional inspections may be added to the inspection plan and/or additional documentation / certification may be requested to that listed on the inspection plan). The Successful Main Contractor to give **48 hours' notice** before the works are ready for inspection stage. Fortress Planning will visit site regularly during the construction works with/without notice to conduct progress and works inspections.

2.31 Site Meetings

Progress Site Meetings will be a hybrid of remote and on-site meetings held fortnightly and the Main Contractor and P.S.C.S. are required to attend and others may be required at different stages as needed. The agenda will be as below (may be modified if necessary).

1. Previous Minutes Comments
2. Programme / Schedule
3. Quality / Inspections
4. RFI / Submittals
5. Health & Safety
6. AOB (Any Other Business)

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2.32 Requests For Information

All queries or Requests for Information (RFI) must be submitted **in writing** to Fortress Planning with a reply from Fortress Planning within 5 working days.

TENDER ISSUE

3.0 SCHEDULE OF EQUAL AND APPROVED ITEMS

IMPORTANT NOTE: -All items on the specification to be included in the tender price. The Contractor may indicate here alternative equipment, specification, model number and prices for same. Unless equipment changes are indicated under this section all equipment will be installed as per the specification and the equipment schedules. The engineer will have the contractor replace all unspecified equipment at his own expense.

Section	Item	Description

TENDER ISSUE

3.1	Schedule of Sub-Contractors
	We state that this company (where applicable) will carry out all works and that no other work shall be sub-let on this Contract except as stated below unless approved with Fortress Planning and client in writing. Some trades not applicable to these project(s)
Trade	**Company**
Groundworks	
Concrete / Foundation works	
Blockwork / Brickwork	
Plastering	
Flooring	
Tiling	
Carpentry	
Joinery	
Flat Roof System	
Prefabricated Roof Trusses	
Roofing	
Steelwork	
Painting and Decorating	
Windows & Doors External	
Windows & Doors Internal	
Mechanical – Heating and Plumbing	
Electrical	
Burglar Alarm & CCTV	
Safe Access and Fall Arrest contractor	
Waste Management & Disposal	
Scaffolding and Inspector	
Other _____	
Other _____	
Other _____	

TENDER ISSUE

4.0 PRICING SCHEDULE (EMERGENCY WORKS SCHEME REPLACEMENT OF ACM SLATES)

4.1	Replacement of ACM Slates Project	
Item	**Description**	**€**
1	Amount for Removal & Disposal of all ACM (Asbestos Containing Materials), battens, old membrane and all associated works (1)	€
2	Amount for supply and installation of new breathable membrane, battens and fibre cement slates.	€
	Other	
3	Amount for items not in the above but covered in the specification.	€
4	Amount for items not in the above but shown on the layout drawings.	€
5	Amount for items not included in the above but in the opinion of the contractor is necessary for the satisfactory completion of the project	€
	Give Details below	
	Total (Forward to Summary)	**€**

Note (1) Include for *ACM (Asbestos Containing Materials) Disposal Certificate - Waste Transfer Form (WTF), Air Monitoring Report & Certificate of Reoccupation*

Note (2) Builders Markup to be included.

TENDER ISSUE

4.2 General & Prelims

Item	Description	€	
1	Amount for Role of Main Contractor & Builder as per the Building Control (Amendment) Regulations	€	n/a
2	Amount for Site Set-up	€	
3	Amount for generating / issuing Waste Management & Traffic Management Plans and all associated works	€	
4	Amount for Site Protection and Security	€	
5	Amount for Contingency Sum	€	n/a
6	Amount for Guarantee Bond.	€	n/a
7	Amount for all tools, mobile scaffolding and ladders including MEWP.	€	
8	Amount for all insurances	€	
9	Amount for compliance with the Health and Safety at Work (Construction) Regulations including inspections / tagging of all scaffolding as per regulations	€	
10	Amount for the role of P.S.C.S. **including Safety File information & As-Built Drawings (in AutoCAD & PDF formats)**	€	
11	Amount for Construction Site Signage Pylon 2.4m x 1.2m (h x w) for project information.	€	n/a
12	Amount for all Temporary Toilet, wash and welfare facilities	€	
	Other		
13	Amount for items not in the above but covered in the specification	€	
14	Amount for items not in the above but shown on the layout drawings	€	
15	Amount for items not included in the above but in the opinion of the contractor is necessary for the satisfactory completion of the project	€	
	Give Details below		
	Total (Forward to Summary)	**€**	

TENDER ISSUE

4.3 Dayworks

Item	Description	€	
1	Allow for 40 hrs Day works for a tradesman (including Profit and overheads) between commencement of Contract and end of defects Liability period as instructed By the Project Manager. This will be the rate that Day works will be decided upon.	€	n/a
2	Allow provisional sum for materials	€	n/a
3	Add for profit and attendance and overheads **on materials only** This will be the rate that % profit will be decided upon. (@_____%). (Note: A % amount must be indicated here)	€	n/a
	Total (Forward to Summary)	€	n/a

TENDER ISSUE

Continued overleaf

Hourly Rates for Trades including all overhead costs.

