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Killala Community Council

Remediation works on the flat section of the Community Centre roof

Killala Community Centre

Vol. C – Pricing Document

June / 2026

0643-MFA-Vol C - P Doc Cover & Doc Approval

DESIGNING A SUSTAINABLE FUTURE



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Project Title:	Remediation works on the flat section of the Community Centre roof - Killala Community Centre		
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Pricing Document for Killala, Community Centre, Co. Mayo

Important tender pricing notes

1. This Pricing Document is provided to assist tender comparison and to obtain a transparent breakdown of the Contractor's lump sum tender. It is not a Bill of Quantities and is not to be treated as a Contract Document under the Short Form of Contract.
2. The Contractor shall price the complete Works based on the tender drawings, Works Requirements, specifications, schedules, BCAR requirements, Preliminary Safety and Health Plan, Design Risk Assessment, site conditions and all other tender information.
3. The Contractor is responsible for checking all quantities, dimensions, levels, build-ups, access constraints, temporary works, interfaces, risks and sequencing before submitting a tender. Any quantity inserted by the Contractor is for pricing assistance only and does not convert this document into a measured Bill of Quantities.
4. The lump sum tender shall be deemed to include all labour, plant, materials, supervision, temporary works, PSCS duties, testing, certification, waste disposal, builder's work, making good, attendances, overheads and profit required to complete the Works unless expressly excluded in the Contractor's tender submission.
5. All individual lines below should be completed where relevant. Where the Contractor considers further items are required, these must be added in the blank lines provided under each section and in the Additional Contractor Items section.
6. Any exclusions, assumptions, qualifications, provisional allowances or items not priced must be clearly stated in the Clarifications / Exclusions section. Blank or unpriced lines may be treated as included elsewhere in the tender sum.
7. VAT shall be stated separately. The tender assessment will be based on the full lump sum tender and the completeness of the submitted pricing breakdown.

Section	
A.	Preliminaries, management, PSCS, temporary works and general obligations
B.	Access, protection, surveys and enabling works
C.	Alterations, strip-out and disposal of existing roof build up
D.	Existing roof substrate review, repairs and preparation
E.	New warm roof build up- main roof areas
F.	Parapets, upstands, edges, kerbs, trims and cappings
G.	Rainwater outlets, chutes, penetrations and drainage interfaces
H.	Oil tank relocation and associated making good
I.	Testing, Certification, completion and handover
J.	Additional contractor items, clarifications and tender summary

A	**Preliminaris, Management & General Obligation**					
Number	**Item Description**	**Unit**	**Quantity**	**Rate**	**Amount €**	**Comment/Assumption**
A1	Insurances required by the Contract, including public liability, employers liability and contractor all risks, as applicable	Sum			€ -	See Tender pack for details and specifications
A2	Bond / performance security, if required by the tender documents	Sum			€ -	See Tender pack for details and specifications
A3	Site mobilisation, demobilisation, site establishment and welfare facilities	Sum			€ -	See Tender pack for details and specifications
A4	Supervision, site management, competent person attendance and daily coordination	Sum			€ -	See Tender pack for details and specifications
A5	Temporary hoarding, fencing, gates, signage, segregation and protection of the public	Sum			€ -	See Tender pack for details and specifications
A6	Traffic management, delivery management and access control within the community park / access route	Sum			€ -	See Tender pack for details and specifications
A7	PSCS duties, Construction Stage Safety and Health Plan and statutory safety management	Sum			€ -	See Tender pack for details and specifications
A8	Scaffolding / access system to Roof A and Roof B, including safe access, working platforms, loading, edge protection, guardrails and inspections.	Sum			€ -	See Tender pack for details and specifications
A9	Protection of existing building fabric, finishes, external areas, drainage, services, public routes and areas outside the works zone.	Sum			€ -	See Tender pack for details and specifications
A10	Temporary works and temporary works designer requirements, including trench support, scaffolding, working platforms, propping, edge protection and temporary stability measures	Sum			€ -	See Tender pack for details and specifications
A11	Programme, method statements, risk assessments, lift plans, work-at-height plan and sequencing proposals.	Sum			€ -	See Tender pack for details and specifications
A12	Waste management, skips, legal disposal, environmental controls and site cleanliness	Sum			€ -	See Tender pack for details and specifications
A13	Contractor quality management, submittals, samples, product approvals and coordination meetings	Sum			€ -	See Tender pack for details and specifications
A14	Testing of the Works as required by the Works Requirements, Inspection Plan and Building Regulations	Sum			€ -	See Tender pack for details and specifications
A15	Attendance on Employer / Employer's Representative inspections, meetings and snagging visits.	Sum			€ -	See Tender pack for details and specifications
A16	As-built drawings, operation and maintenance manuals, safety file information and handover records	Sum			€ -	See Tender pack for details and specifications
A17	Overheads and profit	Sum			€ -	See Tender pack for details and specifications
A18	Contractor additional preliminary item - provide details	Sum			€ -	See Tender pack for details and specifications
A19					€ -	See Tender pack for details and specifications
A20						
A21						
A22						
A23						

