MCOR
COST CONSULTANTS

EXTERNAL WORKS TBQ

Issue Date: 11/11/2026



Project: **Butter Exchange & Weighmasters**

Employer: **Cork City Council**

Mcor Ref: **26.027**

SUMMARY

Employer: Cork City Council **Document:** EXTERNAL WORKS TBQ

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

Code	Description	Total
	EXTERNAL WORKS - BUTTER EXCHANGE & WEIGHMASTERS HOUSE	
1	(10) PREPARED SITE	0.00
2	(30) SITE ENCLOSURES	0.00
3	(40) ROADS, PATHS & PAVINGS	0.00
4	(50) SITE SERVICES (MAINLY PIPED & DUCTED)	0.00
5	(60) SITE SERVICES (MAINLY ELECTRICAL)	0.00
6	(70) SITE FITTINGS	0.00
7	(80) LANDSCAPE, PLAY AREAS	0.00
8	0-) PRELIMINARIES, INSURANCES, CONTINGENCIES	0.00
	TOTAL EXTERNAL WORKS CONSTRUCTION	**0.00**

Employer: Cork City Council **Document:** EXTERNAL WORKS TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(10) DEMOLITIONS AND ALTERATIONS				
	INFORMATION				
	This Element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as Scheduled at Appendix A to pricing Document No.1 ie. 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 Agrement 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.		note		
	The work in this Element to be executed using Best Conservation Practice		note		
	Whether specifically stated or not, where debris arises from demolitions and alterations in any or all of the following the contractor is to include for the removal from site to a licensed landfill.		note		
	Whether specifically stated or not when works in connection with the removal and replacement of decayed or rotted timbers are measured the removal from site and the vaccuming out of all new or existing sawdust and rot is deemed to be included plus the treating of adjoining walls etc with a rot inhibiting agent and the treating of all new cut timber ends with preservative to approval.		note		
	All samples, preparation of all methodologies, and approvals by conservation architect as stated in the conservation Architect Specifications		note		

Code	Description	Qty	Unit	Rate	Total
	Salvaged Materials. All stone, sound bricks, slates, stone tiles, recovered during demolitions or building works are to be carefully salvaged, cleaned and retained for re-use as directed. Salvaged roof slates to be numbered and stored vertically adjacent to the roof.		note		
	GENERAL SITE				
	REDUCED LEVEL EXCAVATION				
	EXCAVATION & EARTHWORK				
	Excavation				
	Removing; allow for removing for the following as stated below; in courtyard; to be removed and disposed off off site				
	Removing				
1.1	trees; girth	2.00	nr		0.00
1.2	tree stumps	2.00	nr		0.00
1.3	site vegetation	100.00	m2		0.00
	Noxious weeds; three cornered leek; 6 areas; physcial control is to be used to treat this noxious weed; refer to Invasive Specicies Survey and Proposed Management Plan for information on removal				
	Treating in-situ				
1.4	noxious weeds; 6 locations in the garden; 2 areas to Church St. entrance, 1 area boundary wall at Exchange St. and 3 areas at boundary wall next to Portico	60.00	m2		0.00
	Noxious weeds; Montbretia; 1 area; physcial control is to be used to treat this noxious weed; refer to Invasive Specicies Survey and Proposed Management Plan for information on removal				
	Treating in-situ				
1.5	noxious weeds; 1 locations in the garden; at the boundary wall on the corner between Church St. & Exchange St.	15.00	m2		0.00

Employer: Cork City Council **Document:** EXTERNAL WORKS TBQ

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

Code	Description	Qty	Unit	Rate	Total
	Noxious weeds; Buddelia; 1 area; herbicide treatment to be used to treat this noxious weed; refer to Invasive Specicies Survey and Proposed Management Plan for information on removal				
	Treating in-situ				
1.6	noxious weeds; 1 locations in the garden; at the boundary wall on the corner between Church St. & Exchange St.	20.00	m2		0.00
	Excavation; as described; commencing at formation level				
	Excavation				
1.7	topsoil for preservation; average depth stated	415.00	m2		0.00
1.8	reduce levels; maximum depth <2.00m; externally	415.00	m3		0.00
	Extra over excavation items for				
1.9	breaking up existing rock	6.23	m3		0.00
1.10	breaking up concrete	208.00	m3		0.00
1.11	breaking up reinforced concrete	166.00	m3		0.00
1.12	breaking up brick, block, stonework	42.00	m3		0.00
1.13	being next to existing buildings	54.00	m2		0.00
1.14	being next to existing roadways	80.00	m2		0.00
	Disposal				
1.15	surface water	1.00	item		0.00
1.16	ground water	1.00	item		0.00
1.17	excavated material off-site; by hand	415.00	m3		0.00