Trade	Qualified	Apprentice
Amount for Site Supervisor	€	€
Amount for P.S.C.S.	€	€
Amount for General Operative	€	€
Amount for Carpenter	€	€
Amount for Blocklayer/Bricklayer	€	€
Amount for Carpenter	€	€
Amount for Roofer	€	€
Amount for Joiner	€	€
Amount for Plasterer	€	€
Amount for Tiler	€	€
Amount for Floorer	€	€
Amount for Painter and Decorator	€	€
Amount for Electrician	€	€
Amount for Plumber	€	€
<u>Other Trades</u> (Detail below)		
Amount for … ……	€	€
Amount for … ……	€	€
Amount for … ……	€	€
Amount for … ……	€	€
Amount for … ……	€	€

ISSUE

1. Please complete and return, with your quotation, on the above *form of tender*. All prices are complete and comprehensive (i.e., include all costs necessary to complete the entire scope of works)
2. Travel and expenses (T&E: any and all expenses, including – but not limited to – travel, accommodation, etc.) shall be included in the price.

5.0	SUMMARY OF TENDER	
	GENERAL, BUILDING AND DEMOLITION WORKS	
Item	**Description**	**€**
4.1	Replacement of ACM Slates Project	€
4.2	General & Prelims	€
4.3	Dayworks	€ n/a
	Any Other Items	€
	Sub-Total	€
	Add VAT @ 13 ½%	€
	GROSS TOTAL OF TENDER	€

Name of Contractor

Signature	Date

TENDER ISSUE

6.0 FORM OF TENDER

GENERAL, BUILDING AND DEMOLITION WORKS For Replacement of ACM Slates at HERBERTSTOWN National School Board Of Management, Herbertstown National School, Herbertstown, Kilmallock, Co. Limerick, V35 KX63.

HERBERTSTOWN National School Board Of Management
HERBERTSTOWN National School, Herbertstown, Kilmallock, Co. Limerick, V35 KX63

I/We……

……
the undersigned do hereby propose and agree to carry out and complete the contract works in accordance with the contract documents for the sum (**excluding VAT**) of:

€ ……

Written:
……

……

I/We are prepared to complete the Contract Works in conformity with the building programme, which will be determined subsequent to the placing of the Building Contract and complete the work within the time specified for the completion of the Building Contract.

I/We are prepared to complete the Contract agreement in accordance with the terms of this proposal including but not limited to drawings, specifications, building regulations, etc.

I/We understand that the lowest tender may not be accepted by the client and that I/We shall not be remunerated for any trouble or expense in making up this tender. I/We understand that client reserves the right to rearrange and omit any portion of the works at tender and contract stage.