B	**Access, protection, surveys and enabling works**					
Number	**Item Description**	**Unit**	**Quantity**	**Rate**	**Amount €**	**Comment/Assumption**
B1	Pre-start site survey, check measurements, roof area measurement, outlet locations, upstands, penetrations, existing plant/features and access constraints.	Sum	1		€ -	See Tender pack for details and specifications
B2	Survey of existing roof construction and existing substrate, including exposing trial areas if required to confirm concrete substrate and build-up.	m²	195		€ -	See Tender pack for details and specifications
B3	Locate and protect existing live services, drains, cables, pipes, water tanks, roof plant and building services affected by the Works.	m²	15		€ -	See Tender pack for details and specifications
B4	Temporary weather protection, temporary covers and sequencing to keep building watertight during strip-out and re-covering.	Sum	1		€ -	See Tender pack for details and specifications
B5	Protection of internal areas from water ingress, dust, debris and vibration during roof works.	Sum	1		€ -	See Tender pack for details and specifications
B6	Maintain clear emergency exits, access routes and safe public segregation during all works.	Sum	8		€ -	See Tender pack for details and specifications
B7	Temporary lifting arrangements, crane/telehandler/MEWP, hoist, loading platforms and material handling to roof level.	Sum	1		€ -	See Tender pack for details and specifications
B8	Temporary storage arrangements for insulation, membrane, trims and waste materials.	Sum	1		€ -	See Tender pack for details and specifications
B9	Pre-construction photographic survey and record of condition of roof, elevations, hardstanding and access routes.	Sum	1		€ -	See Tender pack for details and specifications
B10	Contractor additional preliminary item - provide details	Sum	1		€ -	See Tender pack for details and specifications
B11						
B12						
B13						
B14						
B15						

C	**Alterations, Strip-out and disposal of existing roof build-up**					
C1	Carefully strip and dispose of existing roof coverings, waterproof membrane, felt, insulation, plywood/boards, membranes, flashings and associated build-up to expose substrate.	m2	210		€ -	See Tender pack for details and specifications
C2	Strip and dispose existing roof finish to Roof A.	m2	195		€ -	See Tender pack for details and specifications
C3	Strip and dispose existing roof finish to Roof B.	m2	15		€ -	See Tender pack for details and specifications
C4	Remove existing copings / cappings to parapets where required for new membrane and capping details.	Sum	1		€ -	See Tender pack for details and specifications
C5	Strip existing membrane / finish to parapet walls, upstands, kerbs, roof edges and vertical faces.	Sum	1		€ -	See Tender pack for details and specifications
C6	Remove redundant trims, flashings, sealants, outlets, collars, pipe sleeves and associated accessories.	Sum	1		€ -	See Tender pack for details and specifications
C7	Core / form 110 mm diameter openings through existing roof structure for new rainwater outlets, including dust control and protection below.	Sum	8		€ -	See Tender pack for details and specifications
C8	Dispose of all stripped materials off site to licensed facility, including waste records.	Sum	1		€ -	See Tender pack for details and specifications
C9	Temporary making weatherproof at the end of each shift / each work area.	Sum	1		€ -	See Tender pack for details and specifications
C10	Contractor additional strip-out item - provide details.					
C11						
C12						
C13						
C14						
C15						

D	**Existing roof substrate review, repairs and preparation**					
D1	Structural review / inspection of existing roof substrate following strip-out, with findings issued to Employer's Representative before proceeding.	Sum	1		€ -	See Tender pack for details and specifications
D2	Make good / repair damaged sections of existing concrete roof substrate locally.	Sum	1		€ -	See Tender pack for details and specifications
D3	Prepare existing substrate: clean, dry, remove contaminants, protrusions, loose materials and unsuitable surfaces.	m2	210		€ -	See Tender pack for details and specifications
D4	Local levelling compound / screed / repair mortar to provide even surface for application of new roof build-up.	Sum	1		€ -	See Tender pack for details and specifications
D5	Treat board/substrate joints, cracks, voids and irregularities to suit manufacturer's requirements.	Sum	1		€ -	See Tender pack for details and specifications
D6	Form local sumps / recesses at rainwater outlets to manufacturer details.	Sum	8		€ -	See Tender pack for details and specifications
D7	Prepare vertical upstands, parapets, kerbs and edges to receive new membrane and trims.	Sum	1		€ -	See Tender pack for details and specifications
D8	Contractor additional substrate item - provide details.					
D9						

