MCOR
COST CONSULTANTS

BUTTER EXCHANGE TBQ

Issue Date: 11/11/2026



Project: **Butter Exchange & Weighmasters**

Employer: **Cork City Council**

Mcor Ref: **26.027**

SUMMARY

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Code	Description	Total
	BUTTER EXCHANGE	
1	0-) PRELIMINARIES, INSURANCES, CONTINGENCIES	0.00
2	(10) PREPARED SITE	0.00
3	(19) SUBSTRUCTURE	0.00
4	(21) EXTERNAL WALLS	0.00
5	(22) INTERNAL WALLS, PARTITIONS	0.00
6	(23) FLOORS, GALLERIES	0.00
7	(24) STAIRS, RAMPS	0.00
8	(27) ROOF STRUCTURE	0.00
9	(28) FRAMES	0.00
10	(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS	0.00
11	(32) INTERNAL WALLS, PARTITIONS: COMPLETIONS WITHIN OPENINGS	0.00
12	(37) ROOF: COMPLETIONS	0.00
13	(41) WALL FINISHES EXTERNALLY	0.00
14	(42) WALL FINISHES INTERNALLY	0.00
15	(43) FLOOR FINISHES	0.00
16	(45) CEILING FINISHES & (35) SUSPENDED CEILINGS	0.00
17	(47) ROOF FINISHES	0.00
18	(59) MECHANICAL SERVICES INSTALLATION	0.00
19	(69) ELECTRICAL SERVICES INSTALLATION	0.00
20	LIFT INSTALLATION	0.00
21	(74) SANITARY, HYGENE FITTINGS	0.00
22	(70) FITTINGS & FURNITURE	0.00
	TOTAL (Excl.VAT)	**0.00**
23	€/m2	
24	€/ft2	

Code	Description	Qty	Unit	Rate	Total
	(10) DEMOLITIONS AND ALTERATIONS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		note		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Architect's demolition drawings 1000, 1001, 1003 (Rev 0); Q41/Q42 responses and email of 30.09.2026; Conservation Architect's drawings CA-TD-001 to CA-TD-005.		note		
	Contractor is to allow for compliance with demoliton audit. The contractor is to allow for management coordination and setting aside of items identified in the Demolition Audit.		note		
	PORTICO ENTRANCE REPAIRS				
	DEMOLITIONS - EXTERNALLY				
2.1	Survey; blocked up stairs to be surveyed when safe access is available; as per Conservation Architect dwg. 001	1.00	item		0.00
	ISOLATED FITTINGS AND BRACKETS				

Code	Description	Qty	Unit	Rate	Total
	Carefully remove existing isolated redundant light fittings, brackets, pipework, screws, bolts etc from brick/block elevations generally dispose off site and make good:				
2.2	Elevations generally; Portico	1.00	item		0.00
	Remove existing gates and railings to Portico; allow for making good walls after removal; dispose off site; fixed steel gate & railings to masonry wall; include for removing all fittings and fixtures; refer to CA-TD-002 & 003 for locations				
2.3	Gate; 2630mm wide x 3200mm high; to north & south elevation; drawing no. CA-TD-003	2.00	nr		0.00
2.4	Railings; 2400mm wide x 2800mm high; to east elevation both sides of main entrance door; drawing no. CA-TD-002	2.00	nr		0.00
2.5	Gates 3570mm wide x 3100mm high; to east elevation main entrance door; drawing no. CA-TD-002	1.00	nr		0.00
	Protecting; items to be protected in-situ for duration of project; as per Conservation Architect dwg. CA-TD-002				
2.6	carved marble keystone; to top of main arch at Portico; dwg. CA-TD-002	1.00	nr		0.00
	Protecting; items to be carefully removed, set aside for duration of project, store somewhere safe and allow for reinstatement after works are complete				
2.7	historic plaque; dwg. CA-TD-002	1.00	nr		0.00
2.8	historic cast iron angles; dwg. CA-TD-002	6.00	nr		0.00
	REMOVAL OF EXTERNAL WALL FINISHES				
	Hack off and remove the following wall finishes to the areas stated below; remove plaster and back to existing stonework in preparation for new plastering at high and low level including reveals and plinths & capping's; include for wall preparation once wall finish is hacked off; refer to conservation architect specification M20/223 for details on wall preparation				
2.9	Sand / Cement Plaster; to walls; Conservation architect's drawings no. CA-TD-002	203.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
2.10	Sand / Cement Plaster; to columns; Conservation architect's drawings no. CA-TD-002	181.00	m2		0.00
	REMOVAL OF EXTERNAL WALLS				
	Removing; sections of walls to be removed at portico openings; concrete cills to be removed to allow for making window areas larger; 800mm thick walls; cills to be lowered to existing plinth level; dispose off site, make good to surrounding walls on completion; as per drawing CA-TD-002				
2.11	sections of walls being removed; 4 nr locations	13.00	m2		0.00
	Removing; sections of plinths to be removed & disposed off site: Conservation Architect dwg. CA-TD-001				
2.12	removing plinth at 2 nr locations south of main entrance door	1.00	m2		0.00
	REMOVAL OF FLOOR FITTINGS				
	Remove existing gully at portico; allow for disposing off site; Conservation Architect dwg. CA-TD-001				
2.13	gully removal	1.00	nr		0.00
	ALTERATIONS EXTERNALLY				
	WORKS TO EXISTING WALLS TO BE RETAINED				
	Treatment/Repairs				
	Work to existing stone walls following demolitions:				
	All vegetation to be manually removed and adjacent areas protected; The areas of stone are located at ground level and at height. These works are to be undertaken by skilled specialist subcontractors, experienced in cleaning of dressed and tooled historic stones; refer to conservation architect's specification & drawings				
2.14	vegetation removal; portico; total length 20m x 8.2m high	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	Stone cleaning; removal of staining and dirt from soft white limestone containing veining, tooling marks and natural patina; works to be undertaken by skilled specialist subcontractors, experienced in cleaning of dressed and tooled historic stones; stone shall be cleaned using chemical-free low pressure steam cleaning system, suited to limestone where dirt is bound to more stable chemical compounds; Maximum temperature 150 degrees Celsius; Rate 3-5l/ minute. Should any residual localised areas of dirt remain, these shall be cleaned manually using non-ferrous brushes; methodology in accordance with conservation architect's instructions; Locations to be agreed with conservation architect; refer to Conservation Architect's dwg. 001, 002 & 003				
2.15	stone cleaning	128.00	m2		0.00
	Alterations; stone alterations; contractor to allow for alterations to the column bases at portico; column profile altered with Roman cement to match existing; specialist contractor to match profile at the top of with mould. Columns to be altered to look like historic column bases; refer to conservation architect's dwg. CA-TD-003 detail B for details				
2.16	column alterations; 300mm high	6.00	m2		0.00
	Roman cement cleaning and localised repairs at portico to Conservation Architect's instructions, locations as per CA-TD 003 & 002				
2.17	to upper areas above columns including around corbels; area measured elevation	119.00	m2		0.00
2.18	to lower side portico above gates	52.00	m2		0.00
2.19	to arches; curved; 2m girth	80.00	m2		0.00
2.20	to isolated areas; plinths	5.00	m2		0.00
2.21	to column heads; curved	4.00	nr		0.00
	Repointing				
	Limestone plinth; sand / cement render removed and disposed off site from stone plinth; limestone to be repaired as per Conservation Architect's instructions; refer to Conservation Architect's dwg. 001				

Code	Description	Qty	Unit	Rate	Total
2.22	plinth; 400mm high Repairs; limestone ashlars; allow for cleaning and repointing; rake out joints by hand using hammer and chisel, power tools can only be used at the direction of the Conservation Architect. Repointing using 2.5 parts NHL2, 1 part graded sand 5mm down: to drawing CA-TD-002, 004 & 005 for indicative locations	19.00	m2		0.00
2.23	limestone ashlars Repairs; brick arches; allow for cleaning and repointing of existing brick arches; to bounary wall; where existing fanlights are to be removed (taken elsewhere); repointing to be done with breathable lime-based mortar; refer to Conservation Architect's specification for details; refer to Architect's detail deg. 4090	118.00	m2		0.00
2.24	brick arches; boundary wall **WORKS TO EXISTING FLOORS** Removing; allow for removing sections of concrete fill to Portico undercroft & dispose off site; make ready for new pavers (taken elsewhere); refer to Conservation Architect's dwg. 001	8.00	m2		0.00
2.25	concrete infill being removed Removing; allow for removing section of concrete finish (thresholds); dispose off site, make good and ready for new limestone threshold (taken elsewhere); refer to Conservation Architect's dwg. 001	4.00	m2		0.00
2.26	concrete threshold being removed Removing; allow for removing section of asphalt, dispose off site and concrete finish to be replaced with new limestone threshold (taken elsewhere); refer to Conservation Architect's dwg. 001	3.00	m2		0.00
2.27	asphalt & concrete being removed Repairing; sandstone wheel tracks to be carefully lifted, labelled for inspection by the Conservation Architect to be repaired where possible; stones being repaired to be agreed on site with Conservation Architect and Employer's Representative; refer to Conservation Architect's dwg. 001	3.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
2.28	sandstone pavers repaired Repairing; stone steps to be removed, cleaned, repointed and re-laid carefully; refer to Conservation Architect's dwg. 001	47.00	m2		0.00
2.29	stone steps **DEMO ROOF** Existing roof covering and structural elements to the portico roofs; include for removing all structural timbers, all fixings, and roof finish; to be removed and dispose of off site	8.00	m2		0.00
2.30	portico roof; pitched	45.00	m2		0.00
2.31	portico roof; mono pitched ***GARDEN BOUNDARY WALL*** **DEMOLITIONS - EXTERNALLY** **ISOLATED FITTINGS AND BRACKETS** Carefully remove and dispose off site existing isolated redundant light fittings, brackets, pipework, screws, bolts etc from brick/block elevations generally and make good:	27.00	m2		0.00
2.32	Elevations generally; total length 55m long x 6.71m total height Remove existing gates and railings to boundary wall; allow for making good walls after removal; dispose off site; include for removing all fittings and fixtures; refer to SE-BM-ZZZ-DR-CiCC-AR-2020 for locations; Butter market North Elevation	1.00	item		0.00
2.33	2800mm wide x 2400mm high; to boundary wall; include for railings over the fanlights	2.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Remove existing fanlights to boundary wall; allow for making good walls after removal; dispose off site; include for removing all fittings and fixtures; refer to SE-BM-ZZZ-DR-CiCC-AR-2020 for locations; Butter market North Elevation				
2.34	2415mm x 1205mm high; to bounary wall	2.00	nr		0.00
	REMOVAL OF EXTERNAL WALL FINISHES				
	Hack off and remove from attached columns and plinths in isolated areas fully bonded cementicuous wall plaster back to existing stonework in preparation for new plastering at high and low level including reveals and plinths & cappings: include for wall preparation once wall finish is hacked off; refer to conservation architect specification M20/223 for details on wall preparation				
2.35	Conservation Architect's drawings no. TD-002; sand/cement plaster	182.00	m2		0.00
	WORKS TO EXISTING WALLS TO BE RETAINED				
	Work to existing stone walls following demolitions:				
	All vegetation to be manually removed and adjacent areas protected; The areas of stone are located at ground level and at height; to be undertaken by skilled specialist subcontractors, experienced in cleaning of dressed and tooled historic stones; refer to conservation architect's specification & drawings				
2.36	vegetation removal; boundary wall; 54m total length x 6.5m high	1.00	item		0.00
	Roman cement cleaning and localised repairs at portico to Conservation Architect's instructions, locations as per CA-TD 002				
2.37	Roman cement repairs	70.00	m2		0.00
	BUTTER MARKET				
	WORKS TO EXISTING WALLS TO BE RETAINED				
	Work to existing stone walls following demolitions:				

Code	Description	Qty	Unit	Rate	Total
	All vegetation to be manually removed and adjacent areas protected; The areas of stone are located at ground level and at height. These works are to be undertaken by skilled specialist subcontractors, experienced in cleaning of dressed and tooled historic stones; refer to conservation architect's specification & drawings				
2.38	vegetation removal; external walls; 45m total length x 5m high	1.00	item		0.00
	DEMOLITION AND ALTERATIONS				
	ISOLATED FITTINGS AND BRACKETS				
	Carefully remove and dispose off site existing isolated redundant light fittings, brackets, pipework, screws, bolts etc from brick/block elevations generally and make good:				
2.39	elevations generally	1.00	item		0.00
	REMOVAL OF EXTERNAL WINDOWS AND DOORS ETC.				
	Carefully remove and dispose off site existing timber windows and doors and prepare opes for new, break out concrete/stone window cills and door threshold/step details as required and remove debris from site; refer to Architect's Demo dwgs. 1000-1002 and Elevations dwg. 2020				
2.40	doors; double doors with glazing; arched; 3600mm x 7200mm high to top of arch	2.00	nr		0.00
2.41	doors; double; 1900mm x 2100mm high	3.00	nr		0.00
2.42	doors; single; 1000mm x 2100mm high	3.00	nr		0.00
2.43	windows; 1200mm x 3200mm high	1.00	nr		0.00
2.44	windows; 1200mm x 4600mm high	1.00	nr		0.00
2.45	windows; 1900mm x 1500mm high	2.00	nr		0.00
2.46	windows; arched; 2500mm wide x 3700mm high to top of arch	2.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
2.47	windows; arched; 1900mm wide x 3300mm high to top of arch	1.00	nr		0.00
2.48	steel shutters and frames; south elevation covering existing windows Removing; remove and dispose glazing to curtain walling; allow for removal and disposal off site; careful remove; ensure existing frame is not damaged; refer to Architect's Demo dwgs. 1000-1002	2.00	nr		0.00
2.49	glazing; to curtain walling; sloped	83.00	m2		0.00
2.50	glazing; to curtain walling; vertical Curtain walling; allow for existing vertical and sloped steel structure to be dismantled, removed from site, and disposed to a licensed facility; as per Engineer's dwg. 03	73.00	m2		0.00
2.51	to curtain walling area **PLANT ROOM** Removing existing steel deck/ service platform to the plant room; include for removing platform and steel louvre and allow for disposing offsite; refer to Architect's Demo dwgs. 1000-1002 Removing	156.00	m2		0.00
2.52	steel deck **ALTERATIONS TO EXTERNAL WALL** Form new openings in existing mass concrete external walls 680mm thick location stated below; including new heads and making good reveals on completion as necessary; dispose of material off site; refer to Architect's Demo dwgs. 1000-1002 and Elevations dwg. 2020 Cutting	15.00	m2		0.00
2.53	Window ope; 2700mm wide x 2400mm high; church street elevation	1.00	nr		0.00
2.54	Window ope; 2800mm wide x 2500mm high; church street elevation	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Enlarging opening in existing mass concrete external walls; 400mm thick; location stated below; including new heads and making good reveals on completion as necessary; allow for disposing of material off site; refer to Architect's Demo dwgs. 1000-1002				
	Cutting				
2.55	Door ope; enlarging by 1800mm wide x 2600mm high; to cafe	1.00	nr		0.00
2.56	Door ope; enlarging by 400mm high; to stairwell 1	1.00	nr		0.00
2.57	Door ope; enlarging by 620mm wide x 1300mm high; to cafe	1.00	nr		0.00
	Enlarging ope; increase head height of existing opening by approx. 350mm through 200mm RC inner leaf, 100mm cavity and 215mm rendered outer leaf; new bespoke steel lintels (measured elsewhere); make good with sand/cement render; south elevation; allow for disposing material off site; refer to Architect's Demo dwgs. 1000-1002 and Elevations dwg. 2020				
	Cutting				
2.58	south elevation; Buttermarket; windows	2.00	nr		0.00
	Partially building up openings in existing external walls; with new 390mm blockwork cavity wall at staircore and cafe location; including all necessary materials, temporary works, making good etc.; finishes taken elsewhere; refer to Architect's Demo dwgs. 1000-1002				
	Building up				
2.59	Window ope; 1200mm wide x 2400mm high; to cafe	1.00	nr		0.00
2.60	Window ope; 1200mm wide x 1900mm high; to stairwell 1	1.00	nr		0.00
2.61	Door ope; 1200mm wide x 2800mm high; to cafe	1.00	nr		0.00
	DEMOLITIONS INTERNALLY				
	GENERAL DEMOLITIONS AND STRIP-OUT				

Code	Description	Qty	Unit	Rate	Total
	Inspect site prior to tender, measure up as required and carefully take down, take up, demolish, strip-out and remove the following off site generally and make good existing structures, completions and finishes:				
2.62	general debris, rubbish, loose ceiling tiles from all rooms etc.	1.00	item		0.00
2.63	remaining loose or fixed furniture and equipment ie desks, chairs, filing cabinets, comms and storage cabinets, cupboards etc.	1.00	item		0.00
2.64	main office reception desk	1.00	item		0.00
2.65	wall hangings, notice boards, pictures, bonded/fixed signage, brackets, fire extinguishers, hanging/picture rails etc.	1.00	item		0.00
2.66	blind and curtain systems to all windows and doors generally including softwood support/fixing battens.	1.00	item		0.00
2.67	ceiling track, hanging rod and curtain systems around beds including softwood support/fixing battens.	1.00	item		0.00
2.68	dado rails, picture rails,wainscotting, wall panelling etc.	1.00	item		0.00
2.69	built-in kitchen units, wardrobes, cupboards, lockers, reception desks, wall shelving, alcove shelving etc. within the building generally	1.00	item		0.00
2.70	kitchen equipment, main kitchen and kitchenette fit-outs etc.	1.00	item		0.00
2.71	carefully remove, photograph, label and protect items of fittings, fixtures, joinery items etc. to be retained and place in storage in 2 No. storage containers (to be provided as per General Conditions and preliminary Items Pricing Document No.1) as directed by the Architect.	1.00	item		0.00
	REMOVAL OF SERVICES INSTALLATIONS				
	Carefully strip out and totally remove and dispose the following existing services installations complete including support steelwork, brackets, timber/steel encasing, grounds, concrete bases etc. and make good all resulting opes, chases etc in preparation for the works generally:				

Code	Description	Qty	Unit	Rate	Total
2.72	mechanical Services Installation	1.00	item		0.00
2.73	electrical Services Installation	1.00	item		0.00
2.74	sanitary Plumbing Installations	1.00	item		0.00
	REMOVING FOUNDATIONS				
	Carefully remove existing foundations and make ready for new ground beam (taken elsewhere); dispose off site; as per engineers dwg. 02				
2.75	600 x 300mm strip foundations	8.00	m2		0.00
	Remove existing 150mm diameter combined service drainage; both internally and externally; include for disposing off-site				
2.76	150mm diamter combined services	165.00	m		0.00
	Removing existing internal manhole; allow for dismantling, removing and disposing of existing internal manhole				
2.77	internal manhole	1.00	nr		0
	Removing existing external manhole; allow for dismantling, removing and disposing of existing external manhole				
2.78	external manhole	3.00	nr		0.00
	Removing existing internal access junctions; allow for removing and disposing of existing internal access junctions				
2.79	external access junctions	3.00	nr		0.00
	REMOVAL OF FLOORS & FINSIHES				
	Remove existing walkway on first floor; remove all steel structure; include for removing timber floor finishes; include for disposing off site; refer to Architect's Demo dwgs. 1000-1002				

