CONSULTANT'S REPORT

Guidance:

- Items 1 to 6 below must be addressed in any Consultant's Report.
- A full breakdown of all building costs, in sufficient detail that items can be identified and quantified, must be included in the consultant's report.
- Where the proposed works involve alterations/refurbishment within the existing building, the gross floor area of the portion of the building affected by the works must be stated.
- For applications in connection with mechanical, electrical and gas services the Consultant should consider all relevant building services Technical Guidance Documents (TGDs) and associated guidance documents and design notes as published on gov.ie. The report itself should comply with the guidance in TGD002, Sections 18.0, 18.1, 18.2 (Primary Schools) and TGD003, Sections 19.0, 19.1, 19.2 (Post Primary Schools).
- The Consultant's Report **must** be submitted in the format set out in the Template. Any variation may result in the school's on-line application being invalidated.
- The Consultant's Report **must** be provided to the school authority in word/PDF format in order to allow it to be downloaded as part of the on-line application.
- **Photographic evidence of the affected area is mandatory and must be included in the**

1. School Details – the following information must be provided:

School Roll Number	16344V
School Name	Nenagh CNS
School Address	St Flannan Street, Nenagh, Tipperary
Eircode	E45W880
Contact Name	Conor D'Arcy
Contact Number	06732005
Contact E-mail	nenaghcns@tipperaryetb.ie

2. Describe the part(s) of the building for which the proposed project is required. Include, if applicable, details of number of rooms affected and the gross floor area of the building or portion of the building affected.

Proposed LED Lighting Upgrade

Nenagh CNS Primary School comprises Lower ground, Ground floor and First floor levels. The lighting across the Ground Floor area includes fluorescent luminires installed in 2005 and 2016, while some sections, such as the toilet space have been upgraded to LED fittings. There were LED improvements carried out to the Lower Ground and First Floor in 2016 although majority of these floors utilise fluorescent luminaires. The school are now struggling to maintain these upgrades due to lack of avaible funding and replacement fluorescent lamps. **Table 1** shows all the luminaires in each area confirming which are fluorescent and the LED. The affected area on each floor of the school is shown in **Table 2** which results in a total affected area of 1427m².

Description	Lower Ground Floor		Ground Floor		First Floor	
Existing Luminaires						
Lamp type	Fluorescent Lamps	LED	Fluorescent Lamps	LED	Fluorescent Lamps	LED
No.Rooms	5	2	6	2	17	3
Luminaire Quantity	51	5	76	16	32	8

Table 1: Details of Number of Rooms & Luminaires

	Fluorescent Lamps			
	Lower Ground	Ground	First	Total
Area (m^2)	373	681	373	1427
Luminaire Quantity	51	76	32	159

Table 2: Total Area & Fluorescent Luminaires

Proposed Electric Vehicle Charging

The school do not currently have electric vehicle charging. It is proposed to install EVC to car park area shown below in accordance with *Energy Conservation and Mechanical and Electrical Building Services Design Note 202001 July 2020.*



Photo 1: Staff Car Park Area

Proposed Heat Pump Technology

The school heating is currently served via two oil tanks and associated boilers in two locations. The below drawing showing the proposed boiler house serves the new 2015 extension which is highlighted via the blue outline. The existing boiler house shown below in green serves the remainder of the building which was constructed in 1913. The oil boiler within the 1913 building was installed in 2013. The 1913 building received an upgrade to external insulation 2020. The school are experiencing a high level of cost for fuel (especially for the 1913 building) and would like to improve the energy efficiency of the building through implementation of an improvement to install heat pump technology in line with DOES latest Decarbonisation strategy.

Further to our survey, site visit and review of GNI maps there is a GNI network local to the site which would enable hybrid heating system comprising heat pump with back up gas fired boiler in line DOES Decarbonisation strategy. This strategy is proposed for the whole school (1600m2) subject to inclusion of fabric upgrades (fabric upgrades not considered within this report) to reduce heat losses so that is viable to utilise a hybrid system to full efficiency. This strategy would involve upgrade of existing radiators as these will have been sized on different temperatures which would not be suitable for heat pumps which operate on a lower mean water temperature rate.

