CONSULTANT'S REPORT

CASWS 2026 Onward

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 report.

1. School Details

Field	Detail
School Roll Number	15257V
School Name	St Oliver Plunkett National School
School Address	Creggs Road, Ballina, Co Mayo F26YX95

Contact Name	Mr Sean Gallagher
Contact Number	096-22842
Contact E-mail	principal@quignamangers.ie

2. Description of Affected Building & Proposed Works

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

CAT 4 Climate Action and Mechanical works

The area of the building for which the proposed works are required consist of the original 1983 school building which has a total floor area of approx. 1235 m² and comprises of 8 number mainstream classrooms, resource rooms, staff room, library, offices, male and female toilets and staff toilets, GP Hall, heating centre, stores, and circulation areas.

2(a) Mechanical Works

- Provision of the upgrade of the existing heating centre, c/w 2 number new wall mounted condensing LPG gas boilers, new circulating pumps, flow and return headers, isolating and control valves, pipework and pipework insulation, air and dirt separators, etc.
- Provision of a new Bulk LPG Gas storage compound, including the gas supply to the heating centre, and the internal gas pipework, gas safety detection isolation system, valves, etc.
- Provision of the decommissioning, disconnection and proper disposal of the existing 2500 Litre PVC oil storage tank.
- Provision of the upgrade of the existing LPHW Space heating system throughout the entire original 1983 school building, consisting of new low water content radiators, new pipework, isolating and control valves, etc.
- Upgrade of the existing heating controls, consisting of new 2 stage thermostatic and frost protection controls, heating centre control panel and remote switching panel, including the provision of 2 Port PICV valves and room thermostats in each teaching space, etc.
- Provision of all associated builders' attendances, consisting of the construction of a new Bulk LPG Gas storage compound, including the provision of a new 600 mm deep trench between the bulk LPG Gas storage compound and the heating centre, and the associated re-instatement of the external concrete and grass surfaces, as required, including the break-up and removal of the existing oil storage compound, openings in the internal walls and ceilings and the associated re-instatement works, etc.

- Provision of all associated electrical works, consisting of the new power and control wiring in the existing heating centre, including the wiring of the 2 Port PICV valves and room thermostats, etc.

2(b) Climate Action Works

- Provision of an additional 200 mm layer of insulation in the attic spaces throughout the original 1983 school building (approx. 1235 m²) to top up the existing roof insulation.
- Provision of pumping the existing cavity wall with insulation.
- Provision of the supply and installation of an Twin Outlet EV Charging Pedestal, including the provision of a new single phase MCCB at the existing main electrical distribution centre and the provision of a single phase electrical supply to the charging pedestal.
- Provision of a heat pump system with an output of 200 kW, including a 3,000 Litre accumulator vessel, including the external pipework between the heat pump compound and the heating centre, additional circulating pumps, isolation and control valves, heat meters, including additional "Cylon" BMS Controls, etc.
- Provision of all associated builders attendances, consisting of the construction of a new external heat pump compound, provision of a new 600 mm deep trench between the heat pump compound and the heating centre, provision of a 125mm dia RED PVC duct in a 600 mm deep sanded trench from the building to the EV charging pedestal, including the provision of a concrete base for the EV charging pedestal and the associated re-instatement of the external concrete and tarmac surfaces, as required.

3. Defect Explanation & History

3. Nature and Extent of Defect(s)

We wish to confirm having carried out a survey of the existing mechanical and electrical services throughout the entire school building. The existing LPHW Space Heating installation in the original school building dates back to the time of construction of the building in 1983 and is in a poor condition as this stage and requires to be replaced. There is no cavity insulation in the 1983 building, with only 100 mm of attic insulation in this section of the building also. The proposed Climate action works consist of the provision of the top up of the existing attic insulation, provision of pumped cavity wall insulation, provision of a heat pump system and the provision of an twin EV Charging pedestal.

4. Previous Replacements / Remedial Works

The existing mechanical and electrical services through the original school building, date back to the time of the construction of the building around 1983, with an extension added in 2010, 2016 and 2020.

5. Maintenance Programme Evidence

Routine Maintenance has been carried out on the mechanical and electrical services installations throughout the school over the lifetime of the installations.

5a. Climate Action Elements Summary

- Attic Insulation: **[X]**
- Cavity Wall Insulation: **[X]**
- Bike Rack: **[ ]**
- LED lighting: **[ ]**
- Heat Pumps: **[X]**
- Electric Vehicle (EV) charging provision: **[X]**

6. Itemized Cost Breakdowns

6(a) Itemized Cost Breakdown - Proposed Mechanical Upgrade Works

Item	Description	Quantity	Unit	Rate	Total €
1	Insurances, stripping out redundant mechanical and electrical services, provision of operation and maintenance manuals, etc.	1235	m²	€15.79	€19,500.00

2	(51) Provision of 2 number wall mounted condensing LPG gas boiler/ burner units, c/w flues, circulating pumps, new pipework and pipework insulation, flow and return headers, system fill unit and expansion vessel, isolating and control valves, etc	1235	m²	€57.09	€70,500.00
3	(54) Provision of a new bulk LPG gas storage tank, including the provision of a gas supply to the existing heating centre, gas pipework in the heating centre, including a gas safety detection/isolation system, isolation and control valves, etc.	1235	m²	€11.34	€14,000.00