Code	Description	Qty	Unit	Rate	Total
2.80	walkway	54.00	m2		0.00
	Carefully remove the following floor finishes including bonding adhesive, underlay, trims, dividing strips etc; isolated rooms generally; dispose off site, make good and prepare for new:				
2.81	250mm high hardwood skirting on softwood grounds; pull nails and make good in preparation for new coved sheet skirting	302.00	m		0.00
	REMOVAL OF CEILINGS				
	Totally take down and remove existing skimmed plasterboard slab ceiling and all associated accessories, dispose off site and make good in preparation for new: to double height spaces (BM-G01 and BMG-04); as per architect's instructions				
	Ceilings horizontal				
2.82	isolated rooms generally	300.00	m2		0.00
	REMOVAL OF INTERNAL DOORS AND SCREENS				
	Carefully remove the following hardwood solid /glazed/part glazed doors and screens including frames, architraves, linings, thresholds, floor boxes, ironmongery, all bolts and metal fixings, embedded grounds, pointing etc; walls 100mm thick and prepare opes for new doors and frames etc: dispose off site; refer to Architect's Demo dwgs. 1000-1002				
2.83	2100mm x 2100mm single door with glazing	15.00	nr		0.00
2.84	900 x 2100mm single doors	22.00	nr		0.00
2.85	1500 x 2100mm single doors	1.00	nr		0.00
2.86	13500mm x 2100mm high; internal glazing (Main Entrance Lobby)	1.00	nr		0.00
2.87	13500mm x 500mm wide; sloped internal glazing (Main Entrance Lobby)	1.00	nr		0.00
2.88	800mm x 800mm high circular internal window	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	REMOVAL OF INTERNAL WALLS				
	Totally demolish and remove the following; cut/grind back/make good floors, faces and ends of stone masonry walls and soffits of timber floors over finished in traditional timber lath and lime plaster in preparation for new works; include for propping floors over in preparation for new walls etc: dispose material off site; refer to Architect's Demo dwgs. 1000-1002				
2.89	150mm thick	256.00	m2		0.00
2.90	190mm thick	51.00	m2		0.00
2.91	215mm thick	70.00	m2		0.00
	Partially demolish section of internal walls; Form new openings in existing block internal walls location stated below; including new heads and making good reveals on completion as necessary; dispose off site; refer to Architect's Demo dwgs. 1000-1002				
2.92	1600mm wide x 4970mm high (first floor from proposed room BM-F10 to BM-F11)	1.00	nr		0.00
2.93	1000mm wide x 2100mm high (DBM 1.06)	1.00	nr		0.00
2.94	door head and blockwork to soffit level; over existing door and screens	15.00	nr		0.00
	Partially demolish sloping concrete beam at top of buttress; to be cut back; dispose of material off-site; allow for A393 mesh both faces, dowels @ 200mm c/c; both faces; allow for disposing off site; refer to Engineer's dwg. 04 for details				
	Cutting				
2.95	concrete beam; cut back	1.00	nr		0.00
	REMOVAL OF TIMBER STAIRS				
	Totally remove existing softwood/hardwood stairs structure and balustrade; make good and remove debris from site; refer to Architect's Demo dwgs. 1000-1002				
2.96	to proposed room BM-G06	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
2.97	to proposed room BM-F11	1.00	item		0.00
2.98	to proposed room BM-F09	1.00	item		0.00
	REMOVAL OF STEEL STAIRS				
	Totally remove existing steel stairs structure and balustrade; make good and remove debris from site; refer to Architect's Demo dwgs. 1000-1002				
2.99	to glazed gallery	1.00	item		0.00
2.100	to entrance lobby	1.00	item		0.00
	EXISTING ROOFLIGHT REPLACEMENT				
	Remove existing rooflights; remove existing skylights as described below and dispose off-site to a licensed facility; including associated internal jamb linings & architraves; refer to Architect's Demo dwgs. 1003				
	Fittings and Fixtures;				
2.101	existing rooflight; 1500mm x 1000mm	26.00	nr		0.00
	ROOF FINISHES				
	Remove existing corrugated steel roof finish; all material to be removed down to the structural steel that's to be retained; include for disposing of all fixtures and fittings; disposal off-site to a licensed facility; prepare for new roof finish (taken elsewhere); refer to Architect's Demo dwgs. 1003				
2.102	pitched roof	1,173.00	m2		0.00
2.103	ridge	55.00	m		0.00
2.104	flashing	54.00	m		0.00
	Extra Over;				
2.105	for approraitely removing and disposing of roof sheeting with asbestos; as per Asbestos report	750.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
2.106	roof mounted plant to be removed and disposed of Carefully remove the following existing cast iron rainwater goods and remove from site; refer to Architect's Demo dwgs. 1000-1002 Gutters;	1.00	item		0.00
2.107	gutters; 100 mm diameter	62.00	m		0.00
2.108	outlet Pipes;	12.00	nr		0.00
2.109	downpipes; 75mm nominal diam.	54.00	m		0.00
2.110	fittings; swan neck; 300 mm offset.	10.00	nr		0.00
2.111	fittings; splash shoe. **ROOF STRUCTURE** Remove existing steel to roof to allow for new steel trimmers (taken elsewhere) to allow for new rooflights; dispose of steel to a licensed facility; as per Engineer's specification and Engineer's dwg. 06 Removing	10.00	nr		0.00
2.112	exiting steel supports Form new ope within the roof structure to accommodate for the below dormers; dispose of materials off site, make good surrounds and make ready for new structure (taken elsewhere); as per Engineer's instructions & dwg. 06 and Architect's dwg. 2003 for locations Dormers	344.00	m		0.00
2.113	big dormer; above stairwell 1 (11.7m x 1.5m high)	1.00	nr		0.00
2.114	Service outlet dormer; 2300mm x 1200mm	4.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	MASONRY CRACK REPAIRS				
	Masonry crack repairs; Crack stitching: 1m long helical bars inserted in bed joints at 450mm centres; cracks filled with grout to manufacturer's instructions; to be confirmed on site with Engineer; as per Engineer's dwg. 07				
2.115	crack stitching	26.00	m		0.00
2.116	Rake out and repoint cracks in existing blockwork; as per room data sheet dwg. 2030	6.00	m		0.00
	PROTECTION				
	Existing building:				
2.117	allow for fully protecting the existing building structure to be retained during Demolition and Alteration works generally.	1.00	item		0.00
2.118	Bat survey and mitigation measures as ecologist's report	1.00	item		0.00
	GENERAL SITE				
	REDUCED LEVEL EXCAVATION				
	EXCAVATION & EARTHWORK				
	Excavation				
	Excavation; as described; commencing at formation level				
	Excavation				
2.119	reduce levels; maximum depth <2.00m; internally include for floor finishes (tile)	711.00	m3		0.00
	Extra over excavation items for				
2.120	handling and disposal of contaminated or hazardous materials	100.00	m3		0.00

2. (10) PREPARED SITE

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Code	Description	Qty	Unit	Rate	Total
2.121	breaking up concrete	57.00	m3		0.00
2.122	breaking up reinforced concrete; assumed 150mm thick	57.00	m3		0.00
2.123	being next to existing buildings	98.00	m2		0.00
	Disposal				
2.124	surface water	1.00	item		0.00
2.125	ground water	1.00	item		0.00
2.126	contaminated surface water	1.00	item		0.00
2.127	contaminated ground water	1.00	item		0.00
2.128	excavated material off-site	711.00	m3		0.00
				Subtotal (carried forward):	**0.00**

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Code	Description	Qty	Unit	Rate	Total
	(19) SUBSTRUCTURE				
	Formation level achieved in (10) PREPARED SITE element; including breaking out & removing existing floors & foundations		*note*		
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		note		
	For detailed description of materials and workmanship see specification.		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Where the term remove or remove from site is used in the descriptions in this Element it shall be deemed to include the removal of all debris etc arising from the works to a Licensed Landfill.		note		
	Refer to Engineers Dwg's. 596-01-T1, 02-T1, 03-T1, 04-T1, 05-T1, 06-T1, 07-T1, 08-T1, & 09-T1		note		
	Refer to Architects Specification		note		
	The size of the lift shaft plan & the depth of the lift pit to be co-ordinated by the builder with the Mechanical Designer & Lift Supplier		note		
	EXCAVATION & EARTHWORK				
	Excavation				
	Excavation; as described; commencing at formation level				
	Excavation;				
3.1	reduce levels; maximum depth ≤ 2.00m; strip foundations	77.00	m3		0.00

Code	Description	Qty	Unit	Rate	Total
3.2	isolated pits; maximum depth ≤ 2.00m; pad foundations (8nr)	7.00	m3		0.00
3.3	isolated pits; maximum depth ≤ 2.00m; lift pit (1nr)	8.00	m3		0.00
3.4	isolated pits; maximum depth ≤ 2.00m; ground beams (3nr)	11.00	m3		0.00
3.5	isolated pits; maximum depth ≤ 2.00m; RC Columns (9nr)	1.00	m3		0.00
	Extra over on all excavation items irrespective of depth for;				
3.6	around existing services; adjacent to excavations	1.00	Item		0.00
3.7	around existing services; crossing excavations	1.00	Item		0.00
3.8	breaking up existing; rock;	8.00	m3		0.00
	Working space to				
3.9	isolated pits (1nr); <=2.00m; lift pit	7.00	m2		0.00
	Disposal;				
3.10	water; surface;	1.00	item		0.00
3.11	water; ground;	1.00	item		0.00
3.12	excavated material; off site to licensed tip	104.00	m3		0.00
	Imported material; T2 material; EN 13242 and EN 13242 and meet the spec as outlined in ANNEX E of the accompanying guidance document to this standard, SR21: 2014 + A1: 2016; to be well compacted in layers of 200mm max, clean and free front matter liable to cause damage to the concrete;				
	Filling; T2 material				
3.13	to excavations; av. thickness ≤ 250mm; below foundations	11.00	m3		0.00
3.14	to make up levels; av. thickness > 250mm; below floor slabs	112.00	m3		0.00

Code	Description	Qty	Unit	Rate	Total
	Imported material; T3 sand blinding; in accordance with Annex E of SR21 specification for granular sub base materials				
	Surface treatments;				
3.15	blinding filling; 50mm thick	844.00	m2		0.00
	Underpinning				
	Temporary support to existing structure bearing on the foundation to be underpinned (existing wall and foundation shown hatched on Section C); method and pin sequence to be designed by the Contractor / Structural Engineer.				
	Temporary support				
3.16	to existing structures	1.00	item		0.00
	Preparation of surfaces of existing foundation to receive new underpinning, 700mm wide (underside of existing foundation).				
	Preparation; surfaces of existing work to receive new supports				
3.17	within existing building	30.00	m		0.00
	Excavation, preliminary, maximum depth not exceeding 2.00m, 650mm wide (450mm projection of retained foundation beyond face of wall + 200mm projection of underpinning beyond face of retained foundation), taken to underside of retained foundation.				
	Excavation; preliminary				
3.18	<=2.00m	8.00	m3		0.00
	Excavation under existing structure, maximum depth not exceeding 2.00m (from underside of existing foundation to bearing level of new works, min. 300mm into good ground), 900mm wide.				

Code	Description	Qty	Unit	Rate	Total
	Excavation; under existing structure				
3.19	<=2.00m	8.00	m3		0.00
	Underpinning to existing wall foundation as Section C: L-shaped reinforced concrete underpinning, 900mm overall base width x 300mm deep with 200mm wide upstand rising 300mm above base to top of existing foundation (600mm overall height). Include for base 900 x 300 with A393 mesh top and bottom, upstand 200 x 300 with vertical layer of A393 mesh; bearing on good ground, min. 300mm deep; as per Engineer's specification				
	Underpinning; works required are to be fully described including reference to drawings				
3.20	within existing building	30.00	m		0.00
	Designed continuity connections on reinforcement bars: H12 starter bars at 200mm centres; as per Engineer's instructions				
	designed continuity connections on reinforcement bars				
3.21	within existing building	146.00	nr		0.00
	CONCRETE WORK				
	In-situ Concrete				
	C20 leanmix concrete taken to stratum; as specified				
	Blinding;				
3.22	poured on or against earth or unblinded hardcore; below foundations	10.00	m3		0.00
	C32/40; water to cement ratio of 0.55; min cement content of 325kg/m3; exposure class XC2; as per engineers specifications				
	Screeds				
3.23	not exceeding 150mm thick; floor screed	96.00	m3		0.00

Code	Description	Qty	Unit	Rate	Total
	Foundations				
3.24	reinforced; strip foundations	41.00	m3		0.00
	Isolated foundations;				
3.25	reinforced; pad foundations	2.00	m3		0.00
	Slabs;				
3.26	> 150mm thick; reinforced; lift pit slab	3.00	m3		0.00
3.27	<=150 thick; reinforced; floor slab	112.00	m3		0.00
	Beams				
3.28	reinforced; ground beams	5.00	m3		0.00
	Columns				
3.29	reinforced; columns	3.00	m3		0.00
	Other items; pads under beams				
3.30	390 x 780mm RC Pads	1.00	m3		0.00
	Sundries				
	Movement joint; 25mm Flexcell with Thioflex seal or equivalent; within screed; as per Engineer's dwg. 02 detail B				
	Movement joints				
3.31	vertical	104.00	m		0.00
	Vertical control joint; in screed; SMET Screed Expansion Joint (or equivalent T-profile vertical control joint); as per Engineer's dwg. 02				
	Designed joints;				
3.32	vertical	132.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Saw cut into the slab; to Engineer's instructions; location as per Engineer's dwg. 02				
	Designed joints;				
3.33	vertical	4.00	m		0.00
	Power float surface of unset concrete; as necessary				
	Surface finishes;				
3.34	power floating; falls & cross-falls	743.00	m2		0.00
	Reinforcement				
	Bar reinforcement; Reinforcement to comply with BS 4448 and BS 4483; straight & bent; varying sizes; as per Engineer's dwg. 02 & 03				
	Bar; straight or bent				
3.35	<=12mm diameter; H12	0.19	t		0.00
3.36	<=12mm diameter; H16	0.02	t		0.00
3.37	<=12mm diameter; H20	0.01	t		0.00
	links				
3.38	<=12mm diameter	0.08	t		0.00
	Fabric reinforcement; Reinforcement to comply with BS 4448 and BS 4483; Grade of mesh stated; laps & minimum covers as necessary; laps of 400mm as per engineers instructions; as per Engineer's dwg. 02				
	Fabric;				
3.39	A393; horizontal; floor slab	743.00	m2		0.00
3.40	A393; horizontal; strip foundations	94.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
3.41	A393; horizontal; lift slab	15.00	m2		0.00
3.42	A393; horizontal; pad foundations	7.00	m2		0.00
3.43	A142; horizontal; floor slab (screed)	710.00	m2		0.00
	Formwork				
	Basic finish; all in accordance with Engineers drawings and specifications				
	Sides of foundations;				
3.44	height > 250mm not exceeding 500mm; sides of pad foundations	16.00	m		0.00
	Beams; isolated				
3.45	rectangular; ground beams	6.00	m2		0.00
	Columns; isolated				
3.46	rectangular; height >3000mm not exceeding 3600mm	3.00	m2		0.00
	Precast Concrete/Composite Construction/Stone Faced Concrete Panels				
	Dowels; H16 bars; 600mm long with 200mm embedment at 200mm c/c; 100mm bottom of existing pad; Hilti Hit-Hy 200-R V3 injection mortar or equivalent; as per Engineer's dwg. 02				
	Fixings; dowels				
3.47	600mm long; Pad Foundation	15.00	nr		0.00
	Dowels; H12 dowels; 700mm long with 200mm embedment; Hilti Hit-Hy 200-R V3 injection mortar or equivalent; as per Engineer's dwg. 02 detail G				
	Fixings; dowels				
3.48	700mm long; RC columns	24.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	BRICKWORK AND BLOCKWORK				
	Blockwork				
	Blockwork; standard solid masonry block; 440 x 215 x 100 mm; 13N/mm2 in M4 mortar; to engineers details				
	Walls in trenches;				
3.49	100mm thick;	28.00	m2		0.00
3.50	215mm thick;	33.00	m2		0.00
3.51	215mm thick; lift walls	11.00	m2		0.00
	Thermal blockwork; standard solid masonry block; 440 x 215 x 100 mm; 13N/mm2 in M12 mortar; to engineers details				
	Walls in trenches;				
3.52	215mm thick;	26.00	m2		0.00
	Labours;				
3.53	on blockwork	1.00	Item		0.00
	ROOFING, CLADDING AND WATERPROOFING				
	Mastic Asphalt, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings				
	Damp proof membrane; 3 layer radon and moisture barrier, classification Type A to EN 13965; compatible with selected tanking membrane; virgin polyethylene; thickness min 0.35mm, 1200 gauge; weight 355g/sqm; tensile strength MD <450 N/50mm; CD >420 N/50mm; water vapour resistance >680MNs/g; provide IAD or equivalent certification; allow for 150mm overlaps, sealed with double-sided butyl tape; installed in strict accordance with the manufacture instructions				
	Damp proofing; D21/350				
3.54	horizontal; > 300mm	788.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
3.55	vertical; not exceeding 300mm	83.00	m2		0.00
	Collars around pipes, standards and the like;				
3.56	110mm diameter	37.00	nr		0.00
	Tanking; high performance, cold-applied, flexible, self-adhesive membrane incorporating an aluminium layer and polymer modified bitumen compound on a high-strength polymer backing film; resistant to ground water, soluble sulphate and chlorides; 1.2mm thickness; 70N tear resistance; to architect's specification				
	Tanking; D21/355				
3.57	>300; horizontal	5.00	m2		0.00
3.58	>300; vertical	17.00	m2		0.00
	WOODWORK				
	Insulation, Ironmongery, Accessories and Sundries				
	Floor insulation; 150mm thick performance rigid thermoset polyisocyanurate (PIR) Board insulation; thermal conductivity 0.022 W/mK; to EN 13165: 2012 +A2: 2016 to concrete slabs; to architects specifications				
	Insulation; P10/110				
3.59	thermal; horizontal; floor insulation	1,395.00	m2		0.00
	Floor perimeter insulation; 25mm vertical perimeter upstands; 150mm thick PIR insulation; floor insulation fixed vertically at external floor edge; held in position while pouring concrete; to allow relevant movement of floor slab and blockwork				
	Insulation; P10/110				
3.60	thermal; vertical; 150mm thick	335.00	m		0.00
	STRUCTURAL				

Code	Description	Qty	Unit	Rate	Total
	Steelwork				
	Baseplate; sizes stated below; include for 4nr M16 chemical anchors per baseplate; to engineers detail				
	Holding down assemblies				
3.61	250 x 150 x 12mm thick; at curtain walling	8.00	nr		0.00
	FLOOR, WALL AND CEILING FINISHES				
	Finishings				
	Separating layer; Polythene sheet; minimum 500 gauge (125 micron) over the insulation (taken elsewhere) to BS 8204-1:2003; to engineers specifications				
	Floors;				
3.62	>300mm wide; internal Separating layer	788.00	m2		0.00
	DRAINAGE				
	Below Ground				
	Foul drainage pipework; below floor slabs in sub-base material; Upvc pipes; 100mm diameter with joints sealed and airtight; jointing in accordance with the manufacturer's printed instructions				
	Pipes;				
3.63	100mm diameter; foul drainage	89.00	m		0.00
3.64	150mm diameter; foul drainage	35.00	m		0.00
	Extra over the pipes on which they occur for				
3.65	bends; 100mm diameter	46.00	nr		0.00
3.66	bends; 150mm diameter	5.00	nr		0.00
3.67	AJ; 100mm diameter	5.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
3.68	AJ; 150mm diameter	2.00	nr		0.00
	Storm drainage pipework; below floor slabs in sub-base material; Upvc pipes; 150mm diameter with joints sealed and airtight; jointing in accordance with the manufacturer's printed instructions				
	Pipes;				
3.69	150mm diameter; storm drainage	80.00	m		0.00
	Extra over the pipes on which they occur for				
3.70	bends; 100mm diameter	14.00	nr		0.00
3.71	AJ; 100mm diameter	4.00	nr		0.00
	Aco drain channel; slimline drainage channel; level threshold drainage system consisting a galvanised steel channel with a removable 'heelsafe' 304-grade stainless steel grating and frame; ISO or equivalent accredited; securely set in concrete/grout as recommended by manufacturer; installed as per manufacturers instructions; as per architect's specifications				
	Pipe accessories; R10/550				
3.72	aco drain channel; 50mm wide x 160mm deep	10.00	m		0.00
	Connections to				
3.73	mains private; connection of internal drainage to external drainage at building line	2.00	nr		0.00
	Testing and Commissioning				
3.74	detailed description; air/ water testing and CCTV survey of internal drainage to Engineer's Specification	1.00	item		0.00