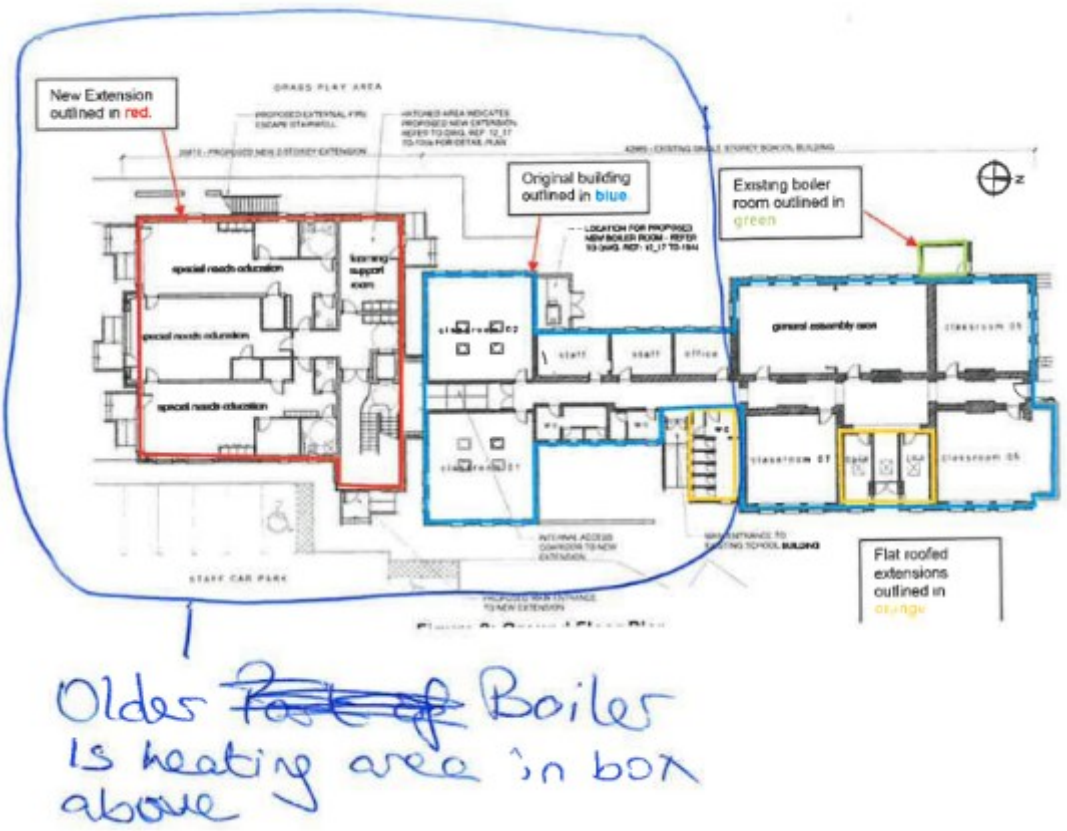


Figure 1: Existing Boiler Rooms

3. Provide a full explanation of the nature and extent of the defect(s) with supporting photographs, and floor plans (or site plan of school) with affected area highlighted. (See circular for more information)

Proposed LED Lighting Upgrade



Figure 2: Lower & Ground Floor

The red-outlined areas have already been equipped with LED luminaires. The remaining affected areas comprise fluorescent luminaires which were installed in 2005 and 2016.