1. (10) PREPARED SITE

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

Code	Description	Qty	Unit	Rate	Total
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(30) SITE ENCLOSURES				
	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; include for additional timber framing to jambs and head to accomodate opening width/height and achieve a neat fit within existing openings;				
	Composite Items; Doors; L20/215				
2.1	Door; 2800 x 2515mm overall; with solid timber panelling to top and sides (DBM 0.37 Church Street Exit)	1.00	nr		0.00
	Windows; fanlights above entrances to garden; bespoke timber joinery, Pinus radiata, modified by acetylation; FSC Certified, manufactured using non-toxic treatment; finish with 3 coats factory finished to selected colour; glazing to be slimeline double glazing 12mm; putty fixed; fixings to be stainless steel and compatible with acetylated timber; installation as per manufacturer's instructions; refer to conservation architect specification & dwg. CA-TD-023				
	Composite Items; window				
2.2	2580 x 1420mm overall to top of arch; (WBM 0.35 & 0.36 - Garden Wall)	2.00	nr		0.00
	Insulation, Ironmongery, Accessories and Sundries				

Code	Description	Qty	Unit	Rate	Total
	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				
2.3	heavy-duty concealed ball bearing hinge P21/322, EN 1935, grade 316 stainless steel (DBM 0.04 to open 180°)	8.00	nr		0.00
2.4	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
2.5	solid flat bar pull handle P21/641, BS 8424, 25 x 15mm, 300mm centres	1.00	nr		0.00
2.6	heavy-duty slimline overhead door closer P21/645, BS EN 1154, EN5	1.00	nr		0.00
2.7	push plate P21/670, 75 x 305mm satin stainless steel, engraved 'Push'	1.00	nr		0.00
2.8	electromagnetic locking device to non-escape leaf (DBM 0.37)	1.00	nr		0.00
	SURFACE PAVING, FENCING AND LANDSCAPING **Fencing**				

2. (30) SITE ENCLOSURES

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

Code	Description	Qty	Unit	Rate	Total
	External gate; Self-supporting wrought iron double gate with integrated fanlight to existing masonry opening; comprises a 50 × 75mm wrought iron rectangular hollow section frame with posts set in ground in concrete haunching to the railing manufacturer's recommendations and the Engineer's detail, two leaves, each 1230mm wide, hung from the frame on hinges to the railing manufacturer's recommendations, with a 100mm minimum central gap. Each leaf is 40 × 40mm wrought iron box section framing infilled with 20mm diameter wrought iron vertical rails with chamfered top edges. The fanlight has a 50 × 75mm wrought iron box section frame with 20mm diameter wrought iron radiating bars and arched bar. It includes the manufacturer's padlock shooting bolts, stops and locks, all fixings and making good to adjoining construction. All wrought ironwork is hot-dip galvanised after fabrication and powder coated to an approved colour. Gates				
2.9	2850mm wide x 2810mm high	1.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(40) ROADS, PATHS & PAVINGS				
	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 Pricing Document No.1, 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 Agrement 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		
	Whether specifically stated or not, where debris arises from demolitions and alterations in any or all of the following the contractor is to include for the removal from site to a licensed landfill.		note		
	Reduced Levels taken in Demolition & Alterations; excavation taken elsewhere		note		
	PAVING TO COURTYARD				
	EXCAVATION & EARTHWORK				
	Excavation				
	Imported hardcore; Type 1 structural 0/40 compacted granular fill; levelled compacted on grade to falls and cross falls:				
	Filling; material stated				
3.1	Average thickness < or = 250mm	46.00	m3		0.00
	Well compacted 4/20mm coarse graded aggregate compacted to falls and cross falls in preparation for surfacings under:				
	Filling; material stated				