Subtotal (carried forward): **0.00**

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Code	Description	Qty	Unit	Rate	Total
	(21) EXTERNAL WALLS				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		note		
	For detailed description of materials and workmanship see specification.		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Refer to Architects Specification		note		
	CONCRETE WORK				
	Composite construction				
	In-situ concrete thresholds; complete with drip detail; wrapped in and including DPC; including all formwork and fixing complete				
	Like items; Thresholds;				
4.1	thresholds; complete	13.00	m		0.00
	Precast Concrete				
	Precast prestressed concrete lintels; bedded and jointed in premix mortar; 200mm bearing to each side of opening				
	Lintels				
4.2	225 x 65mm	4.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	BRICKWORK AND BLOCKWORK				
	Brickwork/Blockwork				
	Blockwork; standard solid masonry block; 440 x 215 x 100 mm; strength & mortar to engineers details				
	Walls				
4.3	100mm thick	78.00	m2		0.00
4.4	215mm thick	96.00	m2		0.00
	Labours;				
4.5	on blockwork	1.00	Item		0.00
	Ancillaries to Brickwork/Blockwork				
	Forming cavities; 100mm cavity with 50mm thick EPS insualtion injected in bead form with aqueous based polymer dispersion bonding agent; wall ties to BS EN 845-1; type per C&S Engineer's specification with proposals to be submitted for approval; sized to suit a 100mm cavity allowing for tolerances, with a minimum embedment length of 50mm; Ties to masonry cavity walls with full-fill cavity insulation are to be embedded a minimum 50mm into mortar beds, placed sloping slightly downward towards the outer leaf without bending, with the drip centred in the cavity and pointing downward, and spaced staggered in alternate courses at 450mm horizontal and 450mm vertical centres; Additional ties are to be provided in one row to support the lowest row of insulation batts, within 225mm of reveals of unbonded openings and at vertical reveals of unsupported masonry, spaced at not more than 300mm centres vertically; refer to architect's specification				
	Forming cavities;				
4.6	100mm wide; between new walls	192.00	m2		0.00
	Proprietary cavity closers; fitted around all opes; 100 x 35mm proprietart rigid uPVC outer profile with PIR insulation fill; fitted in accordance with manufacturer's instructions; to architects specification				

Code	Description	Qty	Unit	Rate	Total
	Closing cavities; F30/180				
4.7	cavity closer; window & door reveals, heads and bases	93.00	m		0.00
	Proprietary cavity barrier; fitted to the top of external wall cavities; proprietary non-combustuble mineral wool within a polythene sleeve; to have Certifire certification or equivalent; 60 minute integrity and 60 minute insulation fire resistance to BS EN 13501-2, EI60; fitted in accordance with manufacturer's instructions; as per architect's detail				
	Closing cavities; P10/432				
4.8	cavity closer; top of cavities	130.00	m		0.00
	Stepped DPC cavity tray over opes; include for all necessary fixing to timber frame structure; installed in accordance with manufacturers instructions; all as per Architects drawings and specification				
	Damp proof cources;				
4.9	width > 225mm; stepped; window & door heads	23.00	m2		0.00
	Damp proof courses; with 100mm minimum laps; all as per Architects drawings and specification				
	Damp proof cources;				
4.10	horizontal; window cills	17.00	m		0.00
4.11	horizontal; window & door heads	23.00	m		0.00
4.12	vertical; window & door jambs	70.00	m		0.00
	Insulation strip to back of concrete cills; 25mm thick board; as per engineers drawings				
	Sundries;				
4.13	generally; 150mm wide	17.00	m		0.00
	STONEWORK				

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Code	Description	Qty	Unit	Rate	Total
	Stone Cladding				
	New limestone threshold; Cork white limestone to Conservation spec; flamed finish				
	thresholds				
4.14	limestone thresholds; to Portico; 680mm wide	13.00	m		0.00
	New limestone sill; single-piece Cork white limestone to match existing; flamed; 5mm chamfer; bedded in NHL 3.5 lime mortar (CA-TD-014); south elevation				
	Sills				
4.15	to southern elevation; 2000mm long	2.00	nr		0.00
	WOODWORK				
	Insulation, Ironmongery, Accessories and Sundries				
	Insulation; pumped insulation; Expanded polystyrene (EPS) bead cavity fill; grey graphite-impregnated expanded polystyrene (EPS) insulation, injected in bead form with an aqueous based polymer dispersion bonding agent; BBA certified; 50mm thickness; thermal conductivity 0.035W/mK; to architect's specifcation				
	Insulation; thermal; P11/225				
4.16	pumped cavity	40.00	m2		0.00
	STRUCTURAL				
	Steelwork				
	Lintol; Keystone RB/K-90 Lintel or equivalent; to engineers detail; refer to Engineer's dwg. 03 for lcoations				
	Lintols				
4.17	2650mm long	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
4.18	3900mm long	1.00	nr		0.00
	Lintel; Bespoke Keystone eliptical arch lintel or equivalent, anchored to RC inner leaf with M12 Chemical anchors to manufacturers spec; to engineers detail				
	Lintols				
4.19	2320mm long	3.00	nr		0.00
	METALWORK				
	Non-Structural				
	Wall starter system; Ancon Stafix Universal wall starter system or equivalent; as per engineer's details				
	Isolated items; small brackets				
4.20	300 x 300mm	26.00	m		0.00
	Alumnium cill pressing fixed to curtain wall in accordance with curtain wall manufacturer's specification; inlcude for the aluminium sill bracket; refer to architects detail dwg. no. 4018				
	Cills;				
4.21	30mm wide	19.00	m		0.00
	FAÇADE SYSTEMS AND CURTAIN WALLING				

Code	Description	Qty	Unit	Rate	Total
	Aluminium curtain walling to H11/110. Pressure-equalised, stick-type system to IS EN 13830 and the CWCT 'Standard for systemised building envelopes', with 50mm internal and external sightlines; Framing is extruded EN AW-6060 aluminium alloy to EN 573-3/4, with aluminium external cover caps. Framing and caps are powder coated in a non-standard colour (e.g. bronze) selected from the full range. Allow for different colours to the fixed system and the opening sashes; Glazing is 28mm double-glazed units with laminated inner and outer panes, drained and ventilated, with EPDM gaskets and a cover plate fixed. Insulated composite infill panels have powder-coated aluminium sheet on both faces and a cover plate fixed; The system is fixed to the steel frame supporting structure, weight loaded at the base and expanding vertically. Fixings are stainless steel to BS EN ISO 3506. Fixing anchors are adjustable in three dimensions. Ironmongery is fixed, checked and adjusted to H11/982.; as per Architect Drawing No. SE-BM-ZZZ-DR-CiCC-AR-5004				
	Façade and curtain walling systems				
4.22	sloping >15° <45°; >300 wide; north wing roof	64.00	m2		0.00
4.23	vertical; >300 wide; north wing wall	79.00	m2		0.00
	Extra over for:				
	Insulated aluminium spandrel panel to 1 nr bay				
4.24	sloping >15° <45°; >300 wide; north wing roof	4.00	m2		0.00
4.25	vertical; >300 wide; north wing wall	5.00	m2		0.00
	Integral openings				
4.26	allow for 5 top hung windows, ironmongery as per manufacturers instructions	5.00	nr		0.00
4.27	allow for 5 actuated top hung windows, ironmongery as per manufacturers instructions	5.00	nr		0.00
	Flashings and sub-flashings				
4.28	EPDM membrane; perimeter conncections and eaves junctions	35.00	m		0.00
	Junction with other materials/systems				

Code	Description	Qty	Unit	Rate	Total
4.29	to manufacturer's detail	35.00	m		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	Finishings				
	External wall insulation system; Support rails and brackets to be PVC, manufacturer's non-thermal bridging brackets; Insulation generally CFC/HCFC-free mineral wool facade board to EN 13162, density 140kg/m³, thermal conductivity 0.036 W/mK, 100mm thick with 30mm reveal boards to openings throughout, fixed using adhesive and mechanical fixings as recommended by the manufacturer (assume 8no. fixings per m²); Beads/trims to be alkali-resistant glass fibre mesh with corner reinforcement, joints sealed with a manufacturer-specific compressible waterproof sealing band, and construction/movement joints formed with PVC preformed sections. Render carrier/reinforcement to be standard grade non-slip alkali-resistant glass fibre mesh (tear strength >1.5kN/50mm, weight 160g/m²) embedded within the basecoat, the basecoat and finish render both being a manufacturer-specific cement-free, natural-white lime render applied in 1no. coat each, with primer as recommended by the manufacturer at 1no. coat (2no. in hot weather). Accessories to include approved dimpled plastic protection, 60 minutes Fire stop board installed in accordance with both manufactuer's and EWIS manufacturer's guidelines, joint seal band installed in accordance with EWIS manufacturer's guidelines and waterproof sealing coat/tanking membrane as detailed, with the full system installed in accordance with Detail 4020; as per Architect dwg. 2000				
4.30	External Wall Insulation System; >300mm wide	255.00	m2		0.00
4.31	<=300 wide; reveals	11.00	m2		0.00
	Plinth; ditto as above; plinths allow for SD/FRA, CFC/HCFC-free expanded polystyrene to EN 13163 as detailed; Density 15kg/m3 ; as per Architect dwg. 2000				
4.32	EWIS; plinth height 950mm	38.00	m2		0.00
	FITTINGS				
	Fittings, Equipment and Furniture				

Code	Description	Qty	Unit	Rate	Total
	Wall fitting; powder coated aluminium round built-in wall louvre with stainless steel insect mesh; 400mm diameter; refer to Architect's Section Dwg. 2017				
	Furniture, furnishings, details stated				
4.33	wall louvre	4.00	nr		0.00
	Swift boxes; behind EWIS render; built-in woodstone (wood fibre/concrete mix) swift box with a projecting opening for building into rendered elevations; approx 440mm long x 140mm high x 150mm deep; as per architect's specification				
	Furniture, furnishings, details stated; N10/470				
4.34	Swift boxes	3.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(22) INTERNAL WALLS, PARTITIONS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Architect's Dwgs 2000/2001 Rev 04 (partition types per KC mark-up of Rev 03, 29.09.2026 - Q37), Room Data Sheets 2030-2040 Rev 01, Sections 2010-2017; Engineer's Dwgs 02, 07; Specification F10, K10, K11, P10.		note		
	CONCRETE WORK				
	In-Situ Concrete				
	Concrete pier; refer to architects dwg. 2038.				
	Other items; Pier				
5.1	New concrete pier; 500mm x 190mm	1.00	nr		0.00
	Precast concrete				

Code	Description	Qty	Unit	Rate	Total
	Precast prestressed concrete lintels; bedded and jointed in premix mortar; 200mm bearing to each side of opening				
	Lintels				
5.2	100 x 65mm	9.00	m		0.00
5.3	190 x 65mm	4.00	m		0.00
5.4	215 x 65mm	9.00	m		0.00
	BRICKWORK AND BLOCKWORK				
	Blockwork				
	Blockwork; standard solid masonry block; 440 x 215 x 100 mm; strength & mortar to engineers details				
	Walls;				
5.5	100mm thick	164.00	m2		0.00
5.6	215mm thick	91.00	m2		0.00
	Blockwork; fair faced 90 x 190mm modular blocks; 390 x 100 x 190 mm; mortar as section Z21 in architect's specifcation; halp lap strecher bond; buvket hanfle joints; 13N/mm2				
5.7	190mm thick	48.00	m2		0.00
	Labours;				
5.8	on blockwork	1.00	Item		0.00
	Ancillaries to Brickwork/Blockwork				
	Toothing and bonding; allow for toothing in new 190mm blockwork onto existing 190mm blockwork; refer to Architect's dwg. 2040 foe details; as per Engineer's instructions				
	Forming cavities; between new walls and existing walls				

Code	Description	Qty	Unit	Rate	Total
5.9	localised area; to room BM-F15	1.00	item		0.00
	FIRESTOPPING				
	Firestopping				
	Cavity barriers P10/432: non-combustible mineral wool in polythene sleeve, Certifire, EI 60 to BS EN 13501-2, installed to TGD Part B Vol 2 3.6.3; and K10/530 wire-reinforced mineral wool within partitions.				
	Fire barriers				
5.10	walls; cavity barriers within partitions and cavities	60.00	m		0.00
	Fire stopping to service penetrations through fire-rated walls and floors (P12). PROVISIONAL.				
	Fire sealing, detailed description				
5.11	in services distribution openings; generally (Provisional)	1.00	item		0.00
	FLOOR, WALL AND CEILING FINISHES				
	Stud Partitions				
	Metal Stud Partition System; 120mm overall thickness; consisting of 92mm wide steel stud frame, minimum 0.5mm thick C-section, at 600mm centres or per manufacturer's specification; include for 1 layer of 12.5mm plasterboard both sides, 75mm thick non-combustible mineral wool insulation within cavity; finished with a 8mm high density fibre cement panel with a sheet of Equuitone Natura or equivalent to the front side only; 3mm skim coat plaster finish to the other side; refer to Architect's specification				
	Metal partitions; K10/125				
5.12	400mm high; above doors & screens to offices	30.00	m		0.00
	Extra over for				
5.13	Fire rating (30 minute)	4.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
5.14	abutments to other finishes	28.00	nr		0.00
	Metal Stud Partition System; 120mm overall thickness; consisting of 92mm wide steel stud frame, minimum 0.5mm thick C-section, at 600mm centres or per manufacturer's specification; include for 1 layer of 12.5mm fire rated plasterboard both sides, 75mm thick non-combustible mineral wool insulation within cavity; finished with a 3mm skim coat finish; to be 30 minutre fire rated; refer to Architect's specification				
	Metal partitions; K10/125				
5.15	1030mm high; above doors DBM 0.16	3.00	m		0.00
	Extra over for				
5.16	abutments to other finishes	2.00	nr		0.00
	Metal partitions; K10/125				
5.17	1400mm high; above doors DBM 1.18	3.00	m		0.00
	Extra over for				
5.18	abutments to other finishes	2.00	nr		0.00
	Metal Stud Partition System; 120mm overall thickness; 92mm wide steel stud frame, minimum 0.5mm thick C-section, at 600mm centres or per manufacturer's specification; include for 1 layer of 12.5mm plasterboard to the office side and a 12.5mm acoustic plasterboard to the link side, finished with skim coat plaster 3mm thickness, fill and tape joints; to have tight, matt, smooth surface; refer to Architect's specification				
	Metal partitions; K10/125				
	2200mm high				
5.19		4.00	m		0.00
	Extra over for				
5.20	deflection heads	4.00	m		0
5.21	abutments to other finishes	2.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Metal stud partition system, 120mm overall thickness, to partition walls and wall build-outs generally; as Specification clause 125; Manufacturer's system to be submitted for approval, comprising: Studs: 92mm wide C-section metal studs, minimum 0.5mm thick, at 600mm centres or to the manufacturer's specification. 12.5mm plasterboard to both faces; allow for a 3mm finish skim coat plaster as clause 680..				
	Metal partitions; K10/125				
5.22	2600mm high	6.00	m		0.00
	Extra over for				
5.23	deflection heads	6.00	m		0
5.24	moisture resistant plasterboard	15.00	m2		0.00
5.25	fair ends to partitions	2.00	nr		0.00
5.26	abutments to other finishes	5.00	nr		0.00
5.27	forming openings; door ope (950mm x 2100mm high)	1.00	nr		0.00
	Metal partitions; K10/125				
5.28	3200mm	7.00	m		0.00
	Extra over for				
5.29	deflection heads	7.00	m		0
5.30	moisture resistant plasterboard	14.00	m2		0.00
5.31	fair ends to partitions	2.00	nr		0.00
5.32	abutments to other finishes	10.00	nr		0.00
5.33	forming openings; door ope (950mm x 2100mm high)	3.00	nr		0.00
	Metal partitions; K10/125				
5.34	3600mm	5.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Extra over for				
5.35	deflection heads	5.00	m		0
5.36	angles to partitions	1.00	nr		0.00
5.37	abutments to other finishes	2.00	nr		0.00
	Metal partitions; K10/125				
5.38	4500mm	3.00	m		0.00
	Extra over for				
5.39	deflection heads	3.00	m		0
5.40	fire rated plasterboard	14.00	m2		0.00
5.41	abutments to other finishes	2.00	nr		0.00
	Metal stud partition system, 200mm overall thickness, to partition walls and wall build-outs generally; as Specification clause 125; Manufacturer's system to be submitted for approval, comprising: Studs: 146mm wide C-section metal studs, minimum 0.5mm thick, at 600mm centres or to the manufacturer's specification. 12.5mm plasterboard to both faces; allow for a 3mm finish skim coat plaster as clause 680				
	Metal partitions; K10/127				
5.42	2600mm	5.00	m		0.00
	Extra over for				
5.43	deflection heads	5.00	m		0
5.44	Mositure Board	11.00	m		0.00
5.45	angles to partitions	1.00	nr		0.00
5.46	abutments to other finishes	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
5.47	fair ends to partitions	1.00	nr		0.00
5.48	forming openings; door ope (950mm x 2100mm high)	1.00	nr		0.00
	Metal stud partition system, 200mm overall thickness, to partition walls and wall build-outs generally; as Specification clause 125; Manufacturer's system to be submitted for approval, comprising: Studs: 146mm wide C-section metal studs, minimum 0.5mm thick, at 600mm centres or to the manufacturer's specification, 146mm thick non-combustible mineral wool insulation within stud, finished with 2 layers 12.5mm fire rated plasterboard to each face; allow for a 3mm finish skim coat plaster as clause 680; to be 60 minute fire rated				
	Metal partitions; K10/127				
5.49	3000mm	11.00	m		0.00
	Extra over for				
5.50	deflection heads	11.00	m		0.00
5.51	angles to partitions	1.00	nr		0.00
5.52	abutments to other finishes	4.00	nr		0.00
5.53	forming openings; door ope (100mm x 2100mm high)	2.00	nr		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	Finishings				
	Insulation-backed plasterboard lining; include for 12.5mm gypsum plasterboard with 80mm PIR insulation backing fixed to and including metal top hat battens; allow for a 3mm skimmed finish; to existing walls; refer to Architect's dwg. 2034 for locations; refer to Architect's specification for details				
	Walls				
5.54	>300 wide; inside face of southern wall shared with Butter Museum	76.00	m2		0.00