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E	**New warm roof build up- main roof areas**					
E1	Supply and install S-Vap air and vapour control layer / polyethylene vapour control layer over prepared substrate, including laps, AVCL tape, sealing to upstands and penetrations.	m2	210		€ -	See Tender pack for details and specifications
E2	Supply and install insulation to achieve target U-value, including 160 mm rigid SikaTherm insulation or equal approved.	m2	210		€ -	See Tender pack for details and specifications
E3	Supply and install tapered insulation / firrings / falls to falls shown and to outlets, including falls to Roof A.	m2	195		€ -	See Tender pack for details and specifications
E4	Supply and install tapered insulation / firrings / falls to Roof B.	m2	15		€ -	See Tender pack for details and specifications
E5	Mechanical fixing of insulation with screws and washers / fixings to agreed pattern where required by manufacturer.	m2	210		€ -	See Tender pack for details and specifications
E6	Supply and install adhered Sika single ply membrane / 1.5 mm grey EPDM or equal approved over main roof areas.	m2	210		€ -	See Tender pack for details and specifications
E7	Hot air welded seams, laps, cover strips and all membrane jointing to manufacturer requirements.	m2	210		€ -	See Tender pack for details and specifications
E8	Allowance for manufacturer-approved adhesives, primers, cleaners, tapes, peel stops, pressure plates and ancillary components.	Sum	1		€ -	See Tender pack for details and specifications
E9	Protection layer / polyester fleece / temporary protection to completed roof areas during works.	Sum	1		€ -	See Tender pack for details and specifications
E10	New roof build-up to Roof A complete, including VCL, insulation, membrane, welds and accessories.	m2	195		€ -	See Tender pack for details and specifications
E11	New roof build-up to Roof B complete, including VCL, insulation, membrane, welds and accessories.	m2	15		€ -	See Tender pack for details and specifications
E12	Contractor additional warm roof build-up item - provide details.					
E13						
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E16						
E17						

F	**Parapets, upstands, edges, kerbs, trims and cappings**					
F1	Form membrane to all parapet walls, upstands, vertical faces and caps, including adhered membrane to upstands.	Sum	1		€ -	See Tender pack for details and specifications
F2	Mechanically fixed SikaRoof Peel Stop or equal approved at perimeter details and changes of plane.	Sum	1		€ -	See Tender pack for details and specifications
F3	Mechanically fixed galvanised steel hard edge to roof edges / upstands as detailed.	Sum	1		€ -	See Tender pack for details and specifications
F4	Mechanically fixed tanalised timber hard edge to parapet/edge details as required.	Sum	1		€ -	See Tender pack for details and specifications
F5	Mechanically fixed Sika metal roof trim or equal approved, including corners, joints, laps and terminations.	Sum	1		€ -	See Tender pack for details and specifications
F6	Self-adhesive foam sealing strip, SikaHyflex-250 Facade sealant or equal approved and all sealants to details.	Sum	1		€ -	See Tender pack for details and specifications
F7	Secret-fix parapet cappings, pressed metal cappings and weatherings to all parapets.	Sum	1		€ -	See Tender pack for details and specifications
F8	Galvanised strengthening cleats at every Sika metal roof trim joint and max 500 mm centres between joints, or continuous galvanised cleat.	Sum	1		€ -	See Tender pack for details and specifications
F9	Pressed metal flashings / zinc strip or sheet coverings / weatherings to existing copings, steps, drips and abutments.	Sum	1		€ -	See Tender pack for details and specifications
F10	Typical kerb details, roof feature kerbs, rooflight/plant kerbs and upstand weathering.	Sum	1		€ -	See Tender pack for details and specifications
F11	Form drips, step joints, welted edges, chases, sealant joints and terminations to manufacturer and specification requirements.	Sum	1		€ -	See Tender pack for details and specifications
F12	Contractor additional parapet/edge item - provide details.					
F13						
F14						
F15						
F16						