Signature:
……

Position:
……

Company
……

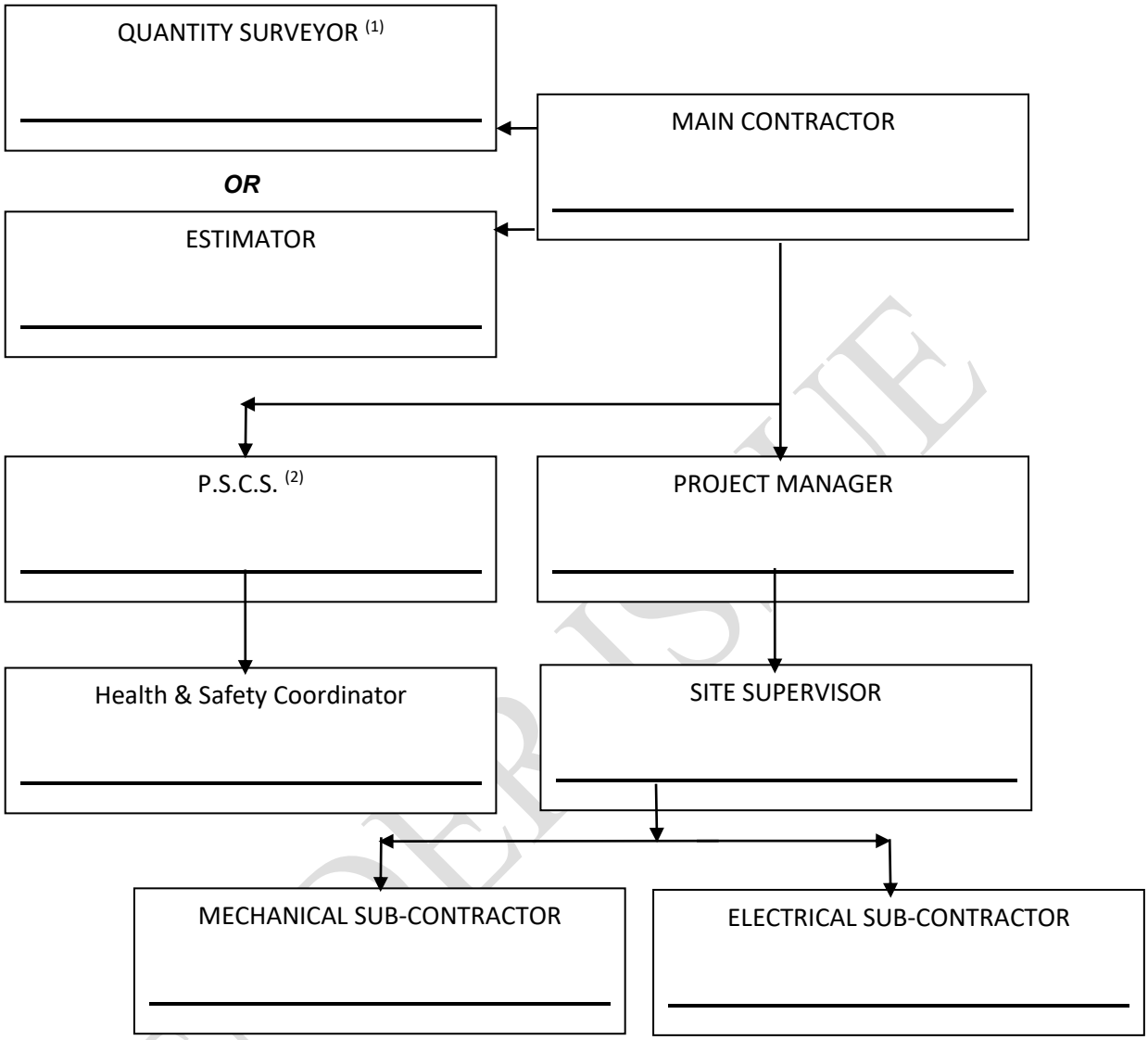
Address:
……

……

Date: **……/……/……**
dd / mm / yyyy

TENDER STAGE

7.0 MAIN CONTRACTOR PROJECT ORGANISATION CHART



(1) Construction Industry Register Ireland (CIRI) No. _____

(2) Quantity Surveyor SCSI Registration No. _____

(3) P.S.C.S. IOSH Accreditation Certificate to be submitted with tender submission.

TENDER ISSUE

8.0 TENDER CHECKLIST

a) Schedule of Equal and Approved Items to be used on the works (Schedule 3.0 of this document) – if applicable/necessary.

b) Names of any/all sub-contractors to be used on the works (Schedule 3.1 of this document)

c) Pricing Schedule (Schedules 4.1 & 4.2 of this document)

d) Day work rates for variation charges for all trades (Schedule 4.3 of this document)

e) Summary of Tender (form 5.0 of this document)

f) Form of Tender (form 6.0 of this document)

g) Main Contractor Organisation Chart (Schedule 7.0 of this document)

h) Specific exclusions from the contractor's extent of works.

i) Copy of insurance certificates/details

j) Copy of Tax Clearance Certificate print out from www.ros.ie.

k) List of 3 projects as Main Contractor for similar nature, size and complexity within the last 5 years complete with Architects, Engineers or Assigned Certifier's reference name and contact number.

l) List of recent projects as P.S.C.S. within the last 3 years complete with PSDP's reference name and contact number.

m) P.S.C.S. IOSH Accreditation Certificate or Equivalent Certificate

n) Appendix C1: Health and Safety Declaration

o) Declaration of Suitability for Contractors for Small Works

p) Construction Industry Register Ireland (CIRI) Number, if available.

TENDER ISSUE

TENDER ISSUE

CONFIDENTIALITY NOTICE FROM FORTRESS CONSORTIUM LIMITED T/A FORTRESS PLANNING

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