Subtotal (carried forward): **0.00**

Code	Description	Qty	Unit	Rate	Total
	(23) FLOORS, GALLERIES				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Engineer's Dwg 596-04 (T2) and sections 01-05; Q8, Q9, Q18 responses; Architect's detail 4040.		note		
	CONCRETE WORK				
	In-situ Concrete				
	C30/37; water to cement ratio of 0.55; min cement content of 320kg/m3; exposure class XC2; as per engineers specifications				
	Slabs;				
6.1	<=150 thick; reinforced; floor slab	30.00	m3		0.00
	Sundries				
	Power float surface of unset concrete; as necessary				

Code	Description	Qty	Unit	Rate	Total
	Surface finishes;				
6.2	power floating; falls & cross-falls	230.00	m2		0.00
	Reinforcement				
	Fabric reinforcement; Reinforcement to comply with BS 4448 and BS 4483; Grade of mesh stated; laps & minimum covers as necessary				
	Fabric;				
6.3	A193; horizontal; floor slab	230.00	m2		0.00
	Formwork				
	Permanent galvanised steel formwork, comflor or equivalent, laid on strucutral steel joists in accordance with manufacturers instructions				
6.4	Width > 500mm; 1st floor	230.00	m2		0.00
	Extra Over				
	Shear studs; 19mm diamter, 95mm welded to metal deck at 300mm centres, 450N/mm2 ultimate tensile strength; as per Engineer's instructions; As per Engineer's detail 02				
6.5	shear studs	77	nr		0.00
	STRUCTURAL				
	Steelwork				
	Resin anchors HIT-HY 200 with HIT-V M16 bars into existing slab (Eng 04 Sections 01/03)				
	Bolts				
6.6	new first floor slab tying into existing	366.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	H10 dowels drilled and resin-anchored into existing RC at 200mm centres (Eng 04 Section 06)				
	Dowels				
6.7	H10 dowels; tying into existing floor slabs	147.00	nr		0.00
	Cut back existing sloping RC buttress and form new RC capping; engineer dwg. 04 section 6				
	Cutting				
6.8	first floor; buttress; 700mm wide	1.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(24) STAIRS, RAMPS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		Note		
	All of the works in this Element are measured from: Engineer's Dwgs 596-09 Rev T1 (Stair SW-01) and 596-08 Rev T2 (Stair SW-02); Architect's assemblies 3001 and 3002; Q7.		Note		
	CONCRETE WORK				
	In-Situ Concrete				
	In-situ reinforced concrete pads C30/37 to stair SW01 built into walls, including reinforcement and formwork (Dwg 596-09).				
	Other items				
7.1	detailed description; 580 x 190 x 190mm RC pad	1.00	nr		0
7.2	detailed description; 580 x 215 x 190mm RC pad	1.00	nr		0

Code	Description	Qty	Unit	Rate	Total
	METALWORK				
	Non-Structural				
	Composite Items; Steel stairs; 1270mm wide; 18nr risers; 300mm going; 180mm rise; total height 3380mm; comprising of 180 x 90 x 26 PFC, 580 x 190 x 190 RC Pad, 254 x 146 UB 31 / 120 x 8 EA, 254 x 146 x 31 UB, half landing, 150 x 90 PFC joist; landing formed with 300mm wide, 40mm thick FSC certified laminate European White Oak threads (taken elsewhere) bolted to steel structure, steel string bolted to sub-floor; finished with 6mm continous folded steel plate to stair profiles, 50mm wide black rubber strips; all fixings and fixtures to stair manufacturers recommendation				
	Steel stairs;				
7.3	stairs 01; entrance hall; 1270mm wide; 18nr risers; 300mm going	1.00	nr		0.00
	Composite Items; Steel stairs; 1100mm wide; 20nr risers; 300mm going; 160mm rise; total height 3380mm; comprising of 150 x 75mm PFC, 230 x 50 String, 80 x 5 SHS, 180 x 90 x 26 PFC, 120 x 80 x 80 x 8 RHS, 50 x 5 EA; include for all 4mm steel plate landings, 4mm folded steel plate trays welded to strings; include for 300 x 40mm laminated FSC-certfied European White Oak thread (taken elsewhere) with 2 no. M10 or similar bolt fixings in-situ concrete sub-structure; include for all fixings and fixtures to stair manufacturers recommendation				
	Steel stairs;				
7.4	stairs 02; north wing; 1100mm wide; 20nr risers; 300mm going	1.00	nr		0.00
	Balustrade to Stairs 01; galvanised steel balustrades; 12 x 50mm welded m/s flat plate guarding panel; fixed to stairs as necessary; include for all fittings and fixings as required				
	Composite items;				
7.5	balustrades; stairs; 1200mm high; horizontal	3.00	m		0.00
7.6	balustrades; stairs; 1200mm high; raking	3.00	m		0.00
7.7	balustrades; stairs; 2600mm high; raking	2.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	extra on balustrades handrails or railings for:				
7.8	ends	8.00	nr		0.00
7.9	bends	1.00	nr		0.00
	Balustrade to Stairs 02; guarding panels formed with 12 x 50mm m/s flats with 20 x 10mm flats flush-grinf welded to inside of face to form t-sections and provide base for welding 3mm m/s welded wire mesh; mesh to non-standard dimensions, ca. 50 x 75mm; fixed to stairs as necessary; include for all fittings and fixings as required				
	Composite items;				
7.10	balustrades; stairs; 1100mm high; horizontal	3.00	m		0.00
7.11	balustrades; stairs; 900mm high; raking	7.00	m		0.00
	extra on balustrades handrails or railings for:				
7.12	ends	8.00	nr		0.00
7.13	bends	2.00	nr		0.00
	Handrails to stairs; 45mm diam. 'mopstick' oak timber handrail on galvanised brackets; handrail squared off at base and routed to sit onto 30 x 10mm continous m/s stel flat runner, screw fixed at 600mm centres; fixed to walls with steel runners and brackets; all fixings as necessary; include for all fittings and fixings as required				
	Composite items;				
7.14	handrails; horizontal 900mm high	14.00	m		0.00
7.15	handrails; raking 900mm high	18.00	m		0.00
	extra on balustrades handrails or railings for:				
7.16	ends	4.00	nr		0.00
7.17	bends	6.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Walkway guarding (Arch 4040): 50 x 12mm m/s flat frame and uprights at approx. 985mm centres (18 nr), 20 x 10mm flush-ground lugs, 50 x 75mm 3mm welded mesh panels; min. 1100mm high; 30 x 170mm string/floor edging plate; spray painted M60/158; architect's dwg. 4040				
7.18	Guarding; horizontal; 1100mm high	22.00	m		0.00
7.19	String / floor edging plate 30 x 170mm	22.00	m		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	Finishings				
	Hardwood timber treads; 300 x 40mm laminated FSC certified European White Oak threads; fixed to timber staris as necessary; to architects specifcation				
	Landings				
7.20	>300 wide	8.00	m2		0.00
	Treads;				
7.21	250mm wide; Stairs 1	25.00	m		0.00
7.22	300mm wide; Stairs 2	22.00	m		0.00
	PAINTING AND DECORATING				
	Painting				
	Prepare, prime and paint with high quality, high opacity, low-VOC, two pack aliphatic polyurethrane satin paint on the following steel; allow for 1 no. approved zinc phosphate epoxy coating, 1 no. high build epoxy coating and 2 no. satin paint finish; colour to be selected by Architect; as per architects drawings & specifications				
	Second fixings; M60/158				

Code	Description	Qty	Unit	Rate	Total
7.23	girth > 300; Risers	13.00	m2		0.00
7.24	girth <300; Handrail (Raking)	18.00	m		0.00
7.25	girth <300; Handrail (Straight)	14.00	m		0.00
7.26	girth <300; Balustrade (Raking)	11.00	m		0.00
7.27	girth <300; Balustrade (Straight)	5.00	m		0.00
	Painted timber; varnished finish; interior water-based varnish with matt finish; allow for degreasing and providing a key, ensure all surfaces are clean and dry, remove all loose and defective coatings; allow for 30 no. thinned coats of varnish or as recommended by manufacurer; colour to be selected by architect Second fixings; M60/160				
7.28	girth > 300; Treads (Stairs 1)	8.00	m2		0.00
7.29	girth > 300; Treads (Stairs 2)	7.00	m2		0.00
7.30	>300 wide; Landings	8.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	ROOF STRUCTURE				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		Note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		note		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		item		
	All of the works in this Element are measured from: Engineer's Dwgs 596-06 (T1) and 596-05 (T, Portico Roof Structural Layout); Architect's Sections 2010-2017, Portico assemblies 3030-3033; Q12; emails 30.09/01.10.2026.		note		
	CONCRETE WORK				
	In-Situ Concrete				
	C30/37; water to cement ratio of 0.55; min cement content of 320kg/m3; exposure class XC2; as per engineers specifications				
	Slabs				
8.1	<=150; reinforced; lift roof slab	2.00	m3		0.00
	Sundries				

Code	Description	Qty	Unit	Rate	Total
	Power float surface of unset concrete; as necessary				
	Surface finishes;				
8.2	power floating; falls & cross-falls	8.00	m2		0.00
	Reinforcement				
	Fabric reinforcement; Reinforcement to comply with BS 4448 and BS 4483; Grade of mesh stated; laps & minimum covers as necessary; laps of 400mm as per engineers instructions				
	Fabric;				
8.3	A393; horizontal; floor slab	15.00	m2		0.00
	Formwork				
	Basic finish; all in accordance with Engineers drawings and specifications				
	Edges of suspended slabs and landings				
8.4	<=250; lift roof slab	12.00	m		0.00
	WOODWORK				
	Structural and First Fixings				
	Roof structure; Softwood; to B.S. 5268 Part 2, SC C16; sawn unless otherwise stated; pressure impregnated with approved preservative; maximum service moisture content 18%;				
	First Fixings;				
8.5	100 x 75mm; wall plate	24.00	m		0.00
8.6	225mm x 44mm; C16 rafters	208.00	m		0.00
8.7	225mm x 75mm; C16 rafters	114.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
8.8	225mm x 44mm; collars	36.00	m		0.00
8.9	225mm x 44mm ribs	154.00	m		0.00
8.10	225mm x 75mm; C16 trimmers	22.00	m		0.00
8.11	225 x 44mm; bridging	26.00	m		0.00
8.12	225 x 44mm; C16 floor joists	71.00	m		0.00
8.13	225 x 44mm; noggings	70.00	m		0.00
8.14	225 x 44mm; bridging	26.00	m		0.00
8.15	100 x 75mm wall plate bolted to steel brackets	32.00	m		0.00
8.16	50 x 50mm battens fixed to steel beams	14.00	m		0.00
	Boarding and Second Fixings				
	25mm thick T&G OSB boarding ; fixed to timber roof structure as per architect's dwg. 4032				
	Boarding and sheeting				
8.17	>300 wide; floors	41.00	m2		0.00
	Boarding; solid softwood T&G boarding; to poritco roof; refer to achitect's drawing 3032				
	Boarding and sheeting				
8.18	>300 wide; vaulted soffit; 22 x 100mm	35.00	m2		0.00
8.19	>300 wide; flat soffit; 22 x 150mm	86.00	m2		0.00
	Boarding; 18mm plywood OSB; as per architect's specification K11/115; refer to architect's dwg. 3032				
	Boarding and sheeting				
8.20	>300 wide; roof	27.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Boarding; 22mm OSB plywood; as per architect's specification K11/515; refer to architect's dwg. 3032				
	Boarding and sheeting				
8.21	>300 wide; roof; access platform	27.00	m2		0.00
	Composite Items				
	Composite item; service outlet dormers; allow for all strucutral works to form service out dormers in existing pitched roof; alterations to existing roof taken elsewhere; refer to Architect's section 2014 for details, and dwg. 2003 for locations				
	like items; service outlet dormers				
8.22	service outlet dormer, approx. 2300 x 1300 x 800mm	6.00	nr		0
	Insulation, Ironmongery, Accessories and Sundries				
	Insulation; 180mm thick mineral wool insulation; laid between existing purlins; manfacturer to be approved by architect; to EN 13162 standards; thermal conductivity 0.034W/mK; reaction to fire classification A1; refer to architect's specifcation for fetails				
	Insulation; thermal; P10/215				
8.23	to main pitched roof; 180mm thick	940.00	m2		0.00
	STRUCTURAL				
	Steelwork				
	Structural steel; steelwork to be fabricated and CE marked in accordance with execution class EXC2 to BS EN 1060-2; off site fabrication; all in accordance with structural engineers drawings & specifications				
	Fabricated members, primary steelwork; beams; </= 25kg/m				
8.24	180 x 75 x 20 PFC; roof trimmers	4.21	t		0.00

Code	Description	Qty	Unit	Rate	Total
8.25	178 x 102 x 19 UB	0.04	t		0.00
8.26	200 x 75 x 23 PFC	0.21	t		0.00
	Fabricated members, primary steelwork; beams; >25kg <50kg/m				
8.27	203 x 133 x 25 UB	0.93	t		0.00
	Fabricated members, primary steelwork; bracings; <=25kg				
8.28	50 x 5 EA	0.01	t		0.00
	Fabricated members, secondary steelwork; bracings; fixed to new bracket (taken elsewhere) by 2 no. H12 threaded bars;				
	Bracings; <=25kg				
8.29	80 x 8 EA	0.15	t		0.00
	Roof Purlins; Kingspan M175065120 purlins at max 600mm C/C; fitted strictly in accordance with manufacturers recommendations & shall incorporate all necessary tubular restraints and diagonal tie ways as recommended by the manufacturer; include for all necessary fixings, bolt fixings and the like; as per engineers specifications & drawings				
	Cold rolled members; roof purlins				
8.30	roof purlins; ref. M175065120	120.00	m		0.00
	150mm long; 6mm thick galvanised plate bracket; grouted into position into existing masonry wall;				
	Wire, cables, rods and bars				
8.31	special fittings; 200mm x 100mm x 150mm x 6mm thick; plate bracket	10.00	nr		0.00
	Fittings; to structural steel memebers; including base plates, end plates, cap plates, web plates, stiffiners, bolts, holding down assemblies, connections and all necessary fittings & fixings as per structural engineers specifications & drawings				

Code	Description	Qty	Unit	Rate	Total
	Contractor designed; fittings				
8.32	fittings	1.00	item		0.00
	METALWORK				
	Non-Structural				
	Joist support to internal masonry wall (Dwg 596-05 typical detail and isometric): 6mm thick galvanised steel plate bracket 150mm long at 800mm centres with 2 no. H12 threaded bars welded on, grouted into wall; 80 x 8 EA drilled for 2 no. H12 threaded bars; make good existing joist pockets (remove all existing timber, clean out, treat and grout up).				
	Isolated items; small				
8.33	brackets; 6mm galvanised plate bracket with 80 x 8 EA and H12 threaded bars	30.00	nr		0
	PAINTING AND DECORATING				
	Painting				
	Prepare, prime and paint with high quality, high opacity, low-VOC, two pack aliphatic polyurethrane satin paint on the following steel; allow for 1 no. approved zinc phosphate epoxy coating, 1 no. high build epoxy coating and 2 no. satin paint finish; colour to be selected by Architect; as per architects drawings & specifications				
	Structural metalwork; M60/158				
8.34	members of roof trusses, purlins, rails, lattice girders and the like; existing trusses and purlins after blast cleaning	22.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	ROOF STRUCTURE & FRAMES				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		Note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		Note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		Note		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		Note		
	All of the works in this Element are measured from: Engineer's Dwgs 596-02, 03, 04, 10; Specification Section 7.		Note		
	CONCRETE WORK				
	In-Situ Concrete				
	In-situ reinforced concrete beams C30/37, (Dwgs 02/04).				
	Beams				
9.1	cross-sectional area; <=0.10m²	2.30	m3		0.00
	In-situ reinforced concrete columns C30/37, (Dwgs 02/04).				
	Columns				

Code	Description	Qty	Unit	Rate	Total
9.2	cross-sectional area not exceeding 0.10m2; attached	2.20	m3		0.00
	In-situ reinforced pads C30/37 including reinforcement and formwork				
	Other items; pads				
9.3	390 x 1000mm	0.10	m3		0.00
	Formwork				
	Formwork to columns, plain finish.				
	Columns				
9.4	rectangular	10.00	m2		0.00
	STRUCTURAL				
	Steelwork				
	Structural steel; steelwork to be fabricated and CE marked in accordance with execution class EXC2 to BS EN 1060-2; off site fabrication; all in accordance with structural engineers drawings & specifications				
	Fabricated members, primary steelwork; beams; </= 25kg/m				
9.5	120 x 8 EA	0.32	t		0.00
9.6	120 x 80 x 5 RHS	0.97	t		0.00
9.7	203 x 102 x 23 UB	0.65	t		0.00
	Fabricated members, primary steelwork; beams; >25kg <50kg/m				
9.8	180 x 90 x 26 PFC	0.39	t		0.00
9.9	254 x 146 x 31 UB	1.62	t		0.00

Code	Description	Qty	Unit	Rate	Total
9.10	254 x 146 x 43 UB	3.21	t		0.00
9.11	305 x 165 x 40 UB	0.30	t		0.00
9.12	203 x 46 UB	0.19	t		0.00
9.13	203 x 133 x 30 UB	0.03	t		0.00
	Fabricated members, primary steelwork; columns; </= 25kg/m				
9.14	88.9 x 6.3 CHS	0.07	t		0.00
9.15	100 x 50 x 6.3 RHS	0.43	t		0.00
9.16	120 x 80 x 5 RHS	0.45	t		0.00
9.17	80 x 5 SHS Prop	0.04	t		0.00
9.18	114.5 x 5 CHS	0.15	t		0.00
9.19	120 x 6.3 SHS	0.27	t		0.00
	Fabricated members, primary steelwork; columns; >25kg <50kg/m				
9.20	230 x 46 UC	0.42	t		0.00
	Fittings; to structural steel memebers; including base plates, end plates, cap plates, web plates, stiffiners, bolts, holding down assemblies, connections and all necessary fittings & fixings as per structural engineers specifications & drawings				
	Contractor designed; fittings				
9.21	fittings	1.00	item		0.00
	Prepare and apply intumescent coat of approved fire resistant intumescent coating; all to achieve 60min fire rating to BS476-21 & BS5950-8; all works in strict accordance with manufacturers recommendations and Engineers specification				
	Protective coatings;				

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Code	Description	Qty	Unit	Rate	Total
9.22	general steelwork surfaces; exceeding 300mm girth	216.00	m2		0.00
	Corrosion protective coatings				
	Preparation steelwork; blasting to be done in-situ steel trusses; once cleaned; paint with eggshell / satin paint; high quality, high opacity, washable, low VOC, mild sheen water based alkyd resin product; allow for a metal primer as instructed by manufacturer; 1 no. inital coat, 1 no. under coat and 2 no. finishing coats; as per architect's drawing 2036				
	preparation and treatments; members of existing roof trusses				
9.23	girth <300	18.00	m		0.00

Subtotal (carried forward): **0.00**

Code	Description	Qty	Unit	Rate	Total
	(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Window & Door Schedules 5001 Rev 0 and 5004 Rev 04; Elevations 2020 Rev 01; details 4030, 4090, 4091; Conservation Architect's drawings CA-TD-020/021/023; Specification L10, L20, P20, P21, R10.		note		
	WOODWORK				
	Boarding and Second Fixings				
	Internal softwood window boards P20/116; 18mm laminated European redwood; pencil-rounded; 25mm overhang; primed and painted				
	Second fixings; window boards				
10.1	18mm window boards	21.00	m		0.00
	Composite Items				