Code	Description	Qty	Unit	Rate	Total
3.2	100mm thick 50mm thick fines sand/cement blinding; compacted to falls and cross falls in preparation for surfacings under: Filling; material stated	23.00	m3		0.00
3.3	50mm thick **SANDSTONE PAVING BLOCKS** **SURFACE PAVING, FENCING AND LANDSCAPING** **Pre-Formed Paving and Edging Units** Waterstruck facing brick clay pavers to BS EN 1344, product reference Wienerberger DF Rosa Waterstruck or approved equivalent, 200 x 50mm units, red, laying stated below; to main paved areas as shown on drawings, dimensional deviation category R1, freeze/thaw resistance FP100, transverse breaking load T4, abrasion resistance A2, unpolished slip resistance U3, Laid full-bed on cement mortar (25-40mm thick, 1:3 Portland cement CEM I 42.5N to sand to BS EN 12620, mixed and used within two hours, no five-spot bedding) over prepared subbase, with matching jointing mortar, to BS 7533-10, joints 5-10mm ±3mm, level tolerance ±5mm/3m, line 3mm/3m, undulation 2mm/1m, lippage ≤2mm; works not to proceed below 3°C (falling)/1°C (rising) or in rain, with mortar-bedded paving protected from frost/rapid drying for a minimum 48 hours; refer to CSR specification document for details Pavings	227.00	m2		0.00
3.4	80mm thick; herringbone pattern; UP1	168.00	m2		0.00
3.5	80mm thick; laid in a stack pattern; in strecher bond; UP2	16.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Paving; limestone unit pavers; Kilkenny limestone paving units, 600 x 200mm, light grey, laid to stretcher bond pattern to main paved areas as shown on drawings, fine to medium grained carboniferous limestone to BS EN 1341, CE marked to Annex ZA.3/ZA.2.2 and compliant with Construction Products Regulation EU 305/2011, meeting the specified physical properties (water absorption 2%, flexural strength 8MPa, no frost failure, unpolished slip resistance 55 dry/40 wet, compressive strength 85MPa, density 2700kg/m³, porosity 1.5%) and Class 3 dimensional tolerances (length/width ±2mm, thickness ±3mm, squareness 3mm, flatness 2mm/300mm). Laid full-bed on mortar per BS 7533-10 with no voids or rocking, joints raked to 20mm minimum depth before pointing, and protected from frost, rain and trafficking as UP1/UP2.; refer to te CSR Specification document for details Pavings; UP3				
3.6	120mm thick	15.00	m2		0.00
	Paving; Limestone Flag: Kilkenny limestone paving flags, 800 x 400mm, light grey, laid to stretcher bond pattern to feature paving areas as shown on drawings, to the same material specification, tolerances, CE marking, CPR compliance and ethical transparency requirements as UP3. laid on a full mortar bed with no voids beneath, bedded by pressing down evenly across the entire surface with gentle tapping as required to achieve final level, with bedding mortar squeezing into joints to no more than half joint depth and excess raked out before setting; refer to te CSR Specification document for details Pavings; UP4				
3.7	50mm thick	15.00	m2		0.00
	Galvanised mild steel edge restraint to path edges; Edging to be mild steel to BS EN 10025-2, 200mm height, 6mm thickness, flat profile, in 2500mm standard lengths (or as specified), hot dip galvanised after fabrication to BS EN ISO 1461:2023 with a minimum average zinc coating thickness of 85 microns, supported on 40x40x5mm galvanised mild steel equal angles at 500mm centres maximum, driven into the ground, with the edging fixed to the support angles using two stainless steel bolts per position; On completion, all edges shall be cleaned, checked for alignment and level, temporary barriers and protection removed, and any damaged sections replaced; refer to CSR Specifcation document				

Code	Description	Qty	Unit	Rate	Total
	Edgings				
3.8	200mm high	104.00	m		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(50) SERVICES (MAINLY PIPED AND DUCTED)				
	DRAINAGE				
	Disposal above ground				
	PORTICO: cast iron gully grating R10/384 (circular, factory primed with two-pack polyurethane gloss) to sit in repaired historic paving, bedded to Conservation spec; to Portico outer bays; to IS EN 877; fixings to be stainless steel screws				
	Pipework ancillaries				
4.1	cast iron gully grating; 305 x 350 x 200mm	2.00	nr		0.00
	STORM WATER DRAINAGE		Note		
	Below Ground;				
	Excavating trenches; disposal on-site; backfilling with hardcore filling Clause 804, laying and compacting in accordance with the "Specification for Road Works" produced by the Department of the Environment; identification marker tape 400mm wide black polyethylene material in accordance with EN 12163 as specified; all in accordance with Irish Water requirements and details				
	Excavating trenches; pipes ≤ 250mm diameter;				
4.2	average depth 1000 - 1500mm	115.00	m		0.00
	Extra over excavation items for;				
4.3	breaking up existing; hard rock; provisional	3.00	m3		0.00
	Disposal;				
4.4	surface water	1.00	item		0.00
4.5	ground water	1.00	item		0.00
	Granular bedding; granular material shall be 14mm to 5mm graded or 10mm single sized aggregrate to IS EN 13242; 150mm minimum compacted cover to pipes				