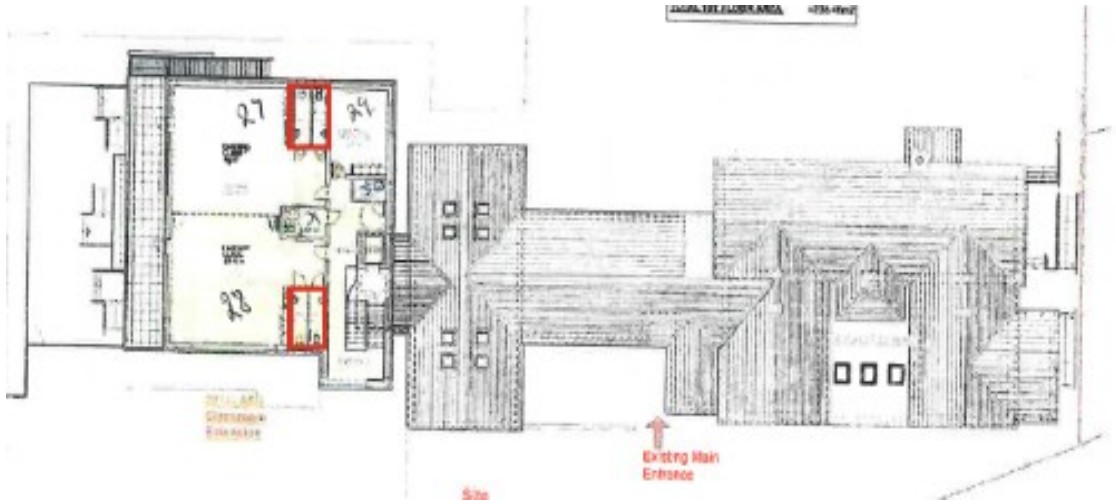


Figure 3: First Floor

The red-outlined areas show recent LED lighting upgrades to First Floor. The remaining affected areas Comprise fluorescent luminaires which were installed in 2005 and 2016.



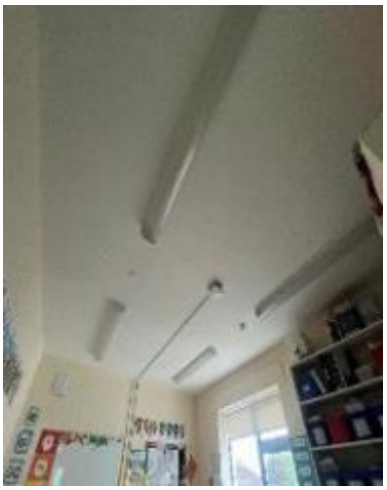


Photo 2/3/4: Existing Luminaires for Lower, Ground & First Floor (Fluorescent 2 lamp Linear Fitting)

The existing fluorescent lighting is controlled via rocker type switches. Considering the age of the luminaires the school are experiencing low output ratio from the luminaires resulting in deterioration of lighting levels suitable for teaching environment. In addition there are more failures happening on a consistent basis and the school do not have the required number of replacement lamps and cannot purchase additional replacements due to their available funds or availability of required lamps. Considering rising utility costs, condition of existing LED luminaires and with a view to future proof the school in terms of lowering utility bills and continuing maintenance of the lighting with an achievable maintenance programme (considering availability of fluorescent lamps) it is a necessity for the school to upgrade the lighting to LED. An LED replacement would necessitate building works, including the removal and replacement of ceiling sections and creating openings for new containment and cabling systems.

Proposed Electric Vehicle Charging

The school has two car park areas. The first of which is used as a playground during the academic year due to the high number of students on site. The second is a newly developed car park located at the side of the school which serves as the designated staff parking area. However, this new car park does not include any Electric Vehicle (EV) charging points. With the potential for a number of staff driving electric vehicles in eth future, the absence of on-site charging facilities has become a growing concern.

The distribution board appears to be in good condition, with no visible signs of damage or deterioration. there is spare capacity available, which would allow for the installation of an isolator for an electric vehicle (EV) charger without requiring major modifications. This presents a practical opportunity to future-proof the site particularly given the growing adoption of EVs.



Photo 5: Existing Luminaires for Lower, Ground & First Floor (Fluorescent 2 lamp Linear Fitting)

We have surveyed route between main switchboard and proposed location for EVC bay. The required route has been selected to minimize disruption to the existing school and costs have been included within item 6 for a 60 meter underground services route. The design is to be carried out in accordance with *Energy Conservation and Mechanical and Electrical Building Services Design Note 202001 July 2020.*

Heat Pumps

The 2015 oil boiler serves the new 2015 extension and is in reasonable condition. The 2013 oil boiler is in reasonable condition however it has been reported by the Caretaker (Gerard Galvin) that this boiler currently uses more fuel than would be expected due to the building construction i.e. this boiler has to run longer than expected to keep the temperature at optimum level. Considering these defects and schools request to move to more sustainable heat source, the school are requesting that any move to heat pump technology should involve both the 2013 and 2015 areas.

4. When was the affected part(s) of the building last replaced and/or remedial works carried out? Where applicable, a description of previous remedial works should be included.