Code	Description	Qty	Unit	Rate	Total
	Bespoke timber window, with cross-section sizes and profiles as drawings, made to profiles matching the existing historic joinery and to site dimensions verified and recorded on site. Frame, sashes, glazing bars and sills are made from FSC certified Pinus radiata modified by acetylation, in accordance with the acetylated timber manufacturer's specification and to EN 335 use class 3.2. Surfaces are smooth, with arrises eased unless shown otherwise, and maximum deviations from finished sizes are to BS EN 1313-1 clause 6 for sawn sections. End grain is sealed before assembly. Factory finished with 3 coats of microporous paint compatible with acetylated wood, to selected RAL TBC. Slimline double glazing, 12mm maximum, as contract details and clause L40, bedded and secured with putty beads. Ironmongery to be included. Fixing with stainless steel fixings compatible with acetylated timber, with nail heads punched and filled and screws countersunk and pelleted in matching timber. Backs of frames to walls painted with two coats of preservative before priming. Working drawings are submitted for approval by the ER and Conservation Architect before manufacture. Breaking into sections for handling, adjustment for incorporation and fixing of all ironmongery are deemed included. Composite Items; window				
10.2	1870 x 3350mm overall to top of arch; (DBM 1.03 - first floow window to O' Connell Square)	1.00	nr		0
	EXTERNAL MATCHBOARDED DOORS (L20/215) External framed, ledged and braced matchboarded doors to L20/215, comprising 100x50mm stiles, 100x50mm haunched tenon top rail, 150x32mm barefaced tenon bottom and middle rails, 100x32mm bracing and approx. 100x25mm tongued and grooved matchboarding; ex. 100x50mm door frame to match. Timber to IS EN 942: acetylated softwood manufactured from sustainably sourced radiata pine using full cross-section acetylation, durability EN 350 Class 1; Unglazed; Sizes are overall frame sizes as scheduled on Drg 5004. Composite Items; Doors; L20/215 Non fire rated				

Code	Description	Qty	Unit	Rate	Total
10.3	1870 x 2470mm overall to springing with 200mm segmental arched head (approx. 2270mm to crown); (DBM 0.04 - community room)	1.00	nr		0.00
10.4	800 x 1065mm overall; single leaf with segmental arched head; (DBM 1.24 & 1.25 - portico attic)	2.00	nr		0.00
10.5	Door; 800 x 2000mm overall; single leaf; square head; (DBM 1.26 - plant room upper level) 30 minute fire rating	1.00	nr		0.00
10.6	1360 x 2100mm overall; square head; (DBM 0.12 - plant room)	1.00	nr		0.00
10.7	1810 x 2100mm overall; square head; (DBM 0.38 - bin store) **Insulation, Ironmongery, Accessories and Sundries** Ironmongery to Specification P21 and Architect's door schedules: supply and fix complete with all screws, bolts and fixings matched to finish; including morticing, recessing and preparing doors/ frames, adjusting and leaving in working order; ironmongery for fire-resisting doorsets CE marked and included in successful EN 1634-1 tests on similar assemblies, components (except decorative parts) with min. 800°C melting point (P21/170); labelled samples retained on site (P21/140); master-keying to Employer's requirements. Fixed to external matchboarded doors L20/215 to Dwg 5004 Rev 04 (DBM 0.04, 0.12, 0.37, 0.38, 1.24-1.26). Ironmongery to steel and aluminium doors and windows (L10/315, L10/330) is supplied with the system and included in those items. Ironmongery	1.00	nr		0.00
10.8	heavy-duty concealed ball bearing hinge P21/322, EN 1935, grade 316 stainless steel (DBM 0.04 to open 180°)	26.00	nr		0.00
10.9	ball bearing butt hinge P21/320, EN 1935, satin stainless steel grade 304	6.00	nr		0.00
10.10	2-lever mortice deadlock with integrated latch P21/520, EN 12209, satin stainless steel	4.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
10.11	vertical rod push-bar panic exit device P21/577, EN 1125, 2-point pullman latch, anti-thrust, satin stainless steel	1.00	nr		0.00
10.12	heavy-duty door bolt with loop handle P21/582, IS EN 12051, 254mm, galvanised and powder-coated, with receiver bridge and angled keep	4.00	nr		0.00
10.13	lever-action flush bolt P21/583, 20 x 600mm, satin stainless steel	2.00	nr		0.00
10.14	heavy-duty cabin hook and eye door stay P21/585, satin stainless steel	2.00	nr		0.00
10.15	solid flat bar pull handle P21/641, BS 8424, 25 x 15mm, 300mm centres	13.00	nr		0.00
10.16	heavy-duty slimline overhead door closer P21/645, BS EN 1154, EN5	3.00	nr		0.00
10.17	push plate P21/670, 75 x 305mm satin stainless steel, engraved 'Push'	1.00	nr		0.00
10.18	electromagnetic locking device to non-escape leaf (DBM 0.37)	1.00	nr		0
	METALWORK				
	Non-Structural				
	ALUMINIUM WINDOWS, DOORS AND SCREENS (L10/330)				

Code	Description	Qty	Unit	Rate	Total
	Aluminium; Slimline thermally broken aluminium window, door and screen system with 'steel-look' appearance to tie in with internal steel glazed screens; Non-fire-rated to IS EN 14351-1; Extruded aluminium alloy profiles to EN 755 and EN 12020 with polyamide thermal break; ultra-slim frame and sash profiles with minimal sightlines; thin external projection to opening sections to match; Factory-applied polyester powder coating to IS EN 12206, non-standard colour (e.g. bronze) selected from full range; allow for different colours to fixed system and opening sashes; Uf as low as 1.9 W/m²K; acoustic up to approx. Rw 45 dB. Air permeability Class 4 (EN 12207), watertightness Class 9A (EN 12208), wind resistance Class C4 (EN 12210). Double-glazed low-E, argon-filled IGUs with warm-edge spacers; toughened and/or laminated safety glass throughout as required by Building Regulations. Ironmongery/accessories and fixing to manufacturer's standard, see dwg. 5004 for details; ironmongery and accessories to be included; Sizes are overall frame sizes as scheduled on Drg 5004 Rev 03; all sizes to be checked on site before fabrication. Doors and door & screen units; L10/330				
10.19	1750 x 2620mm overall; single 1080mm wide door with side screen comprising top-hung opening sash over fixed light; fittings to sash to manufacturer's specification (DBM 0.08 - cafe)	1.00	nr		0.00
10.20	1135 x 2210mm overall; single leaf, min. 1000mm clear opening; (DBM 0.09 - stairwell 1; DBM 0.11 - stairwell 2) Composite Items; Windows; L10/330	2.00	nr		0.00
10.21	3100 x 2620mm overall; comprising 2 nr 1020mm wide full-height fixed lights and 1 nr top-hung opening sash over fixed light (fixed light 1055mm high); (WBM 0.07 - cafe)	1.00	nr		0.00
10.22	4120 x 1265mm overall; 4-bay ribbon window comprising 2 nr fixed lights and 2 nr opening sashes (sash opening varies); (WBM 1.04 - stairwell 1, high level)	1.00	nr		0.00
10.23	4120 x 1265mm overall; 4-bay ribbon window comprising 2 nr fixed lights and 2 nr manually operated tilt & turn sashes (sash opening varies) (WBM 1.05 - meeting room 2, high level)	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
10.24	Solid insulated aluminium spandrel panel; 235 x 1265mm; between window components WBM 1.04 and WBM 1.05; finish to match window system	1.00	nr		0.00
10.25	932.5 x 1300mm overall; single inward-opening tilt & turn sash; (WBM 1.24 - office) **STEEL WINDOWS AND DOORS (L10/315)** Thermally broken steel-framed glazed window and door system to L10/315. Factory-fabricated from slim cold-formed galvanised steel glazing profiles, approx. 1.5mm thick, of welded construction with polyamide insulating core; default 75mm profile depth; Polyester powder-coated finish, colour selected from RAL Classic range. Thermal performance 1.2 to 1.4 W/m²K. Glazing: double-glazed, low-E, argon-filled units with warm-edge spacers; laminated safety glass throughout, with laminated security glazing to BS EN 356 Class P5A (approx. 10.5mm) to the outer pane. large glazing panels shown are indicative and to be independently verified. Ironmongery, accessories and fixing to manufacturer's standard; ironmongery fixed in accordance with any third-party certification and checked, adjusted and lubricated at completion (L10/820). Protection of components to L10/710. Manifestation where scheduled in approved self-adhesive vinyl film. Non-fire-rated. Sizes are overall frame sizes as scheduled on Drg 5001 Rev 0 (located on Drg 2020); check all dimensions on site before fabrication. **Entrance door and screen**	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Door automation to DBM 1.01 to L10/315: bi-parting sliding doors with concealed motorised operation, including specialist automation design; proposal with product brochure, data sheets and Declaration of Performance to be submitted for approval; ISO 9001 certified or equivalent. Security commensurate with resistance class RC3 to EN 1627 by way of laminated security glazing, purpose-designed anti-lift running gear protection, reinforced interlocking meeting stiles, motorised multi-point locking, supplementary manual locking system and tamper-resistant hardware. Safety in use to EN 16005. Mains power operation with 30-minute battery back-up and rubber cord opening device; motion detector activation; photoelectric barrier safety devices; key-operated control panel at reception desk with locked-closed, one-way exit, automatic opening and manual operation modes; casing to match door and frame finish; brush seals to door surrounds. Sliding gear containment preferably positioned behind glazing. Mains supply to isolator by M&E.				
10.26	doors & screens; 3525mm wide x 6985mm high overall; comprising 2500mm high door tier with bi-parting steel-framed sliding door pair (1725mm clear opening) between 2 nr fixed side lights, 2625mm high transom tier with 2 nr fixed lights, and 1860mm high semicircular arched head with 2 nr fixed lights; manifestation to door-tier glazing; including packing frame members to jambs to negotiate projecting stone plinth, 2 nr x approx. 1720mm long (Detail 03); door automation measured separately (DBM 1.01 - portico entrance doors)	1.00	nr		0.00
10.27	Internal frameless structural glass pocket screen draught lobby; approx. 10mm thick (supplier to confirm thickness to meet structural requirements); size to suit sliding leaves; fixed internally at ground level in flush powder-coated steel channel(DBM 1.01 - portico entrance doors) 3.525m x 2.500m high	1.00	nr		0.00
10.28	Door automation package to bi-parting sliding doors as described above; complete with operator, concealed running gear, motorised multi-point locking, supplementary manual lock, motion detectors, photoelectric safety barriers, battery back-up, reception control panel, casing and brush seals; commissioning and handover (DBM 1.01)	1.00	nr		0.00
	Fixed lights				
10.29	Window; 2350mm wide x 4255mm high overall; comprising 3000mm high lower section with 2 nr fixed lights and 1255mm high semicircular arched fixed head; including packing frame members to jambs to negotiate projecting stone plinth, 2 nr x approx. 2570mm long (Detail 03) (DBM 0.02 & 0.03 - portico fixed lights)	2.00	nr		0.00

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Code	Description	Qty	Unit	Rate	Total
	Opening windows				
10.30	Window; 1850mm wide x 1860mm high overall (1700mm to springing plus 160mm segmental arched head); pair of side-hung outward-opening sashes; ironmongery: manufacturer's standard hinges and handles, releasable limiting stays (WBM 0.05 - community room BM-G05, south elevation)	1.00	nr		0.00
10.31	Window; 1850mm wide x 2310mm high overall (2150mm to springing plus 160mm segmental arched head); pair of side-hung outward-opening sashes; ironmongery: manufacturer's standard hinges and handles, releasable limiting stays (WBM 0.06 - community room BM-G05, south elevation)	1.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(32) INTERNAL WALLS, PARTITIONS: COMPLETIONS WITHIN OPENINGS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		item		
	All of the works in this Element are measured from: Window & Door Schedules 5000 Rev 02 (Steel Internal) and 5002 Rev 01 (Timber Internal); Specification L10/550, L20/410, P20/112, P21.		note		
	WOODWORK				
	Boarding and Second Fixings				
	Softwood architraves P20/112; 19 x 75mm European redwood; primed and painted				
	Second fixings; architraves				
11.1	19 x 75mm architrave	441.00	m		0.00
	Composite Items				

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Code	Description	Qty	Unit	Rate	Total
	Internal timber doorsets to L20/410. Door leaf 45mm thick solid core comprising 50x37mm solid timber stile and rail frame with 37mm glued stave and block or composite flaxboard core; 4mm MDF facings glued both sides with thermo-setting resin adhesive; 45x10mm exposed hardwood lippings to all four edges, varnished; full factory finish of 0.7mm HPL grade HGS to EN 438 (decorative finish to be selected) supplied with protective film; adhesives to D3 (EN 204). Frame 125x45mm painted FSC-certified hardwood with 20x80mm painted hardwood stop blocks, fixings plugged flush. Vision panels where scheduled: 6mm clear safety glass bedded in silicone, 5mm radius internal corners to laminate, FSC European redwood mitred beads 20mm high with 5x5mm bolection return, pinned and varnished. Fire and smoke seals as required to meet fire rating. Fire-rated doorsets CE marked to EN 16034 in conjunction with EN 13241 (L20/115); gaps to supporting construction filled to certification requirements (L20/810); Sizes are overall frame sizes as scheduled on Drg 5002 Composite items; doors (L20/410) Fire-rated FD30S				
11.2	Double doorset; 1125 x 2580mm overall; pair of leaves 1845mm high with solid panel over; unglazed; (DBM 0.25 - service riser)	1.00	nr		0.00
11.3	Double doorset; 1125 x 2210mm overall; pair of leaves; unglazed; (DBM 0.38 - RW pipe access press)	1.00	nr		0.00
11.4	Double doorset; 1135 x 2210mm overall; pair of leaves; unglazed; (DBM 1.19 - service riser FF)	1.00	nr		0.00
11.5	Folding doorset; 1960 x 2580mm overall; 4 nr leaves (2 nr folding pairs) 1845mm high with solid panel over; unglazed; (DBM 0.26 - entrance hall reception)	1.00	nr		0.00
11.6	Folding doorset; 1960 x 2210mm overall; 4 nr leaves (2 nr folding pairs); unglazed; (DBM 0.27 - community centre tea station)	1.00	nr		0.00
11.7	Single doorset; 956 x 2210mm overall; unglazed; (DBM 0.32 & 0.34 - cleaner's stores; DBM 1.23 - service attic) Non-fire-rated	3.00	nr		0.00

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Code	Description	Qty	Unit	Rate	Total
11.8	Double-swing doorset; 2100 x 2760mm overall; pair of leaves; no frame head (jambs only); unglazed; (DBM 0.15 - link)	1.00	nr		0.00
11.9	Single doorset; 956 x 2210mm overall; unglazed; (DBM 0.30, 0.31, 0.35 & 0.36 - staff/public WCs; DBM 1.21 & 1.22 - male/female WCs FF)	6.00	nr		0.00
11.10	Single doorset; 1056 x 2210mm overall; min. 800mm clear width; unglazed; (DBM 0.29 - accessible WC)	1.00	nr		0.00
11.11	Single doorset; 1247 x 2210mm overall; min. 1000mm clear opening; unglazed; (DBM 0.37 - changing places WC)	1.00	nr		0.00
11.12	Single doorset; 956 x 2210mm overall; vision panel; (DBM 0.28, 0.33, 1.20 WC Lobby)	3.00	nr		0.00
	Insulation, Ironmongery, Accessories and Sundries				
	Ironmongery to Specification P21 and Architect's door schedules: supply and fix complete with all screws, bolts and fixings matched to finish; including morticing, recessing and preparing doors/ frames, adjusting and leaving in working order; ironmongery for fire-resisting doorsets CE marked and included in successful EN 1634-1 tests on similar assemblies, components (except decorative parts) with min. 800°C melting point (P21/170); labelled samples retained on site (P21/140); master-keying to Employer's requirements. Fixed to timber doorsets L20/410 to Dwg 5002 Rev 01 (DBM 0.15, 0.25-0.38, 1.19-1.23).				
	Ironmongery				
11.13	ball bearing butt hinge P21/320, EN 1935, CE marked, satin stainless steel grade 304	84.00	nr		0.00
11.14	heavy-duty concealed ball bearing hinge P21/322, EN 1935, grade 316 stainless steel, 180° opening (DBM 0.15)	8.00	nr		0.00
11.15	2-lever mortice deadlock with integrated latch P21/520, EN 12209, satin stainless steel, strike plate, escutcheons and 2 keys	8.00	nr		0.00
11.16	bathroom sash lock P21/524, EN 12209 grade 2, disabled turn and release with indicator, 50mm rose	2.00	nr		0.00
11.17	lever-action flush bolt P21/583, 20 x 600mm, satin stainless steel with dust socket	10.00	nr		0.00

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Code	Description	Qty	Unit	Rate	Total
11.18	lever handle on 50mm sprung rose P21/610, IS EN 1906, 20 x 12mm round-edged rectangular bar, satin stainless steel (per side)	8.00	nr		0.00
11.19	solid flat bar pull handle P21/641, BS 8424, 25 x 15mm, 300mm centres, bolt-through	21.00	nr		0.00
11.20	recessed flush pull handle P21/643, 170 x 46 x 18mm, satin chrome	3.00	nr		0.00
11.21	heavy-duty slimline overhead door closer P21/645, BS EN 1154, EN5, back check and delayed closing, satin stainless casing, compliant with TGD Part M opening forces	20.00	nr		0.00
11.22	push plate P21/670, 75 x 305mm satin stainless steel grade 304, engraved 'Push'	10.00	nr		0.00
11.23	kick plate P21/680, 150mm high x width of door, 1.2mm satin stainless steel grade 304	27.00	nr		0.00
11.24	door-mounted sign P21/705, 76mm dia., 1.2mm satin stainless steel; 'Fire Door Keep Closed'	15.00	nr		0.00
11.25	door-mounted sign P21/705, 76mm dia., 1.2mm satin stainless steel; WC/ accessible/ changing places/ private/ staff/ push identification	16.00	nr		0.00
	Ironmongery to Specification P21 and Architect's door schedules: supply and fix complete with all screws, bolts and fixings matched to finish; including morticing, recessing and preparing doors/ frames, adjusting and leaving in working order; ironmongery for fire-resisting doorsets CE marked and included in successful EN 1634-1 tests on similar assemblies, components (except decorative parts) with min. 800°C melting point (P21/170); labelled samples retained on site (P21/140); master-keying to Employer's requirements. Fixed to steel-framed glazed doors L10/550 to Dwg 5000 Rev 02; hinges (3 no. per leaf) supplied with door system to manufacturer's specification and included in door items.				
	Ironmongery				
11.26	hinges to manufactuer's spec	69.00	nr		0.00
11.27	heavy-duty mortice tubular latch P21/540, EN 12209 grade 3, stainless faceplate, strike to suit steel frame	15.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
11.28	lever handle on narrow sprung plate P21/615, IS EN 1906, 22 x 15mm round-edged rectangular bar, satin stainless steel (per side)	30.00	nr		0.00
11.29	solid flat bar pull handle P21/641, BS 8424, 25 x 15mm, 300mm centres, bolt-through	16.00	nr		0.00
11.30	heavy-duty slimline overhead door closer P21/645, BS EN 1154, EN5, back check and delayed closing	17.00	nr		0.00
11.31	glass-mounted 'Push'/'Pull' sign P21/700, 76mm dia. opaque vinyl fitted back-to-back Door stops P21/720: floor-mounted rubber buffer on stainless steel shoe for concrete fixing (allow 40 no. throughout per specification). Ironmongery	16.00	nr		0.00
11.32	floor-mounted door stop P21/720 Electronic access control, mag-locks and door contacts scheduled on Dwgs 5000/5002 are included in the Electrical Services installation (60); builder's work in connection measured there. Ironmongery	40.00	nr		0.00
11.33	electronic access control **METALWORK** **Non-Structural**	23.00	nr		0.00