Code	Description	Qty	Unit	Rate	Total
	Beds and surrounds;				
4.6	600mm x 600mm thick; 150mm nominal diameter	97.00	m		0.00
4.7	750mm x 725mm thick; 225mm nominal diameter	18.00	m		0.00
	Upvc pipes; Thermoplastic structured wall pipes to stiffness class SN8 (8kn/m2) in accordance with I.S424; all laying and jointing in accordance with the manufacturer's instructions; all in accordance with Engineers drawings and specifications				
	Pipes;				
4.8	nominal diameter 150mm	97.00	m		0.00
4.9	nominal diameter 225mm	18.00	m		0.00
	Fittings; as described; for use with thermoplastic Class SN8 pipework; all installation, laying, jointing and fixing in accordance with the manufacturer's instructions				
	Extra over pipes on which they occur for; Provisional Quantities				
4.10	bends; 150mm nominal diameter	15.00	nr		0.00
4.11	saddle connections; various diameters	15.00	nr		0.00
	Precast concrete road gulley chamber; bed and surround in concrete 150mm thick 35N/20 Standard: To BS 8500-2 and BS EN 206; heavy duty cover (grating) and frame to B.S. 497 Pt. 1 (D400); bedding frame in cement mortar; grit trap and rodding eye; all in accordance with the Engineer's instructions and requirements				
	Pipe accessories;				
4.12	road gulley	5.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	600mm diameter P.V.C. Inspection Chamber; "Wavinsewer" or equivalent; average one 225mm diameter inlet, one 225mm diameter outlet; including standard metal covers to BS 497, Grade C2; laying and fixing in accordance with the manufacturer's instructions; bed and surround in concrete as necessary; all in accordance with Engineers/ Architects drawings and specifications				
	Pipe accessories;				
4.13	inspection chambers	3.00	nr		0.00
	Precast concrete manhole base complete with main and branch channels as necessary; 1200mm diameter precast concrete rings; precast concrete cover slab with ope for and including heavy duty manhole cover & frame; include for all necessary excavation, earthwork supports and disposal of surplus excavated material on site in the following; backfill with excavated material				
	Manholes; 1200mm diameter; depth stated				
4.14	depth 1.00 - 1.50m	1.00	nr		0.00
	Storm Water Attenuation Tank; sub-surface stormwater crate system attenuation tank; modular geocellular crates, wrapped in impermeable linear, inner later 1mm thick LLDPE impermeable membrane, outer layer 300kg/m3 non-woven geotextile; complete with excavation, disposal, backfilling, land drain, geotextile mebranes, connections; complete				
	Attenuation tank;				
4.15	attenuation tank 1; 52.80m3	1.00	nr		0.00
	Hydrobrake Flow Control; to attenuation outlet; to limit flow rate to 16 litres/sec; include a 500mm deep grit sump below the lowest pipe invert; include incorporated emergency bypass doors; refer to Engineers drawings & Specifications for further details				
	Hydrobrake;				
4.16	Hydrobrake; complete	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Allow for testing as specified; all testing in accordance with Irish Water requirements and guideline; refer to Engineers drawings and specifications for further details and requirements on testing				
	Testing and commissioning;				
4.17	flushing - to clear all dirt, debris, or foreign matter that may have entered during pipe laying operations	1.00	item		0.00
4.18	hydrostatic and Leakage Test	1.00	item		0.00
4.19	completion test	1.00	item		0.00
4.20	pressure test	1.00	item		0.00
4.21	CCTV survey	1.00	item		0.00
4.22	water test / air test	1.00	Item		0.00
4.23	as-built drawings	1.00	item		0.00
	STORM WATER DRAINAGE OUTSIDE SITE BOUNDARY		Note		
	Below Ground;				
	Excavating trenches; disposal on-site; backfilling with hardcore filling Clause 804, laying and compacting in accordance with the "Specification for Road Works" produced by the Department of the Environment; identification marker tape 400mm wide black polyethylene material in accordance with EN 12163 as specified; all in accordance with Irish Water requirements and details				
	Excavating trenches; pipes ≤ 250mm diameter;				
4.24	average depth 1000 - 1500mm	6.00	m		0.00
	Extra over excavation items for;				
4.25	breaking up existing; hard rock; provisional	2.00	m3		0.00
	Disposal;				