LED Lighting

The Lower Ground SEN (Special Educational Needs) area has undergone several upgrades in recent years. The lower ground floor has received upgrade to LED lighting through projects such as refurbished classroom, a fully upgraded toilet and a newly established sensory room. In addition, minor upgrades have been carried out on lighting control systems in SEN area with dimming switches, primarily to resolve previous operational issues and enhance reliability. Overall, the electrical infrastructure in these areas appears to be in good condition and fit for purpose. These areas are not considered to be an affected area within this report.

Existing Oil Fired Boilers

The Oil Boilers were installed in 2013 and 2015 as described in previous sections. There have been remedial measures taken to improve the building fabric of the 1913 building with external insulation added in 2020.

5. What evidence is there of an effective maintenance programme for the affected area(s)?

The continued use of 2005 fluorescent lighting in certain areas of the school highlights a gap in the current maintenance strategy, which has not kept pace with advancements in energy-efficient technology. The caretaker has reported difficulties in accessing and replacing faulty fluorescent fittings, leading to reduced lighting levels in some spaces. Upgrading the entire school to LED lighting would improve overall energy efficiency, reduce maintenance requirements, and enhance the quality and consistency of illumination throughout the building.

Both Oil Fired Boilers were serviced in December 2023 with no defects confirmed other than the continuous issues referred to in Item 3 in relation to inefficiency of system and high level of fuel costs to heat the building.

5a. Please indicate below by ticking the box(es) relevant to your project if including a climate action element of works in the proposed project:

Attic Insulation ☐	**Cavity Wall Insulation** ☐	**Bike Rack** ☐
Air Tightness works ☐	**LED lighting** ☐	**Heat Pumps** ☐
Electric Vehicle (EV) charging provision ☐		

6. All proposed projects should include a breakdown of, including costs per m² of building area affected by the proposed works.

All proposed projects should be fully itemised and costs broken down, as follows: -

Item	Description	Quantity	Unit	Rate	Total €
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
				Construction Sub Total	
				VAT @ 13.5%	
				Total Construction Cost	
				Professional Fees	
				VAT @ 23%	

Total Professional Fees	
Overall Total (Construction & Fees)	

All proposed Climate action aspects of projects should be fully itemised and costs broken down, as follows: -

1	Supply, Installation, Testing and Commissioning of Luminaires	159	No.	€400.00	€63,600.00
2	Supply, Installation, Testing and Commissioning of Automatic Lighting controls (Daylight/Absence/PIR)	38	No.	€225.00	€8,550.00
3	Remedial Works to existing distribution boards to provide upgraded circuit protection to lighting circuits to comply with IS10101. This includes modifications, new devices and testing commissioning.	1	No.	€1,000.00	€1,000.00
4	Steel conduits/containment to contain wiring for automatic controls and new LED lighting	100	Meters	12	€1,200.00
5	Modification to DBs, CTUs and cert	1	No	€1,000.00	€1,000.00
6	Dual EV Charger	1	No	€7,000.00	€7,000.00
7	Cabling	35	Meters	€30.00	€1,050.00
8	EV ducting/ Builders Works	15	Meters	€500	€7,500.00
9	Modification to MDB	1	No	€5,000.00	€5,000.00
	New Plant Room equipment with Gas Boilers and Controls	1	No.	€70,000.	€70,000.00
10	Heat Pump & Buffer Vessel	1	No,	€100,000.	€100,000.00
11	Radiators	70	No.	€2,000	€140,000.00
12	Builders Works (New Plant room)	1	No.	€60,000.	€60,000.00
13	Builders Works (External Plinth and Trench	1	No.	€30,000.00	€30,000.00
14	Electrical Works associated with Heating Upgrade (Power supplies/Two Port Valves/Boiler House wiring)	1	No.	€35,000.00	€35,000.00
				Construction Sub Total	€530,900.00
				VAT @ 13.5%	€71,671.50
				Total Climate Action Element Construction Cost	€602,571.5
				Professional Fees Relation to Climate Element of works	
				VAT @ 23%	
				Total Professional Fees for **Climate Element**	
				54Climate Element Total (Construction & Fees)	

Consultants Details

IT IS IMPERATIVE THAT THIS SEGMENT IS COMPLETED. IF IT IS NOT COMPLETED CORRECTLY THE SCHOOL WILL NOT BE CONSIDERED FOR FUNDING.