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Code	Description	Qty	Unit	Rate	Total
	Non-insulated single-glazed flush-fitted internal steel doors and screens to L10/550; Frame members uncoated steel suitable for powder coating; polyester powder-coated finish, colour selected from RAL Classic range; Slender profiles, frame widths and 50mm depth to match 1:5 details on Drg 5000 except where increased widths are required for fire purposes; Solid panels in powder-coated metal sheet to match frame; Glazing: safety glazing selected by manufacturer to achieve the scheduled fire rating, steel screw-on beads; Fire resistance classified to EN 13501-2 as scheduled; gap between back of fire-resisting frames and reveal completely filled with intumescent mastic or tape (L10/790); Privacy film and manifestation where scheduled (taken elsewhere) in approved self-adhesive vinyl film; horizontal fritted pattern to privacy areas; Jointing and fixing to manufacturer's standard; Sizes are overall sizes as scheduled on Drg 5000 Composite Items; doors; L10/550 Non-fire-rated				
11.34	Door and screen; 2120 x 2580mm overall; single 1000mm door leaf and fixed side screen with fanlight over full width; 400mm high solid steel panels at base to door and screen; manifestation to glazing; (DBM 0.13 - community room)	1.00	nr		0.00
11.35	Door and screen; 2075 x 2210mm overall; single 1000mm door leaf and fixed side screen; solid steel panels at base; (DBM 0.14 - unit G06)	1.00	nr		0.00
11.36	Door and screen; 2100 x 2210mm overall; single 1000mm door leaf and fixed side screen; (DBM 1.07 - meeting room 1; DBM 1.09 - unit F06)	2.00	nr		0.00
11.37	Door and screen; 2050 x 2210mm overall; single 1000mm door leaf and fixed side screen; (DBM 1.08 - office)	1.00	nr		0.00
11.38	Door; 1080 x 2210mm overall; single leaf; (DBM 1.06 - meeting room 2)	1.00	nr		0.00
11.39	Fixed screen; 6130 x 2710; safety glazing throughout; frame to comply with TGD Part K guarding strength; WBM 0.27 Social Space Fire-rated; 30min FR	1.00	nr		0.00

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Code	Description	Qty	Unit	Rate	Total
11.40	Door and screen; 2100 x 2210mm overall; single 1000mm door leaf and fixed side screen; (DBM 0.17, 0.18, 0.19 & 0.20 - units G07-G10; DBM 1.10, 1.11, 1.12 & 1.13 - units F07-F10)	8.00	nr		0.00
11.41	Door and screen; 2135 x 2210mm overall; single 1000mm door leaf and fixed side screen; manifestation to glazing; (DBM 0.16 - north wing GF; DBM 1.18 - north wing FF)	2.00	nr		0.00
11.42	Door; 1100 x 2210mm overall; single leaf, 1000mm clear opening; manifestation to glazing; (DBM 0.22, 0.23 & 0.24 - stairwells 01 and 02; DBM 1.15, 1.16 & 1.17 - stairwells 01 and 02) Fire-rated; 60min FR	6.00	nr		0.00
11.43	Door and screen; 2100 x 2210mm overall; fire rating EI60 to glazed screen and glazed panel above the door, E30 to glazed door; single 1000mm door leaf and fixed side screen; privacy film to glazing; (DBM 0.21 - unit G11)	1.00	nr		0.00
11.44	Fixed screen; 2100 x 1210mm overall; fire rating E60; single fixed light; (DBM 1.14 - unit F11) **GLAZING** **Glazing** Approved self-adhesive vinyl privacy film and manifestation to glazed doors and screens as scheduled on Dwg 5000. Surface treatments	1.00	nr		0.00
11.45	manifestations; privacy film and manifestation bands	34.00	m2		0.00

Subtotal (carried forward): **0.00**

Code	Description	Qty	Unit	Rate	Total
	(37) ROOF: COMPLETIONS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		item		
	All of the works in this Element are measured from: Roof Plan 2003 Rev 04; Window & Door Schedule 5004 Rev 04; Portico assembly 3030; Specification L10/480, L10/485, H11/110.		note		
	WOODWORK				
	Composite Items				
	Rooflights; Roof windows L10/480: aluminium-clad laminated timber centre-pivot roof windows, 940 x 1400mm, factory white internally, Class 4/9A/C4, centre-pane U 1.0, whole window U 1.3 W/m2K, toughened outer/ laminated inner DGU, low-E, argon; electric concealed actuator with integral rain sensor and remote control; manufacturer's flashings to suit zinc standing seam roof; BBA certified.				
	Composite items				
12.1	rooflights; 940 x 1400mm centre-pivot roof window	40.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
12.2	like items; combination flashing kit for array of 3 no. roof windows	12.00	nr		0.00
12.3	like items; combination flashing kit for array of 2 no. roof windows	2.00	nr		0.00
	METALWORK				
	Non-Structural				
	Rooflights; low-profile conservation rooflight with a traditional cast-iron appearance, to BS EN 14351-1; Frame in steel, hot zinc spray pre-treated, with a factory-applied powder-coated finish in black RAL9010 textured semi-gloss, black silicone (colour-matched to RAL9005), and integral timber linings finished in RAL9010 white with a black RAL9005 internal glazing bar. Thermal performance: whole rooflight U-value (Uw) not greater than 1.4 W/m²K, determined to EN ISO 10077-2, with glazing U-value (Ug) not greater than 1.0 W/m²K to EN 673. Performance is further defined by Class 4 minimum air tightness (EN 1026/EN 12207), Class E1050 minimum watertightness (EN 1027/EN 12208), Class 5 minimum wind resistance (EN 12211/EN 12210), 71% light transmittance and 0.53 g-value solar energy transmittance (EN 410), a weighted sound reduction index of Rw 31 (-1;-4) dB minimum, and corrosion protection to category C5-M Long (EN ISO 12944). Glazing is a factory-glazed insulated unit with a low-emissivity inner pane and argon-filled cavity, manufactured to the EN 1279 series. Flashings by the window manufacturer's instructions, with a brass pole winder (300mm opening distance) for out-of-reach operation and a 2 metre chrome winding crank accessory; to architect's specification				
	Composite Items; windows (L10/485)				
12.4	rooflights; to portico; 1000mm x 800mm	2.00	nr		0.00
	FAÇADE SYSTEMS AND CURTAIN WALLING				
	Façade systems and curtain walling				

Code	Description	Qty	Unit	Rate	Total
	Aluminium rooflight to H11/110. Pressure-equalised, stick-type system to IS EN 13830 and the CWCT 'Standard for systemised building envelopes', with 50mm internal and external sightlines; Framing is extruded EN AW-6060 aluminium alloy to EN 573-3/4, with aluminium external cover caps. Framing and caps are powder coated in a non-standard colour (e.g. bronze) selected from the full range. Allow for different colours to the fixed system and the opening sashes; Glazing is 28mm double-glazed units with laminated inner and outer panes, drained and ventilated, with EPDM gaskets and a cover plate fixed. Insulated composite infill panels have powder-coated aluminium sheet on both faces and a cover plate fixed; The system is fixed to the steel frame supporting structure, weight loaded at the base and expanding vertically. Fixings are stainless steel to BS EN ISO 3506. Fixing anchors are adjustable in three dimensions. Ironmongery is fixed, checked and adjusted to H11/982.; as per Architect Drawing No. SE-BM-ZZZ-DR-CiCC-AR-5004 Façade and curtain walling systems				
12.5	sloping >15° <45°; ridge rooflight, 8950 x 2790mm	25.00	m2		0.00
				Subtotal (carried forward):	**0.00**

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Code	Description	Qty	Unit	Rate	Total
	(41) WALL FINISHES EXTERNALLY				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Elevations 2020 Rev 01; GA 2000 notes; detail 4020; Conservation Architect's drawings CA-TD-001 to CA-TD-007 and Conservation Specification (M20, M40, M60, Z21); Specification M21, M60/170.		note		
	Wall preparation as follows: Eliminate or decrease all sources of moisture in the wall before installation begins. Persistent damp penetration issues in the wall construction could potentially cause harm to the insulation system or the structure of the building and must all be thoroughly investigated. Effective ventilation is essential both during the refurbishment period when wet trades may be employed and over the lifetime of the building to maintain a healthy, comfortable, and durable living space; refer to Conservation Architect specification (page 21)		note		
	METALWORK				
	Non-Structural				

Code	Description	Qty	Unit	Rate	Total
	Louvred panels; 20 x 30mm galvanised powder coated welded steel frame with 3 x 50 x 75mm galvanised p/c welded steel mesh panels spot welded to frame; include for all powder coated steels rods, all fittings and fixtures required; as per Architect's detail 4091 louvred panels				
13.1	5960 x 2850mm high; at plant room, high level	1.00	nr		0.00
13.2	4960 x 2100mm high; at plant room; low level	1.00	nr		0.00
	FLOOR, WALL AND CEILING FINISHINGS **Finishings** Render; multiocat proprietary render; lime & cork-based insulating plaster system with finishing coat; include for preparing the wall surface, eliminate or decrease all source of moisture in the wall before installation and remove existing finishes from walls; wall to be well bonded, dry, clean and free of debris prior to instalaltion of insulation; cracks or defects to be stabilised with suitable lime-based mortar; any mould to be treated and cleaned; gaps, holes in wall to be filled with lime based mortar; all materials to be produced as a sample to the conservation architect; thickness and locations mentioned below; refer to conservation architect specifcation for further details Walls; M20/220				
13.3	>300 wide; garden wall & Portico	353.00	m2		0.00
	Insulated render; natural plaster, for external wall insulation, Diasen Diathonite Evolution or equivalent; formulated with cork, natural hydraulic lime, clay and diatomaceous, with high thermal insulation power, sound absorbing, breathable and dehumidifying; UN CPC code 37410 Plaster; Hydraulic lime; to BS EN 459-1, NHL 3.5; granulated recycled cork, grain size 0-3mm; colour to be confirmed; material to be Hydrualic lime, Cork to be mixed in accordance with manufacturering instructions by trained operatives; apply in layers of 15-25mm per coat, allow 12-24 hours between coats; build up thickness stated below; contractor to provide written evidence from insulated render base coat supplier that the finishing coat is fully compatible and warrantied by their system; refer to JMLA drawing TD-005 and specification document for further details Walls; M20/225				

Code	Description	Qty	Unit	Rate	Total
13.4	<=300 wide; 20mm thick; niche; curved; 500mm radius	8.00	m2		0.00
13.5	>300mm wide; 30mm thick (Wall Type A external)	140.00	m2		0.00
	Finish coat; finishing skim coat smooth mineral finishing plaster; vapour permeable finishing render with good permeability and water-repellence properties, composed of hydraulic binders, mineral fillers and natural pigments and is used as a plaster-like finish on external plasters. To be fully compatible with the base coat insulated renders. Contractor to provide written evidence from insulated render base coat supplier that the finishing coat is fully compatible and warrantied by their system; skim coat to be applied in thickness 2-10mm stated below; applied irectly on top of plaster; refer to conservation architect specifcationfor technical report				
	Walls; M20/245				
13.6	<=300 wide; 20mm thick; niche; curved; 500mm radius	8.00	m2		0
13.7	>300mm wide; 30mm thick (Wall Type A external)	181.00	m2		0.00
	Sundries				
	Note: beads not permited for use on historic buildings. Corners to be formed with timber edgings		Note		
	Cornice; section of cornice manfacutered off-site, profile to match Butter Market wall cornice exactly; allow for 3mm finishing coat; refer to Conservation Architect DA-TD-006 for details				
	Modular system building elements; cornice				
13.8	>300 ,<600mm girth	3.00	m		0.00
	PAINTING AND DECORATING				
	Painting				

Code	Description	Qty	Unit	Rate	Total
	Mineral paint; natural, water-borne, solvent-free liquid silicate paint with mineral pigments and binders producing an extremely durable, colourfast, algal and fungal growth resistant, sustainable protective finish with high vapour permeability; Sol-silicate paint for use on mineral and previously painted substrates which creates lightfast and UV resistant coatings with enhanced condensation resistance; Brush down to remove surface contaminants Ensure surfaces are clean and dry Remove loose and spalled material and wash down; Preparatory coat as recommded by the selected manufacturer to areas that have been repaired or filled, finished with 2 undiluted coats of silicate masonry paint, coour to be confirmed Walls; M60/170				
13.9	girth >300; boundary garden wall	280.00	m2		0.00
13.10	girth <300, isolated; arches; isolated	22.00	m2		0.00
13.11	Butter Market south elevation (Dwg. 2020 Rev 01)	140.00	m2		0.00
	TESTS AND SAMPLES **Tests and Samples** Condensation risk analysis to be completed on each wall type shown on drawing CA TD 010 Tests and reports				
13.12	Condensation risk analysis at 7nr locations	1.00	Item		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(42) WALL FINISHES INTERNALLY				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Room Data Sheets 2030-2040 Rev 01; WC assemblies 3010-3017; details 4004/4005; Conservation Architect's drawing CA-TD-006; Specification K10, K32, M20, M40, M60, P20; Q38.		note		
	WOODWORK				
	Boarding and Second Fixings				
	Dado panelling to faces of existing blockwork wall, comprising 92 × 12mm red deal vertical boarding, panel-pin fixed (2 nr per batten, heads punched and filled), on 50 × 50mm softwood battens at 400mm centres (vertical battens screw-fixed to blockwork, horizontal battens between), with two layers of mineral wool insulation packed between the battens, and a 125 × 25mm MDF capping with pencil-rounded edges, screw-fixed, countersunk and filled. Boarding, battens and capping; Includes fixings and making good at wall ends and returns				

Code	Description	Qty	Unit	Rate	Total
	Boarding and sheeting				
14.1	walls; 12mm t&g dado panelling, approx. 1100mm high	406.00	m		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	Finishings				
	Multicoat proprietary gypsum plaster M20/220: approved gypsum bonding coat approx. 10mm and gypsum skim approx. 2mm, smooth finish; coarse aggregate bonding to in-situ concrete; galvanised beads and stops (M20/630-640); blockwork/ concrete; as per Architect's specification				
	Walls				
14.2	exceeding 300mm wide; 12mm two-coat plaster to blockwork/ concrete	754.00	m2		0.00
	Sundries				
14.3	beads; galvanised beads and stops (M20/630-640)	9.00	m		0.00
14.4	reinforcement; isolating paper and stainless steel ribbed lath at dissimilar substrate junctions (M20/646)	187.00	m		0.00
	Insulated render; natural plaster, for internal wall insulation, Diasen Diathonite Evolution or equivalent; formulated with cork, natural hydraulic lime, clay and diatomaceous earth, with high thermal insulation power, sound absorbing, breathable and dehumidifying; UN CPC code 37410 Plaster; Hydraulic lime; to BS EN 459-1, NHL 3.5; granulated recycled cork, grain size 0-3mm; colour to be confirmed; material to be Hydrualic lime, Cork to be mixed in accordance with manufacturering instructions by trained operatives; apply in layers of 15-25mm per coat, allow 12-24 hours between coats; build up thickness stated below; contractor to provide written evidence from insulated render base coat supplier that the finishing coat is fully compatible and warrantied by their system; refer to Conservation Architect's specification				
	Walls				
14.5	exceeding 300mm wide; to existing solid walls	894.00	m2		0.00
14.6	not exceeding 300mm wide; to reveals	111.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	PORTICO internal face of walls (approx. 850mm rubble stone): consolidate loose stonework by pointing in NHL 3.5 lime with stainless mesh; dub out; 30mm (min) insulated lime render in 15-25mm layers with thermal mineral fillers and natural microfibres heavy reinforcing mesh where exceeding 60mm; 3mm lightweight lime finishing plaster in 2 coats (CA-TD-006; Conservation spec M20).				
	Walls				
14.7	exceeding 300mm wide; insulated lime render to rubble stone, 30mm min.	188.00	m2		0.00
	Large-format rectified porcelain tile skirting M40/112 (800 x 400 x 9-10mm, charcoal) on existing walls prepared to M60/120 with SBR bonding agent; 20mm flat painted aluminium tile trim to top (BM-G01/G02/G03/G04/G05 full perimeter).				
	Skirtings				
14.8	400mm high porcelain tile skirting	150.00	m		0.00
14.9	400mm tiled plinth to oak benches (RDS 2031)	30.00	m		0.00
	Small format tiles; Ceramic wall tiles; manufacturer to be approved by design team, colour to be approved by architect allow for 3 no. different colours; finish to be glazed, size modular 200 x 100mm; thickness 6mm; to be installed onto existing painted blockwork and new skimmed plasterboard partitions; preparation as per manufacturer's instructions; allow for an adhesive bed, notched trowel method, adhesive to manfacturer's instructions; joint width 3mm, grout to be approved by architect, allow for corner beads and stop beads as required to all external corners & exposed edges; refer to specification for details; refer to architects drawing L01-DR-CAD-AR for locations				
	Walls; Tiling; M40/110				
14.10	>300 wide; to toilet blocks	267.00	m2		0.00
14.11	<300 wide; to reveals	13.00	m2		0.00
14.12	200mm ceramic tile skirting	97.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	PAINTING AND DECORATING				
	Painting				
	Special coating; finish paint over internal vapour permeable insulation and lime plaster; product type proposals to be submitted; 2 coats vapour open breathable, water based internal paint compatible with lime plaster and cork insulated plaster; colour to be confirmed; as per conservation architect specification for details				
	Walls; M60/180				
14.13	girth >300; general areas; to internal walls	631.00	m2		0.00
14.14	girth <300; general areas; to reveals	111.00	m2		0.00
	Painting to walls; high quality, high opacity, low-VOC, cleanable emulsion with Class 1 to ISO 11998 and Type C BS 7719 scrub ratings; surafces to be uncoated; allow for preparing, ensure surfaces are clean and dry, caulk all junctions with different materials as required to provide a neat edge; allow for one coat of thinned paint to manufacturer's recommendation as the initial coats, and finish with 2 no. washable matt vinyl; refer to architects specification				
	Walls; M60/110				
14.15	girth >300; general areas; to internal walls	604.00	m2		0.00
	Painting to walls; high quality, high opacity, low-VOC, cleanable emulsion with Class 1 to ISO 11998 and Type C BS 7719 scrub ratings; to existing painted finish; allow for removing all existing superfluous material, make good all defects, fills and sand all exposed fixing holes, remove all loose and defective material, sand any gloss or smooth areas, wash down surfaces with suitable sugar soap and caulk all junctions with different materuals as required; allow for one coat of thinned coat of emulsion, and finish with 2 no. washable matt vinyl; refer to architects specification				
	Walls; M60/120				
14.16	girth >300; general areas; to internal walls	631.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Painting; eggshell / satin paint; high-quality, high opacity, washable, low-VOC, mild sheen water based alkyd resin; uncoated surfaces; allow for preparing the skirting, degrease and provide key, ensure surfaces are clean and dry and apply approved knotting fluid to any newly installed timber; allow for 1 no. approved primer coat and 1 no. approved undercoat and finished with 2 no. approved eggshell paint; colour to be selected by architect; refer to architect's specifcation Second fixings; M60/155				
14.17	girth <300; dado panelling	271.00	m2		0.00
14.18	existing window frames; strip and repaint; existing window frames	18.00	nr		0.00
				Subtotal (carried forward):	**0.00**