Code	Description	Qty	Unit	Rate	Total
4.26	surface water	1.00	item		0.00
4.27	ground water	1.00	item		0.00
	Granular bedding; granular material shall be 14mm to 5mm graded or 10mm single sized aggregrate to IS EN 13242; 150mm minimum compacted cover to pipes				
	Beds and surrounds;				
4.28	600mm x 600mm thick; 150mm nominal diameter	6.00	m		0.00
	Upvc pipes; Thermoplastic structured wall pipes to stiffness class SN8 (8kn/m2) in accordance with I.S424; all laying and jointing in accordance with the manufacturer's instructions; all in accordance with Engineers drawings and specifications				
	Pipes;				
4.29	nominal diameter 150mm	6.00	m		0.00
	Fittings; as described; for use with thermoplastic Class SN8 pipework; all installation, laying, jointing and fixing in accordance with the manufacturer's instructions				
	Extra over pipes on which they occur for; Provisional Quantities				
4.30	bends; 150mm nominal diameter	2.00	nr		0.00
4.31	saddle connections; various diameters	2.00	nr		0.00
	Connection; new surface water system to existing network; excavate to expose existing manhole & connection works				
	Sundries;				
4.32	connections; surface water	1.00	nr		0.00
	Allow for testing as specified; all testing in accordance with Irish Water requirements and guideline; refer to Engineers drawings and specifications for further details and requirements on testing				