4	(56) Provision of the supply and installation of 56 number low water content steel panel radiators, including 12 number radiant panels, including pipework, isolating and control valves, etc.	1235	m²	€89.47	€110,500.00
5	(58) Provision of a new heating centre control panel, remote switching panel, 2 stage thermostatic and frost protection controls, including 48 number 2 Port PICV zone control Valves and room thermostats, etc.	1235	m²	€20.65	€25,500.00
6	Associated Electrical works: Provision of new power and control wiring to the heating centre, including wiring to the 2 Port PICV zone control valves and room thermostats, etc.	1235	m²	€14.98	€18,500.00

7	Builders Attendances, provision of all openings in the internal wall and ceilings, including the construction of a new bulk LPG gas storage compound, and a 600 mm deep sanded trench between the gas compound and heating centre, including all associated reinstatement works, etc.	1235	m²	€22.27	€27,500.00
8	(PSCS) - Carrying out the functions of Project Supervisor for the Construction Stage of the Project.	-	-	-	€3,500.00
Construction Sub Total					**€289,500.00**
VAT @ 13.5% on €289,500.00					€39,082.50

Total Mechanical Works Construction Cost					**€328,582.50**
Professional Fees Relation to Mechanical Element of works (General Fee €26,500.00 and PSDP €950.00)					€27,450.00
VAT @ 23% on €27,450.00					€6,313.50
Total Professional Fees for Mechanical Works					**€33,763.50**
Mechanical Works Total (Construction & Fees)					**€362,346.00**

6(b) Itemized Cost Breakdown - Proposed Climate Action Works

Item	Description	Quantity	Unit	Rate	Total €

1	Insurance, stripping out redundant mechanical and electrical services, provision of operation and maintenance manuals, etc.	1235	m²	€10.53	€13,000.00
2	Attic Insulation, supply and installation of an additional 200 mm layer of attic insulation over the existing insulation throughout the entire building	1235	m²	€16.40	€20,250.00

3	EV Charging Pedestal, supply, installation, testing and commissioning of a Twin outlet EV Charging pedestal, including the provision of a new MCCB at the electrical distribution centre and a single-phase electrical supply to the charging pedestal.	1235	m²	€7.89	€9,750.00
4	Cavity Wall Insulation, provision of pumping the existing cavity wall with insulation throughout the original 1983 building.	750	m²	€16.00	€12,000.00

5	Heat Pump Unit, provision of a heat pump unit located in an external compound, c/w external heating mains between the heat pump and the heating centre, 3,000 Litre accumulator vessel, in the heating centre, additional circulating pumps, isolating and control valves, pipework, insulation, etc.	1235	m²	€123.89	€153,000.00

6	Builders Attendances, provision of the construction of a new external heat pump compound, including the provision of approx. 30 metres of a sanded trench, c/w a 125 mm dia RED PVC duct, including the provision of all openings in the internal wall and ceilings, including the provision of a concrete base and approx. 25 metres of ducting for the EV Charging pedestal, including all associated reinstatement works, etc.	1235	m²	€30.16	€37,250.00

7	(58) Additional costs associated with the provision of additional BMS controls and heat meters, etc., to facilitate the heat pump system.	1235	m²	€8.91	€11,000.00
8	(PSCS) - Carrying out the functions of Project Supervisor for the Construction Stage of the Project.	-	-	-	€3,250.00
Construction Sub Total					**€259,500.00**
VAT @ 13.5% on €259,500.00					€35,032.50
Total Climate Action Element Construction Cost					**€294,532.50**

Professional Fees Relation to Climate Element of works (General Fee €23,750.00 and PSDP €750.00)					€24,500.00
VAT @ 23% on €24,500.00					€5,635.00
Total Professional Fees for Climate Element					**€30,135.00**
Climate Element Total (Construction & Fees)					**€324,667.50**

Consultant 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 Matrix

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
Registered Architect	Category 2, 5, 6, 7, 8, 9, 10	Category 2, 5, 6, 7, 8, 9, 10
Chartered Structural Engineer / Civil	Category 9, 10	Category 2, 5, 6, 7, 8, 9, 10
Chartered Building Services (Electrical) Engineer	Category 1, 3	Category 1, 3
Chartered Building Services (Mechanical) Engineer	Category 4	Category 4
Registered Building Surveyor	Category 2, 5, 6, 7, 8, 9, 10	Category 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 Table

Field	Detail
Consultant's First Name	JOHN
Consultant's Surname	CARR

Consultant Discipline	CHARTERED MECHANICAL AND ELECTRICAL BUILDING SERVICES CONSULTING ENGINEER
Firm Name	HEAVEY KENNY ASSOCIATES
Firm Address	6 LIOSBAN BUSINESS PARK, 23 FIRST FLOOR, TUAM ROAD, GALWAY
Firm Telephone	091-566004
Firm Email Address	ADMIN@HEAVEYKENNYASSOCIATES.IE
Professional Membership Body	ENGINEERS IRELAND
Membership No / Registration No	482516

Conflicts of Interest & Declaration

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: *John Carr*

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.