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Code	Description	Qty	Unit	Rate	Total
	(43) FLOOR FINISHES				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Internal Finishes plans 5010/5011 Rev 01; Room Data Sheets 2030-2040; Engineer's Dwg 02; Conservation Architect's drawing CA-TD-001 and Conservation Specification M40/Z21; Q13, Q22, Q33.		note		
	STONEWORK				
	Cut Natural Stonework				
	PORTICO thresholds and steps to Conservation spec M40: remove existing asphalt/ concrete finish (taken elsewhere); new limestone to match existing; refer to Conservation Architect dwg. CA-TD-001				
	Like items, purpose stated				
15.1	new limestone threshold approx. 2400mm long x 775mm wide (item 4)	3.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
15.2	replace square limestone pieces to ornamental threshold; 350 x 350mm (item 3)	4.00	nr		0.00
15.3	reinstate stone step in limestone matching existing; 870mm wide x 200mm high; (items 6, 15) PORTICO: supply and install new inset brass numbers flush with stone surface (item 5) to Conservation spec M40; refer to Conservation Architect dwg. CA-TD-001 Special purpose stones	2.00	nr		0.00
15.4	inset brass numbers to threshold **WOODWORK** **Boarding and Second Fixings** Skirtings; softwood skirtings; softwood skirting to junction of floors & walls throughout where tiled skirting (taken elsewhere) is not provided; timber quality to BS 1186-3; European redwood; moisture content 10-14%; square top profile; finished size 19 x 200mm; top and bottom nails at 400mm c/c, nail heads punched and filled; apply an acoustic seal to base of perimater walls; refer to architect details dwg. no. 4004 Second fixings; Skirting; P20/110	1.00	set		0.00
15.5	skirting; 19 x 200mm **FLOOR, WALL AND CEILING FINISHINGS** **Finishings** Proprietary self-levelling compound, average 15mm thick, applied to existing concrete screed base to receive floor finishes (measured elsewhere); Prepare the concrete screed base: remove dust, laitance and contaminants, and fill cracks and holes; Apply compatible primer to manufacturer's instructions before laying; Mix and apply in accordance with the manufacturer's instructions, finished to a smooth, level surface to suit the finish; to all tiled floor areas and under carpet/ matting as required by finish manufacturer. Floors;	380.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
15.6	>300 wide; to all tiled, and carpet areas Large format porcelain tiles; rectified self finish porcelain tiles; 800 x 400mm in size, 10mm thick; to R10 slip potential; include for an adhesive bed and cement based grout; adhesive bed to be notched trowel method, 3mm adhesive; refer to Architect's specification & dwgs. 5010 & 5011 Floors; Tiling; M40/112	2,075.00	m2		0.00
15.7	>300 wide; to main circulation spaces Extra over for the following	827.00	m2		0.00
15.8	Tile skirting	614.00	m		0.00
15.9	20mm flat painted aluminium tile trim to top of vertical skirting	614.00	m		0.00
15.10	movement joints Small format ceramic tiles; 200 x 200mm in size, 6mm thick; to R11 slip potential; finish to be non-slip glazed; include for adhesove and grout; adhesive to be nothced trwoel method, 3mm of adhesive; allow for a coloured grout; efer to architects drawing L01-DR-CAD-AR-5010 & 5011 for locations Floors; Tiling; M40/114	83.00	m		0.00
15.11	>300 wide; to toilet blocks Extra over for the following	167.00	m2		0.00
15.12	Tile skirting	134.00	m		0.00
15.13	Mastic seal; junction between floor tiles & skirting	134.00	m		0

Code	Description	Qty	Unit	Rate	Total
	Carpet tiles; 500 x 500mm in size, 8mm thick carpet tiles comprising non-fraying corrigated jute fibre cord construction; to EN 14041; performaces to EN 1307 classification Class 33 LC2 Heavy commercial use; must have wear guarantee and a lifetime anti-ravel/ non-zipper guarantee; flammibility to EN ISO 11925:2002, EN ISO 9239-1; on concrete floors; pile height 5mm; include for a natural rubber latex underlay; installed as per manufacturers instructions; refer to specification for details; refer to architects drawing L01-DR-CAD-AR-5010 & 5011 for locations Floors; Carpet Tile; M50/130				
15.14	>300 wide; to main offices	1,078.00	m2		0.00
	Entrance matting; close construction grid engineered entrance mat system approx 22mm high extruded interlocking carrier sections with durable cut pipe synthetic fabric infill; double rubber connecting strips to provide separation between aluminium and screed; to be installed on power-floated concrete; include for self-levelling latex screed as recommened by manufacturer; colour to be selected by architect; refer to specification for details; refer to architects drawing L01-DR-CAD-AR-5010 & 5011 for locations Floors; Entrance Mat; M50/135				
15.15	>300 wide;	4.00	m2		0.00
	Extra over for the following				
15.16	26 x 31 x 6.5mm perimeter alumnium angle screw-fixed to floor	9.00	m		0.00
	PAINTING AND DECORATING **Painting** Painting to floors; manufacurer to be approved by architect; Epoxy impregnation floor sealer, to new float finish concrete floors; preparation of floor to manufacturers recommendation; allow for an initial 1 no. coat of primer as recommended by manufacturer; allow for 2 no. finishing coats, floor sealer with non-slip aggregate finish (kiln dry sand or equivalent 0.7-1.2mm) Floors; M60/180				

Code	Description	Qty	Unit	Rate	Total
15.17	girth >300; general areas; to plant room	228.00	m2		0.00
	Second fixings				
15.18	girth <300; 100mm plinths to form skirting	90.00	m		0.00
	Painting; eggshell / satin paint; high-quality, high opacity, washable, low-VOC, mild sheen water based alkyd resin; uncoated surfaces; allow for preparing the skirting, degrease and provide key, ensure surfaces are clean and dry; allow for 1 no. approved primer coat and 1 no. approved undercoat and finished with 2 no. approved eggshell paint; colour to be selected by architect				
	Second fixings; M60/155				
15.19	girth <300; skirting	380.00	m		0.00
	SURFACE PAVING, FENCING AND LANDSCAPING				
	Pre-Formed Paving and Edging Units				
	PORTICO paving (CA-TD-001; Conservation spec M40/Z21); re-laying sandstone pavers on lime bedding to provide a level surface; beddin mox 1 part NHL, 2 to 3 parts semi-dry sharp sand mixed dry with no addition of water; refer to Conservation Architect's spec & dwg. 001 for details				
	Pavings				
15.20	thickness varies; lift, clean and re-lay existing cobbles (item 1)	54.00	m2		0.00
15.21	thickness varies; lift, repair and re-lay red sandstone wheel tracks (item 2)	23.00	m2		0.00
	PORTICO paving (CA-TD-001; Conservation spec M40/115): red sandstone wheel tracks; to match existing pavers; replacment pavers to be reclaimed stone slabs, Cork Red Sandstone; pavers to be free from cracks and defects; NHL 5:2:1 (limecrete mix) as per Z21/321; refer to the conservation architect's specification for more details				
15.22	thickness varies; new red sandstone pavers to match existing	21.00	m2		0.00

15. (43) FLOOR FINISHES

Employer:	Cork City Council	**Document:**	BUTTER EXCHANGE TBQ
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Code	Description	Qty	Unit	Rate	Total
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council **Document:** BUTTER EXCHANGE TBQ

Project: Butter Exchange & Weighmasters **Mcor Ref:** 26.027

Code	Description	Qty	Unit	Rate	Total
	(45) CEILING FINISHES & (35) SUSPENDED CEILINGS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Room Data Sheets 2030-2040 Rev 01 (reflected ceiling plans - Q21); Sections 2010-2017; WC assemblies 3010-3017; Specification K10, K40, M60.		note		
	FLOOR, WALL AND CEILING FINISHES				
	Finishings				
	Plasterboard ceiling: include for 25mm metal counter-battens K10/165 at 400mm centres shot-fixed to underside of existing steel purlins, 25mm metal ceiling battens K10/165 at 400mm centres, 12.5mm gypsum plasterboard, 3mm skim coat plaster finish K10/680 (VCL measured with roof finishes); all in accordance with Architcet's drawings and specifications;				
	Ceilings; K10/410				
16.1	exceeding 300mm wide; sloping, to first floor units, meeting rooms, social space F01 and office F15	991.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
16.2	exceeding 300mm wide; flat, on metal battens to soffits (BM-G01 part, G06, G11 and link) **Suspended Ceilings** Demountable suspended ceiling to BS EN 13964; concealed-grid modular timber grille panels, approx. 600 × 600mm. Each panel is made of 40 × 18mm solid African Ayous slats at 80mm centres, joined by aluminium dowels at 300mm centres, fully demountable; on black-painted aluminium T-profile rails suspended from the comflor concrete floor; finish to timber is hihg quality, non film forming lacquer stained to oak; Ceiling kit is UKCA/UKNI/CE marked, to specification reference K40 /115 Ceilings; K40/115	216.00	m2		0.00
16.3	depth of suspension exceeding 500mm not exceeding 1000mm; timber slat ceiling, entrance hall BM-G01 and link BM-G03 Proprietary suspended ceiling to IS EN 13964: 600 x 600 suspended tiled grid; moisture-resistant powder-coated T-grid at 600mm centres, suspended with steel angles from soffit cleats, 600 x 600 x 12.5mm square-edged moisture-resistant gypsum tiles, smooth finish; perimeter to be 12.5mm mositure resistant plasterbaord with 3mm skim coat plaster finish; (WC blocks and cleaner's stores). Ceilings; K10/220	216.00	m2		0.00
16.4	depth of suspension not exceeding 500mm; 600 x 600mm MR grid ceiling Accessories	146.00	m2		0.00
16.5	access panels; accessible grid to cleaner's store above sink (2 no. panels) Suspended plasterboard celings; MF Casoline System or equivalent; 12.5mm gypsum board (standard) on metal stud ceiling system, finished with skimcoat plaster to gypsum board; include all supports, fixings, clips, and all other accessories; complete; all in accordance with Architcet's drawings and specifications; to be 60 minute fire rated Ceilings;	2.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
16.6	depth of suspension not exceeding 150mm	373.00	m2		0.00
	Accessories				
16.7	edge trims	151.00	m		0.00
	PAINTING & DECORATING				
	Painting				
	Painting to ceilings; high quality, high opacity, low-VOC, cleanable emulsion with Class 1 to ISO 11998 and Type C BS 7719 scrub ratings; surafces to be uncoated; allow for preparing, ensure surfaces are clean and dry, caulk all junctions with different materials as required to provide a neat edge; allow for one coat of thinned paint to manufacturer's recommendation as the initial coats, and finish with 2 no. washable matt vinyl; refer to architects specification				
	ceilings; M60/110				
16.8	girth >300; general areas; to ceilings	1,364.00	m2		0.00
	Painting to ceilings; high quality, high opacity, low-VOC, cleanable emulsion with Class 1 to ISO 11998 and Type C BS 7719 scrub ratings; to existing painted finish; allow for removing all existing superfluous material, make good all defects, fills and sand all exposed fixing holes, remove all loose and defective material, sand any gloss or smooth areas, wash down surfaces with suitable sugar soap and caulk all junctions with different materuals as required; allow for one coat of thinned coat of emulsion, and finish with 2 no. washable matt vinyl; refer to architects specification				
	ceilings; M60/120				
16.9	girth >300; general areas; to ceilings	573.00	m2		0.00
16.10	girth >300; general areas; to steel soffit	7.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(47) ROOF FINISHES				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		note		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Roof Plan 2003 Rev 04; Sections 2010-2017 (new roof build-up); details 4050-4065; Portico assemblies 3030-3033; Specification H62, H71, H74, J42, K11/515, P10, R10.		note		
	WOODWORK				
	Boarding and Second Fixings				
	Pitched roof build-up to retained steel purlins: 50 x 50mm treated softwood battens at 450mm centres shot-fixed to top of existing purlins; 15mm plywood K11/515; breather membrane P10/320; 50 x 50mm treated counter-battens at 450mm centres forming ventilated void; 18mm plywood K11/515 deck (IS EN 636 Class C, Grade 3, 24-hour soak test, organic solvent preservative, 50 x 3.35mm annular ring-shank nails); measured on slope.				
	Boarding and sheeting				

Code	Description	Qty	Unit	Rate	Total
17.1	roofs; 15mm and 18mm plywood with battens and counter-battens, sloping exceeding 15°	1,140.00	m2		0.00
	Insulation, Ironmongery, Accessories and Sundries				
	Mineral wool insulation P10/125 (0.034 W/mK, EN 13162, Euroclass A1) and diffusible air and vapour control layer P10/310 (min 250 MNs/g, joints lapped 150mm at supports and sealed with double-sided tape) to pitched roofs.				
	Insulation				
17.2	thermal; 50mm mineral wool between battens and 180mm between existing purlins	1,140.00	m2		0.00
17.3	vapour barrier; AVCL sealed to underside of purlins	1,140.00	m2		0.00
	ROOFING, CLADDING AND WATERPROOFING				
	Mastic Asphalt, Viscous Liquid Coatings, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings				
	Flat roof; Two-layer torch-applied warm roof J42/110 on plywood deck K11/515: elastomer bitumen self-adhesive AVCL, 50mm PIR insulation adhered, self-adhesive elastomer bitumen underlay, torch-on SBS polyester-reinforced cap sheet with mineral finish; GRP termination bar to upstands (J42/345); 180mm mineral wool P10/125 between 175mm purlins (Section 2012).				
	Roofing				
17.4	>300mm wide, horizontal; warm roof including 180mm mineral wool between purlins	36.00	m2		0.00
	Upstands				
17.5	girth not exceeding 300mm	24.00	m		0.00
	Flashings				
17.6	girth not exceeding 300mm	24.00	m		0.00
	Slate and Tile Coverings				

Code	Description	Qty	Unit	Rate	Total
	PORTICO central bay natural slate roof H62/105: Welsh 'Heather Blue' slates min 500 x 300mm, beds parallel to cleavage, water absorption <0.25%, to BS EN 12326-1, centre-nailed twice with copper/ aluminium clouts, 100mm min headlap, on 35 x 50mm battens with 65 x 3.35mm galvanised nails, vapour-permeable underlay H62/235; 25° pitch.				
	Coverings				
17.7	sloping >15° <=25°; natural slate, 25° pitch	45.00	m2		0.00
	Ridges				
17.8	Staffordshire Blue clay plain ridge tile to 25° pitch bedded in lime mortar to Conservation Architect's specification	15.00	m		0.00
	Flexible Sheet Metal Coverings				
	Zinc standing seam roof covering H74/110: approved standard temper zinc alloy 0.7mm to IS EN 988 with protective underside layer, natural finish, double-lock standing seams at approx. 430mm centres, double-lock cross welts, standing seam eaves terminations, fixed and sliding clips (H74/720-725), breather membrane underlay P10/320; system compatible with integrated PV seam clamps and cable penetrations; workmanship to FTMRC guide.				
	Roof coverings				
17.9	sloping >25° <=45°; 30° pitch	1,140.00	m2		0.00
	Gutters				
17.10	recessed zinc valley gutter lining H74/240 on 15mm plywood, clear width min 200mm, drips, lengths max 9m	45.00	m		0.00
	Ridges				
17.11	zinc ventilated ridge; 270mm girth	55.00	m		0.00
	Eaves				
17.12	zinc eaves, verge, abutment and lift shaft details; 3 bends with insect mesh approx 100mm girth (details 4050, 4051, 4055, 4056, 4058)	126.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Zinc standing seam clad dormers to Section 2014/ detail 4061, including plywood sheathing and framing to tops, faces and cheeks.				
	Wall coverings				
17.13	vertical; service outlet dormer, approx. 1500 x 1000 x 800mm	6.00	nr		0.00
17.14	vertical; service dormer to plant area	1.00	nr		0.00
	Code 6 rolled lead sheet to IS EN 12588 continuous valley/ abutment gutters to party wall with Butter Museum/ Weighmaster's boundary on lead-compatible plywood with galvanised steel support brackets and 125 x 65mm PFC (taken elsewhere) (details 4060 Rev 03, 4062 Rev 01, 4063, 4064, 4065); LSTA workmanship; patination oil.				
	Gutters				
17.15	Code 6 lead valley/ abutment gutter, girth approx. 900mm	77.00	m		0.00
	PORTICO outer bay lead roofs H71/115: include for Code 6 rolled lead to IS EN 12588 on 25mm Class C plywood K11/515, building paper underlay H71/645, wood-cored rolls with splash lap at max 600mm, lapped cross joints (approx. 345mm vertical at 13°) at max 2250mm, bossed roll ends; patination oil H71/970; approx. 13° pitch.				
	Roof coverings				
17.16	sloping >5° <=15°; Code 6 lead on 25mm plywood	45.00	m2		0.00
	PORTICO Code 6 lead-lined parapet gutters H71/210 and H71/215 on Class C plywood: drips with/ without splash laps at max 2250mm, lead-lined chutes through parapet to hopper heads, lead spigot outlets with brass/ copper sleeve to cast iron downpipes, stainless/ copper gratings, overflow 30mm above sole.				
	Gutters				
17.17	parapet gutter, girth approx. 900mm	24.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	PORTICO Code 6 lead weathering to tops of parapets/ boundary wall H71/250, 251, 252: welted joints at max 1500mm, welted drips with continuous stainless steel clips, on new lime render.				
	Weatherings				
17.18	parapet weathering, girth approx. 600mm	43.00	m		0.00
	PORTICO Code 5 lead apron flashings (H71/410), soakers and step flashings (H71/440) and flashings generally (H71/470): wedged into raked joints, stainless clips at 300mm centres and laps; patination oil.				
	Flashings				
17.19	aprons, step and cover flashings, girth not exceeding 300mm	57.00	m		0.00
	DRAINAGE				
	Disposal above ground				
	Rainwater goods R10/365: hot-dip magnesium-zinc alloy galvanised steel system 0.6mm, scratch-resistant polymer powder-coated to selected RAL; half-round gutters on screw-fixed brackets with click-lock EPDM joints, stop ends with EPDM seal, leaf grilles; laid to falls 1:300.				
	Gutters				
17.20	150mm half-round gutter	77.00	m		0.00
	Extra over gutters on which they occur for				
17.21	stop ends, angles and tapered outlets	12.00	nr		0.00
	Pipes				
17.22	100mm dia. round downpipe with brackets and roll-rimmed angled shoe	31.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Internal cast iron rainwater pipework R10/380: lightweight dry-jointed cast iron to IS EN 877, 100mm dia., tar epoxy lined (120 micron) and primed (40 micron), rubber-lined zinc-plated brackets; each drop approx. 3.6m including cast iron roof outlet compatible with lead/ aluminium gutter, 2 no. 68° bends, ductile iron couplings and connector to below-ground drainage.				
	Pipes				
17.23	100mm dia. internal cast iron drop complete, approx. 3.6m	5.00	nr		0.00
	PORTICO external cast iron rainwater goods to IS EN 877 with flush fixing ears, factory primed with rust-inhibiting primer and two-pack polyurethane high-gloss topcoat, stainless steel screws (R10/381-383).				
	Pipes				
17.24	100 x 75mm rectangular spigot and socket downpipe with lead-compatible sleeve, 2 no. offset bends and shoe	16.00	m		0.00
17.25	100mm dia. circular spigot and socket downpipe with hopper connector and shoe	12.00	m		0.00
	Pipework ancillaries				
17.26	cast iron rectangular flat-backed hopper head, 305 x 350 x 200mm	2.00	nr		0.00
17.27	testing of rainwater installation (R10/900)	1.00	item		0.00
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council	**Document:** BUTTER EXCHANGE TBQ
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Code	Description	Qty	Unit	Rate	Total
	(50) MECHANICAL SERVICES INSTALLATION				
	Mechanical Installations - Tender Sum				
	Tendered Sum for work to be executed by a Specialist Contractor:				
18.1	Tendered Sum for the Mechanical Services Installation complete including Fire Stopping employing the services of an approved Specialist Contractor forward from the Summary of the Services Engineers separate Volume C: Pricing Document	1.00	item		0.00
18.2	Add for profit	1.00	item		0.00
18.3	Tendered Sum for the HVAC Services Installation complete including Fire Stopping employing the services of an approved Specialist Contractor forward from the Summary of the Services Engineers separate Volume C: Pricing Document	1.00	item		
18.4	Add for profit	1.00	item		
	Enter here the name of the Contractors selected Mechanical Services Installation Specialist Sub-contractor:		note		
	ATTENDANCES				
	General Attendance; in accordance with ARM5 Work Section 02 Preliminaries 04 Contractor's genrealfacilities and obligations (04):				
18.5	As required	1	item		
	Special Attendance in accordance with ARM5 Work Section :				
	Lifting and craneage				
	Special scaffolding additional to Main Contractors standing scaffolding together with ladders, platforms, any necessary moving, alterations and adaptations.				
	Temporary access roads and hardstandings in connection with heavy items of plant, equipment and the like.				