Code	Description	Qty	Unit	Rate	Total
	Testing and commissioning;				
4.33	flushing - to clear all dirt, debris, or foreign matter that may have entered during pipe laying operations	1.00	item		0.00
4.34	hydrostatic and Leakage Test	1.00	item		0.00
4.35	completion test	1.00	item		0.00
4.36	pressure test	1.00	item		0.00
4.37	CCTV survey	1.00	item		0.00
4.38	water test / air test	1.00	Item		0.00
4.39	as-built drawings	1.00	item		0.00
	DRAINAGE				
	FOUL WATER DRAINAGE		Note		
	Below ground;				
	Excavating trenches; disposal off-site; backfilling with hardcore filling Clause 804, laying and compacting in accordance with the "Specification for Road Works" produced by the Department of the Environment; identification marker tape 400mm wide black polyethylene material in accordance with EN 12163 as specified; all in accordance with Irish Water requirements and details				
	Excavating trenches; pipes ≤ 250mm diameter;				
4.40	average depth 1000 - 1500mm	66.00	m		0.00
	Extra over excavation items for;				0.00
4.41	breaking up existing; hard rock; provisional	3.00	m3		0.00
	Disposal;				
4.42	surface water	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
4.43	ground water	1.00	item		0.00
	Granular bedding; granular material shall be 14mm to 5mm graded or 10mm single sized aggregrate to IS EN 13242; 150mm minimum compacted cover to pipes				
	Beds and surrounds;				
4.44	600mm x 450mm thick; 100mm nominal diameter	12.00	m		0.00
4.45	600mm x 450mm thick; 150mm nominal diameter	54.00	m		0.00
	Upvc pipes; Thermoplastic structured wall pipes to stiffness class SN8 (8kn/m2); all laying and jointing in accordance with the manufacturer's instructions; all in accordance with Engineers drawings and specifications				
	Pipes;				
4.46	nominal diameter 100mm	12.00	m		0.00
4.47	nominal diameter 150mm	54.00	m		0.00
	Fittings; as described; for use with thermoplastic Class SN8 pipework; all installation, laying, jointing and fixing in accordance with the manufacturer's instructions				
	Extra over pipes on which they occur for; Provisional Quantites				
4.48	bends; 150mm nominal diameter	5.00	nr		0.00
4.49	saddle connections; various diameters	5.00	nr		0.00
	Precast concrete manhole base complete with main and branch channels as necessary; 1200mm diameter precast concrete rings; precast concrete cover slab with ope for and including heavy duty manhole cover & frame; include for all necessary excavation, earthwork supports and disposal of surplus excavated material on site in the following; backfill with excavated material				
	Manholes; 1200mm diameter; depth stated				
4.50	depth 1.00 - 1.50m	4.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Connection; new foul water system to existing network; excavate to expose existing manhole & connection works				
	Sundries;				
4.51	connections; foul water	1.00	nr		0.00
	Allow for testing as specified; all testing in accordance with Irish Water requirements and guideline; refer to Engineers drawings and specifications for further details and requirements on testing				
	Testing and commissioning;				
4.52	flushing - to clear all dirt, debris, or foreign matter that may have entered during pipe laying operations	1.00	item		0.00
4.53	hydrostatic and Leakage Test	1.00	item		0.00
4.54	completion test	1.00	item		0.00
4.55	pressure test	1.00	item		0.00
4.56	CCTV survey	1.00	item		0.00
4.57	water test / air test	1.00	Item		0.00
4.58	as-built drawings	1.00	item		0.00
	FOUL WATER DRAINAGE OUTSIDE SITE BOUNDARY		Note		
	Below ground;				
	Excavating trenches; disposal off-site; backfilling with hardcore filling Clause 804, laying and compacting in accordance with the "Specification for Road Works" produced by the Department of the Environment; identification marker tape 400mm wide black polyethylene material in accordance with EN 12163 as specified; all in accordance with Irish Water requirements and details				
	Excavating trenches; pipes ≤ 250mm diameter;				
4.59	average depth 1000 - 1500mm	6.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Extra over excavation items for;				0.00
4.60	breaking up existing; hard rock; provisional	2.00	m3		0.00
	Disposal;				
4.61	surface water	1.00	item		0.00
4.62	ground water	1.00	item		0.00
	Granular bedding; granular material shall be 14mm to 5mm graded or 10mm single sized aggregrate to IS EN 13242; 150mm minimum compacted cover to pipes				
	Beds and surrounds;				
4.63	600mm x 450mm thick; 150mm nominal diameter	6.00	m		0.00
	Upvc pipes; Thermoplastic structured wall pipes to stiffness class SN8 (8kn/m2); all laying and jointing in accordance with the manufacturer's instructions; all in accordance with Engineers drawings and specifications				
	Pipes;				
4.64	nominal diameter 150mm	6.00	m		0.00
	Fittings; as described; for use with thermoplastic Class SN8 pipework; all installation, laying, jointing and fixing in accordance with the manufacturer's instructions				
	Extra over pipes on which they occur for; Provisional Quantites				
4.65	bends; 150mm nominal diameter	2.00	nr		0.00
4.66	saddle connections; various diameters	2.00	nr		0.00
	Connection; new foul water system to existing network; excavate to expose existing manhole & connection works				
	Sundries;				

Code	Description	Qty	Unit	Rate	Total
4.67	connections; foul water	1.00	nr		0.00
	Allow for testing as specified; all testing in accordance with Irish Water requirements and guideline; refer to Engineers drawings and specifications for further details and requirements on testing				
	Testing and commissioning;				
4.68	flushing - to clear all dirt, debris, or foreign matter that may have entered during pipe laying operations	1.00	item		0.00
4.69	hydrostatic and Leakage Test	1.00	item		0.00
4.70	completion test	1.00	item		0.00
4.71	pressure test	1.00	item		0.00
4.72	CCTV survey	1.00	item		0.00
4.73	water test / air test	1.00	Item		0.00
4.74	as-built drawings	1.00	item		0.00
	WATERMAIN				
	Excavating trenches;				
	Below Ground;				
	Excavating trenches; disposal on-site; backfilling with hardcore filling Clause 804, laying and compacting in accordance with the "Specification for Road Works" produced by the Department of the Environment; identification marker tape 400mm wide black polyethylene material in accordance with EN 12163 as specified; all in accordance with Irish Water requirements and details				
	Excavating trenches; pipes ≤ 250mm diameter;				
	average depth 1000 - 1500mm		m		0.00
	Extra over excavation items for;				