Consultant Disciplines

The Consultant disciplines set out below are appropriate to the Climate Action Summer Works Scheme in respect of engaging professional advice to prepare a technical report. Consultants completing reports must be satisfied that they comply with the qualification requirements as set out below. Failure to comply with the qualification requirements, including the carrying of adequate Professional Indemnity Insurance and Employer's & Public Liability Insurance, will result in the application being invalidated and therefore not being considered for funding.

Please also refer to the Guidance on Procuring Consultants for Small Works (4th edition October 2021).

Consultant discipline	**Proposed scope of works >€500,000**	**Proposed scope of works <€500,000**
	Category	**Category**
Registered Architect	2, 5, 6, 7, 8, 9, 10	2, 5, 6, 7, 8, 9, 10
Chartered Civil/Structural Engineer	9, 10	2, 5, 6, 7, 8, 9, 10
Chartered Building Services (Electrical) Engineer	1, 3	1, 3
Chartered Building Services (Mechanical) Engineer	4	4
Registered Building Surveyor	2, 5, 6, 7, 8, 9, 10	2, 5, 6, 7, 8, 9, 10

In the case of multi-disciplinary practices the firm must have a principal (i.e. director or partner) who meets the qualification requirements for the category of works being applied for.

Consultant Details:

Consultants First Name: _____

Consultant's Surname: _____

Consultant discipline: _____

Firm Name: _____

Firm Address: _____

_____

_____

Firm Telephone: _____

Firm email address: j _____

Professional Membership Body: _____

Membership No/Registration No: 667073

Conflicts of Interest

The concept of conflicts of interest shall at least cover any situation where staff members of a contracting authority, or of a service provider acting on behalf of a contracting authority, who are involved in the conduct of a procurement procedure or may influence the outcome of that procedure have, directly or indirectly, a financial, economic or other personal interest which might be perceived to compromise their impartiality and independence in the context of the procurement procedure. In this context, a shareholding, equity or financial interest in a construction industry related contracting or supply company by an Applicant must be disclosed as part of this submission and, unless the Applicant can demonstrate that no conflict of interest exists, will be grounds for exclusion. Failure to disclose a potential conflict of interest which subsequently becomes apparent may be grounds for exclusion from further competitions for the provision of services.

Declaration

I confirm that I understand that failure to comply with the Consultant qualification requirements, including having adequate Professional Indemnity Insurance and Employer's & Public Liability Insurance, will result in the school's application being invalidated and therefore being excluded from consideration for funding. Please also refer to the Guidance on Procuring Consultants for Small Works (4th edition October 2021).

Signature of Consultant **Signature of Chairperson/Patron/ETB**

If you have any doubts in relation to the suitability of a proposed Consultant, please contact your school management body. The Department's decision will be final as to whether or not a Consultant is appropriately qualified for the purpose of this Scheme.

Consultant Insurance Details

IT IS IMPERATIVE THAT THIS SEGMENT IS COMPLETED. IF IT IS NOT COMPLETED CORRECTLY THE SCHOOL WILL NOT BE CONSIDERED FOR FUNDING.

Please Note:

Where you are a Consultant who is registered as a Sole Trader, you may not be able to complete the Employers Liability Limit insurance details above. Please ensure that you put 'N/A' in the Employers Liability Indemnity Limit.

Are you a Sole Trader* Yes/No _____
***Please see definition of Sole Trader below**

Definition of a Sole Trader

Sole Traders are perhaps the most straightforward group of business organisations under Irish law and, as such, are fairly lightly regulated. In contrast to the other forms of business, sole traders are not incorporated nor do they possess limited liability and makes the sole trader liable for all the assets and debts of their business. *The Registration of Business Names Ac*t 1963 requires Sole Traders to register their business name if it is different from their given name, with the Companies Registration Office and they must also register with the Revenue Commissioners as a self-employed person. A Sole Trader ceases to operate on the decision of the Sole Trader, although they remain liable for any liabilities that have been incurred when operating.

FOR SCHOOL PURPOSES

Where the Consultant states that he/she is a **Sole Trader** and has inserted 'N/A' for Employers Liability Indemnity Limit, you as the school authority, completing the application will need to do the following to be