Code	Description	Qty	Unit	Rate	Total
	Unloading, distributing, hoisting and placing in position all sub-contractors materials. Covered and lockable storage and accommodation including lighting and power thereto. Single and three phase power around the site. Marking the position of holes, chases etc. Maintaining humidity/temperature levels necessary to protect the works.				
18.6	BUILDERS WORK	1.00	item		0.00
	ARM 4 departure; builders work in conection with this element has not been measured out in detail, the Contractor is to examine the Services Engineers, Architects and Structural Engineers detailed design drawings and specifications and to inculde for the cost of all builders work to the following items based on the examination of same. Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services are concealed allow for the following Builders Work complete include for all cutting and trimming, lintols, beams, structural framing to openings including support gantries or secondary steelwork, special special fabricated closer pieces, sleeves, foam/polypropylene fillers, mastic pointing, sleeves, transition pieces, casings to conceal conduit and trunking internally, builder supplied grilles, cabinets, waterproofing and tanking, insulation; decoration of exposed metal conduit and trunking, insulated pipework, brackets, trays, concrete bases and plinths, gantries, steelwork, etc: New and Existing; Within Existing Building		note		
18.7	Holes	1	item		
18.8	Chases	1	item		
18.9	Recesses	1	item		
18.10	Opes for grilles and the like	1	item		

Code	Description	Qty	Unit	Rate	Total
18.11	Penetrations through Internal and External Walls	1	item		
18.12	Penetrations through Floors	1	item		
18.13	Penetrations through Roof	1	item		
18.14	Encasings to trunking and conduit	1	item		
18.15	Concrete bases and plinths under equipment	1	item		
18.16	Brackets, support trays, suspension systems	1	item		
18.17	Structural Steelwork	1	item		
18.18	Insulation	1	item		
18.19	Boxing out and encasings to verticl service runs and across ceilings both horizontal and sloping	1	item		
18.20	Painting and decorating of exposed items (Note: All exposed items at high level or back stage are to be painted black)	1	item		
18.21	All other Builders Work items necessary to leave the building complete and fit for purpose	1	item		
	FIRESTOPPING				
	Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services areconcealed, allow for the full Firestopping of the Mechanical Services Installation complete by a Specialist Firm:				
	To Contractors Design and in compliance with the Fire Certificate				
18.22	Generally	1	item		0

Subtotal (carried forward): **0.00**

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Code	Description	Qty	Unit	Rate	Total
	(60) ELECTRICAL SERVICES INSTALLATION				
	Electrical Installations - Tender Sum				
	Tendered Sum for work to be executed by a Specialist Contractor:				
19.1	Tendered Sum for the Electrical Services Installation complete including Fire Stopping employing the services of an approved Specialist Contractor forward from the Summary of the Services Engineers separate Volume C: Pricing Document	1.00	item		0.00
19.2	Add for profit	1.00	item		0.00
	Enter here the name of the Contractors selected Mechanical Services Installation Specialist Sub-contractor:		note		
	ATTENDANCES				
	General Attendance; in accordance with ARM5 Work Section 02 Preliminaries 04 Contractor's genrealfacilities and obligations (04):				
19.3	As required	1	item		
	Special Attendance in accordance with ARM5 Work Section :				
	Lifting and craneage				
	Special scaffolding additional to Main Contractors standing scaffolding together with ladders, platforms, any necessary moving, alterations and adaptations.				
	Temporary access roads and hardstandings in connection with heavy items of plant, equipment and the like.				
	Unloading, distributing, hoisting and placing in position all sub-contractors materials.				
	Covered and lockable storage and accommodation including lighting and power thereto.				
	Single and three phase power around the site.				

Code	Description	Qty	Unit	Rate	Total
	Marking the position of holes, chases etc.				
	Maintaining humidity/temperature levels necessary to protect the works.				
19.4	BUILDERS WORK	1.00	item		0.00
	ARM 4 departure; builders work in conection with this element has not been measured out in detail, the Contractor is to examine the Services Engineers, Architects and Structural Engineers detailed design drawings and specifications and to inculde for the cost of all builders work to the following items based on the examination of same.		note		
	Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services are concealed allow for the following Builders Work complete include for all cutting and trimming, lintols, beams, structural framing to openings including support gantries or secondary steelwork, special special fabricated closer pieces, sleeves, foam/polypropylene fillers, mastic pointing, sleeves, transition pieces, casings to conceal conduit and trunking internally, builder supplied grilles, cabinets, waterproofing and tanking, insulation; decoration of exposed metal conduit and trunking, insulated pipework, brackets, trays, concrete bases and plinths, gantries, steelwork, etc:				
	New and Existing; Within Existing Building				
19.5	Holes	1	item		
19.6	Chases	1	item		
19.7	Recesses	1	item		
19.8	Opes for grilles and the like	1	item		
19.9	Penetrations through Internal and External Walls	1	item		
19.10	Penetrations through Floors	1	item		
19.11	Penetrations through Roof	1	item		

Code	Description	Qty	Unit	Rate	Total
19.12	Encasings to trunking and conduit	1	item		
19.13	Concrete bases and plinths under equipment	1	item		
19.14	Brackets, support trays, suspension systems	1	item		
19.15	Structural Steelwork	1	item		
19.16	Insulation	1	item		
19.17	Boxing out and encasings to verticl service runs and across ceilings both horizontal and sloping	1	item		
19.18	Painting and decorating of exposed items (Note: All exposed items at high level or back stage are to be painted black)	1	item		
19.19	All other Builders Work items necessary to leave the building complete and fit for purpose FIRESTOPPING Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services areconcealed, allow for the full Firestopping of the Mechanical Services Installation complete by a Specialist Firm: To Contractors Design and in compliance with the Fire Certificate	1	item		
19.20	Generally	1	item		0
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	LIFT INSTALLATION				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		note		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: Specification X12/345; GA 2000 Rev 04; Sections 2011-2012; Engineer's Dwg 02 (lift pit - measured in Substructure).		note		
	MOVEMENT SYSTEMS				
	Movement Systems				

20. LIFT INSTALLATION

Employer: Cork City Council	**Document:** BUTTER EXCHANGE TBQ
Project: Butter Exchange & Weighmasters	**Mcor Ref:** 26.027

Code	Description	Qty	Unit	Rate	Total
	Passenger lift X12/345: 8-person 630kg machine-room-less electric traction lift serving Butter Market ground and first floor; gearless PM traction with VVVF control; shaft 1,650W x 1,800D, pit 650mm, headroom 3m to lifting points, low pit/ low headroom SSA to EN 81-21; car 1,100 x 1,400 x 2,100mm, brushed stainless steel walls, skirting, handrail and 2-panel side-opening doors 900 x 2,000mm; car floor to match M40/112; full-width mirror; powder-coated ceiling with LED; two-way communication, emergency lighting, automatic rescue device, light curtain, fire recall; collective control with fob/ card, tactile/ Braille buttons, audible announcements; to EN 81-20, 81-21, 81-70, 81-73; including testing, commissioning, O&M and training. System				
20.1	detailed description; 8-person 630kg MRL passenger lift, 2 stops	1.00	nr		0.00
	BUILDER'S WORK IN CONNECTION WITH MECHANICAL AND ELECTRICAL INSTALLATION AND MOVEMENT SYSTEMS **Builders Work in Connection with Mechanical and Electrical Installations and Movement Systems** Lifting beam/ eye to lift shaft to suit lift supplier; builder's work and attendance on lift installer. Sundries				
20.2	lifting beam/ eye to top of lift shaft	1.00	nr		
20.3	builder's work in connection with and attendance on lift installation	1.00	item		

Subtotal (carried forward): **0.00**

Code	Description	Qty	Unit	Rate	Total
	SANITARY PLUMBING INSTALLATION				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: WC assemblies 3010-3017; Sanitaryware Schedule 5020; Specification K32, N13; Q15/Q16; DKP SD6.		note		
	FLOOR, WALL AND CEILING FINISHINGS				
	System Partitions				
	Compact grade laminate cubicle system K32/120: 12mm HPL panels, pilasters and doors to IS EN 438-7, solid colour, radiused polished black edges; 1990mm overall height (1805mm panels), 150mm floor clearance, 1790mm doors; stainless steel shoes, powder-coated aluminium headrails; 3 no. stainless hinges, indicator bolt, coat hook and door stop per door.				
	Cubicles				
21.1	detailed description; WC cubicle compartment, 1990mm high	6.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
21.2	detailed description; urinal privacy screen, compact laminate Compact grade laminate wall lining K32/140: 12mm HPL to IS EN 438-7, solid colour, radiused polished black edges, rear-mounted lift-off brackets on 47 x 65mm treated softwood framing K32/180; removable access panels (WC assemblies 3010-3017). Partitions with integrated services	3.00	nr		0.00
21.3	detailed description; compact laminate duct wall lining **FITTINGS** **Fittings, Equipment and Furniture** Allow for supply & installation of the following sanitary ware; as per sanitary ware schedule; all sanitary fittings installed as per manufacturers instructions including all associated fixings, supports, sundries, accessories, trims, etc. Fittings; sanitary	9.00	nr		0.00
21.4	Recessed stainless steel drinking fountain with WRAS or equivalent push-button bottle filling tap and drinking water tap, complete with manufacturer approved Y-strainer, manufactured from grade 304 stainless steel with a satin polished finish, complete with drainage outlet and stainless steel access panel	1.00	nr		0.00
21.5	White Vitreous China rimless back-to-wall concealed cistern WC with raised horizontal outlet; integrated seat and cover; concealed single flush 6-litre cistern, side inlet, lever operated	4.00	nr		0.00
21.6	White Vitreous China rimless back-to-wall, raised-height concealed cistern WC to match above item but with raised height, no seat cover, and wall mounted rail with padded back rest	6.00	nr		0.00
21.7	White Vitreous China under countertop washhand basin to EN 14688, with overflow, brass stainer waste, 80mm slotted tail, and trap in plastic resealing bottle, 75mm seal	10.00	nr		0.00
21.8	Wall-mounted basin mixer tap, spout projection, in chromeplated brass	10.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
21.9	White powdercoated stainless steel automatic hand dryer, vandal resistant with IP13 protection rating, brush-type motor, 1400W power output, 650W motor power, 750W heating power, 15 sec drying time, air speed 70 m/s, 122 m3/h air volume, filter included, complete with 2-year warranty	8.00	nr		0.00
21.10	Heavy duty cleaner's sink in white ceramic finished fireclay with high splash back and stainless steel bucket grating; complete with 2no. chromeplated brass bib taps with lever handles, brass unslotted strainer waste, plastic resealing bottle trap, and steel legs and wall brackets	2.00	nr		0.00
21.11	White Vitreous China bowl urinal for panelmounting, plastic domed strainer with concealed waste, complete with exposed high level Vitreous China auto cistern and flushpipes sized to suit number of urinals indicated	4.00	nr		0.00
21.12	Satin-finish, grade 304 stainless steel wall-mounted soap dispenser, with keylock top-opening; 1- litre capacity	12.00	nr		0.00
21.13	Top-mount single bowl kitchn sink in satin-steel finished grade 304 stainless steel	2.00	nr		0.00
21.14	Single lever kitchen mixer tap, 'anthracite' finished stainless steel	2.00	nr		0.00
21.15	White Vitreous China raised height close-coupled WC, integrated seat, no cover. 4.5L single flush cistern with secure cover fastener and spatula lever. Matching wall-mounted 370mm washbasin with right righthand taphole, no overflow or chainstay hole, single sequential long lever themostatic mixer tap	1.00	nr		0.00
21.16	35mm dia. painted steel rails as follows: 1 x 450mm horizontal door pull rail 3 x 600mm vertical grab rails 1 x 800mm hinged pull-down rail with toilet roll holder	2.00	nr		0.00
21.17	35mm dia. painted steel rails as follows: 2 x 600mm horizontal grab rails 1 x 600mm vertical grab rail 1 x 450mm horizontal door pull rail	6.00	nr		0.00
21.18	White Vitreous China raised height close coupled WC, integrated seat, no cover. 4.5L single flush cistern with secure cover fastener and spatula lever. Matching wall mounted 450mm deep wash basin with right right hand taphole, no overflow or chainstay hole, single sequential long lever themostatic mixer tap	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
21.19	OT200 2FB Compant ceiling hoist; 200kg weight capacity; Sherpa 3 power lift manual traverse standard loop carry bar included; include for audible alarm beeper grounds and power to be provided	1.00	nr		0.00
21.20	Powered height ADJ wash basin 580mm - 1030mm acrylic mirror and soap dispenser attached (750mm) PN: 00.047.10.0001 with collision sensor	1.00	nr		0.00
21.21	Powered height adjustable 700mm; from 300mm - 1000mm with wired hand control and pressure sensitive stop that responds to unintended obstacle during lowering including a safety lock 1800mm	1.00	nr		0.00
21.22	Bench installation fitting	1.00	nr		0.00
21.23	Ropimex folding wall; 10 panels; 3000mm long and 1580mm high	1.00	nr		0.00
21.24	Wall-mounted, foldable changing table with dampended gas spring folding operation, solid wood cosntruction with stainless steel locks and hinges, table front in high quality durable laminate, complete with purpose-made pvc-free polyether foam changing mat Sanitary accessories N13: mirrors 6mm clear float with ground edges and backing foil (N13/438); key-locked stainless steel push-button soap dispensers 295 x 320 x 170mm (N13/458); round key-lock stainless toilet roll holders approx. 300mm dia. (N13/462). Fittings	1.00	nr		0.00
21.25	sanitary; mirror, 500 x 1200mm	1.00	nr		0.00
21.26	sanitary; mirror, 600 x 1200mm	2.00	nr		0.00
21.27	sanitary; mirror, 700 x 1000mm	6.00	nr		0.00
21.28	sanitary; mirror, 800 x 1000mm	4.00	nr		0.00
21.29	sanitary; toilet roll holder	9.00	nr		0.00
21.30	paper towel dispensers	9.00	nr		0.00

Subtotal (carried forward): **0.00**

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Code	Description	Qty	Unit	Rate	Total
	(70) FITTINGS & FURNITURE				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineer's, Conservation Architect's and Services Engineer's drawings, specifications and other documents as scheduled in the Drawing Register appended to this Bill of Quantities.		note		
	For detailed description of materials and workmanship see the Architect's NBS Specification Rev 04 (08-10-2026), the Conservation Architect's Specification and the Engineer's General Civil & Structural Specification; specification references are given in the item descriptions (e.g. M40/112).		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment; or (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or equivalent national technical specification of any state party to the EEA Agreement providing an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		note		
	Measured in accordance with the Agreed Rules of Measurement, 5th Edition (ARM5, November 2024). The drawings contain no figured dimensions; quantities have been scaled from the latest-revision drawings and items marked (Provisional) are subject to remeasurement.		note		
	All of the works in this Element are measured from: GA 2000/2001 Rev 04; finishes plan 5010; details 4005, 4009, 4010, 4012, 4018, 4091; Tea Stations assembly 3109 (assumed for referenced 3019 - Q58); Roof Plan 2003; Specification N10, N11, K32/146.		note		
	FITTINGS				
	Fittings, Equipment and Furniture				
	Oak bench N10/170: 300mm wide x 40mm laminated FSC European White Oak with 5mm radius front edge, screw-fixed through face into 18mm plywood to EN 636-2 on 75 x 50mm treated softwood struts at 400mm centres double screw-fixed to wall plates; countersunk screws concealed with grain-matched oak pellets sanded flush); varnished M60/160 (3 coats water-based matt); to architect's specification				
	Furniture, furnishings, details stated				

Code	Description	Qty	Unit	Rate	Total
22.1	built-in seating; 300 x 40mm oak bench on tiled plinth	30.00	m		0.00
22.2	built-in seating; raised oak bench/ threads to steps to O'Connell Square (details 4009/4010, RDS 2033)	9.00	m		0.00
	Tea/ coffee stations N11 to assembly 3109: base units N11/310 (compact laminate doors and drawer fronts on moisture-resistant core, solid oak lipping, concealed hinges and runners, 125mm adjustable legs, kicker, coloured mastic to floor); worktops N11/340 (18mm plywood with HPL both faces, 600mm deep, 38 x 10mm solid oak lipping varnished M60/160); solid-surfacing counter K32/146; solid laminated oak shelf N11/370 with concealed stainless brackets.				
	Equipment				
22.3	domestic kitchen; base units with 600mm deep laminate worktop with oak lipping with 600mm deep solid-surfacing counter with 90mm upstand	6.00	m		0.00
22.4	domestic kitchen; 40 x 115mm solid oak shelf with concealed brackets	3.00	nr		0.00
	Mailbox installation N10/400: recessed 5 x 4 bank of 20 no. polyester powder-coated steel mailboxes to EN 13724, 194h x 286w x 360d, engraved 2-digit numbers, set in K10/125 partition.				
	Fittings				
22.5	special purpose; 20 no. mailbox bank	1.00	nr		0.00
	Roller blinds N10/240: wall-mounted manual chain-operated roller blind to IS EN 13120, transparent sunscreen fabric to BS 5867-2 Type B, aluminium hembar, stainless ball chain, 10-year warranty.				
	Furniture, furnishings, details stated				
22.6	curtains or blinds; 950 x 2100mm to doors DBM 1.11, 1.12, 1.13	6.00	nr		0.00
22.7	curtains or blinds; 2100 x 1200mm to screen DBM 1.14	1.00	nr		0.00
	Shelving fit-out to café/ storage as per WM built-in fit-out				
	Furniture, furnishings, details stated				

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Code	Description	Qty	Unit	Rate	Total
22.8	shelving; café/ storage shelving	1.00	item		0.00
22.9	Provisional allowance for internal signage; to be designed and specified	1.00	item		0.00
				Subtotal (carried forward):	**0.00**