Code	Description	Qty	Unit	Rate	Total
	breaking up existing; hard rock; provisional		m3		0.00
	Disposal;				
	surface water		item		0.00
	ground water		item		0.00
	Granular bedding; to comply with STD-W-13; granular material shall be 14mm to 5mm graded or 10mm single sized aggregrate to IS EN 13242; to pipe; 150mm minimum compacted cover to pipes; all in acocrdance with Engineers drawings and specifications; refer to Engineers drawings for further details and requirements				
	Beds and surrounds;				
	500mm x 500mm thick; 25mm nominal diameter		m		0.00
	500mm x 500mm thick; 100mm nominal diameter		m		0.00
	Polyethylene blue watermain pipes, HDPE PE80 blue watermain pipe; SDR-17 rating; laying and jointing in accordance with the manufacturer's instructions; all in accordance with Engineers drawings and specifications				
	Pipes;				
	nominal diameter 25mm		m		0.00
	nominal diameter 100mm		m		0.00
	Fittings; as described; for use with HDPE PE80 watermain; all fixing in accordance with the manufacturer's instructions and Irish Water specifications; all in accordance with Engineers drawings and specifications				
	Extra over pipes on which they occur for;				
	fittings; 45 degrees bend; 100mm diam.		nr		0.00
	fittings; 90 degrees bend; 100mm diam.		nr		0.00
	fittings; 45 degrees bend; 150mm diam.		nr		0.00

Code	Description	Qty	Unit	Rate	Total
	fittings; 90 degrees bend; 150mm diam.		nr		0.00
	fittings; tee connections; various sizes		nr		0.00
	Transition coupler; electrofusion; refer to irish water standard details STD-W-03 for further details; fixing in accordance with the manufacturer's instructions				
	Pipe Accessories;				
	transition coupler		nr		0.00
	Pipe accessories; as described; to Irish Water specifications; to comply the requirements of IS EN 1074; complete with appropriate CE markings; including all connectors/adaptors etc to allow for connection complete; all as per Engineers drawings and specification (chambers included eleswhere)				
	Pipe accessories;				
	sluice valve		nr		0.00
	scour valve		nr		0.00
	air valve		nr		0.00
	boundary box		nr		0.00
	bulk water meter		nr		0.00
	Sluice valve chamber; complete as per Irish Water details & specifications, STD-W-15; complete with concrete base, precast or blockwork chamber to Irish water specification and requirements, internal dimensions 600 x 600, concrete roof slab, excavation, earthworks supports, disposal and backfilling with Clause 804 hardcore; heavy duty cover and frame, to comply to IS EN 124 & BS 7903, stamped "SV", Class D400 to suit ope; refer to Engineers drawings for further details and requirements				
	Chambers;				
	sluice valve; avg. depth 1000mm		nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Scour Valve chamber; complete as per Irish Water details & specifications, STD-W-30B; complete with concrete base, precast or blockwork chamber to Irish water specification and requirements, internal dimensions 600 x 600mm, concrete roof slab, excavation, earthworks supports, disposal and backfilling with Clause 804 hardcore; heavy duty cover and frame, to comply to IS EN 124 & BS 7903, stamped "ScV", Class D400 to suit ope; refer to Engineers drawings for further details and requirements				
	Chambers;				
	scour valve; avg. depth 1000mm		nr		0.00
	Air Valve chamber; complete as per Irish Water details & specifications, STD-W-22 & 23; complete with concrete base, precast or blockwork chamber to Irish water specification and requirements, internal dimensions 600 x 600mm, concrete roof slab, excavation, earthworks supports, disposal and backfilling with Clause 804 hardcore; heavy duty cover and frame, to comply to IS EN 124 & BS 7903, stamped "AV", Class D400 to suit ope; refer to Engineers drawings for further details and requirements				
	Chambers;				
	air valve; avg. depth 1000mm		nr		0.00
	Bulk Meter chamber; complete as per Irish Water details & specifications, STD-W-26 (DN80); complete with concrete base, precast or blockwork chamber to Irish water specification and requirements, internal dimensions 600 x 600mm, concrete roof slab, excavation, earthworks supports, disposal and backfilling with Clause 804 hardcore; heavy duty cover and frame, to comply to IS EN 124 & BS 7903, stamped "Me", Class D400 to suit ope; refer to Engineers drawings for further details and requirements				
	Chambers;				
	meter; avg. depth 1000mm		nr		0.00
	Concrete marker post manufacturer as specified; 265 x 100 x 1110mm high, 600mm high above ground, 450mm below ground; including all works for associated foundation 300 x 300 x 450mm deep concrete to be grade C25/30; all installations in accordance with manufacturers instructions; all in accordance with Engineers drawings and specifications; refer to Engineers drawings for further details and requirements				