G	**Rainwater outlets, chutes, penetrations and drainage interfaces**					
G1	Supply and install SikaRoof drain rainwater outlets or equal approved, including outlet body, flange, cover strip, leafguard, hot air welds and all accessories.	Sum	8		€ -	See Tender pack for details and specifications
G2	Typical vertical outlet detail complete, including recessed insulation, membrane cover strip, hot air welds and push-fit pipe coupling by others/contractor as applicable.	Sum	1		€ -	See Tender pack for details and specifications
G3	Typical chute outlet detail complete, including membrane cover strip, outlet, leafguard and seal to upstand/parapet.	Sum	1		€ -	See Tender pack for details and specifications
G4	Form and seal all roof penetrations, sleeves, collars, vents, pipes, conduits and service penetrations.	Sum	1		€ -	See Tender pack for details and specifications
G5	Connect new outlets to existing rainwater drainage system / pipework interfaces, including couplers, adaptors and making good.	Sum	1		€ -	See Tender pack for details and specifications
G6	Testing of new outlets, drainage interfaces and water tightness around penetrations.	Sum	1		€ -	See Tender pack for details and specifications
G7	Cleaning of gutters/outlets/drains after works and leave fully operational.	Sum	1		€ -	See Tender pack for details and specifications
G8	Contractor additional outlet/drainage item - provide details.					
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H	**Rainwater outlets, chutes, penetrations and drainage interfaces**					
H1	Remove and temporarily set aside existing oil tank to facilitate roof works, including safe isolation, cleaning / degassing requirements and lifting.	Sum	1		€ -	See Tender pack for details and specifications
H2	Relocate existing oil tank to new agreed position, including base/stand/supports, pipework alterations, reconnection and commissioning if	Sum	1		€ -	See Tender pack for details and specifications
H3	Protection and making good to finishes, roof membrane, services and drainage around oil tank works.	Sum	1		€ -	See Tender pack for details and specifications
H4	Contractor additional oil tank item - provide details.					
H5						
H6						
H7						
H8						

I	**Rainwater outlets, chutes, penetrations and drainage interfaces**					
I1	Manufacturer inspection/approval of substrate and installation, including technical support visits if required.	Sum	1		€ -	See Tender pack for details and specifications
I2	Manufacturer installation certificate and minimum 20-year product/system guarantee documentation.	Sum	1		€ -	See Tender pack for details and specifications
I3	Contractor workmanship warranty / defects liability obligations.	Sum	1		€ -	See Tender pack for details and specifications
I4	Water tightness testing / flood testing / hose testing to new roof, outlets, upstands and penetrations.	Sum	1		€ -	See Tender pack for details and specifications
I5	Final clean down of roof area, remove debris, clear outlets and leave roof safe and free draining.	Sum	1		€ -	See Tender pack for details and specifications
I6	Snagging, making good and completion of all outstanding works.	Sum	1		€ -	See Tender pack for details and specifications
I7	O&M manuals, safety file information, as-built details, product data sheets, maintenance instructions, guarantees, test certificates and waste records.	Sum	1		€ -	See Tender pack for details and specifications
I8	Contractor additional completion item - provide details.					
I9						
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I8						

J	**Additional contractor items**					
J1	Additional Contractor item / clarification / qualification - provide details	Sum				
J2						
J3						
J4						
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Note	This pricing document and the accompanying Tender pack have been prepared by MFA Consulting Engineers Ltd. for the purpose of identifying and specifying roof repair works only. All descriptions, and recommendations contained herein relate solely to the replacement and repair works outlined in MFA's report. The Contractor shall examine this document in conjunction with the Engineer's detailed drawings, specifications, and contract documents.. It is the Contractor's responsibility to verify all dimensions, site conditions, and coordination requirements prior to tendering. Any discrepancies between this document and the Engineer's or other consultants' information shall be referred to MFA Consulting Engineers for clarification prior to pricing or commencement of works. MFA Consulting Engineers accept no liability for costs, quantities, or works executed beyond the scope of the items described herein.

Tender return checklist

• Completed Form of Tender / Agreement documentation as required by the Short Form of Contract.
•Completed Tender Summary and priced breakdown sections A to F above.
•Programme, proposed start date and contract duration.
•Clarifications, assumptions, exclusions and proposed alternatives clearly stated.
•List of proposed domestic subcontractors and specialist subcontractors.
•Confirmation of PSCS appointment and proposed site management arrangements.
•Confirmation of Temporary Works Designer arrangements where required.
•Insurances, bond/security details and tax clearance as required.

Contractor declaration

We confirm that we have examined the tender documents, site conditions, constraints and all requirements necessary to price and complete the works. We confirm that the tender amount submitted is a lump sum tender and that this Pricing Document is provided as a pricing breakdown and is not a Bill of Quantities or a Contract Document. .

Contractor name	**Signed**
Name/ Position	**Date**
Tender amount Exc VAT	**VAT amount**
Tender amount Inc VAT	**Programme duration**
Company Stamp	**Contact email/ phone**