Code	Description	Qty	Unit	Rate	Total
	Sundries;				
	marker post; sluice valve		nr		0.00
	marker post; scour valve		nr		0.00
	marker post; air valve		nr		0.00
	marker post; boundary box		nr		0.00
	marker post; bulk water meter		nr		0.00
	Cast iron indicator plates to BS 3251; 180 x 205mm; all characters to be black on white paint background; all in accordance with Engineers drawings and specifications; refer to Engineers drawings for further details and requirements				
	Sundries;				
	indicator plate; sluice valve		nr		0.00
	indicator plate; scour valve		nr		0.00
	indicator plate; air valve		nr		0.00
	indicator plate; boundary box		nr		0.00
	indicator plate; bulk water meter		nr		0.00
	Thrust blocks; as per Irish Water drawing no. STD-W-28; concrete grade C20/25; excavation, formwork, disposal, backfilling; all in accordance with drawings and specifications; all in accordance with Engineers drawings and specifications; all in accordance with Irish Water drawings and standard details refer to Engineers drawings for further details and requirements				
	Sundries;				
	45 degrees bend		nr		0.00
	90 degrees bend		nr		0.00

Code	Description	Qty	Unit	Rate	Total
	tee connections		nr		0.00
	Excavating to expose existing watermain; connecting new watermain into existing; connecting including all associated fittings, sundries, labours and making good; reinstate to match existing, all in accordance with Irish Water specifications; all in accordance with Engineers drawings and specifications				
	Mains;				
	connecting to existing watermain; 200mm diam.		nr		0.00
	Testing and Commissioning;				
	Allow for testing as specified and in accordance with Irish Water Requirements; refer to Engineers drawings and specifications for further details and requirements on testing				
	flushing - to clear all dirt, debris, or foreign matter that may have entered during pipe laying operations		item		0.00
	hydrostatic and Leakage Test		item		0.00
	completion Test		item		0.00
	pressure test		item		0.00
	CCTV survey		item		0.00
	as-built drawings		item		0.00
	as-built drawings		item		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(60) SITE SERVICES (MAINLY ELECTRICAL)				
	PL DUCTING				
	EXCAVATION				
	Excavate trenches; pipes < or = 250mm nominal diameter; backfilling in selected material; remove surplus from site.				
5.1	Average depth 500 - 1000mm.	57.00	m		0.00
	Extra over for;				
5.2	Breaking out rock in trenches as defined.	11.40	m3		0.00
5.3	Excavation around existing services; parallel to excavations.	5.70	m		0.00
5.4	Excavation around existing services; crossing excavations.	2.85	nr		0.00
	BEDS AND SURROUNDS				
	Sand bedding as specified; filled into trenches; in beds and surrounds;				
5.5	600x450mm to 165mm diameter pipes.	57.00	m		0.00
	DUCTWORK AND FITTINGS				
	uPVC ductwork and fittings to BS 4660 with flexible joints in the running length; laid in trenches;				
5.6	165mm diameter	57.00	m		0.00
	Extra over pipes for fittings;				
5.7	Bends;	16.00	nr		0.00
5.8	Tees	8.00	nr		0.00
	SUNDRIES				

Code	Description	Qty	Unit	Rate	Total
	Standard ESB warning tape laid in backfill;				
5.9	In trenches.	57.00	m		0.00
	Galvanised mild steel fish wire fed through ducts whilst being jointed;				
5.10	In trenches	57.00	m		0.00
	DUCT CHAMBERS				
	Excavate for and form draw chamber consisting of 150mm thick Grade30/20 concrete base poured against excavation, reinforced with fabric mesh reinforcement Ref. A142 weighing 2.22 kg/m2 lapped at all joints (measured nett) , 215mm solid blockwork in walls, render and float in cement and sand plaster (1:3) total thickness of 12mm internally, insitu Grade30/20 concrete roof slab reinforced as manhole base complete with 600mm square ope, make up levels as necessary in engineering brick for and including heavy duty cast iron cover and frame with ESB pattern for LV/ELV chambers, forming eyelets for pipes including all necessary earthworks and formwork.				
5.11	600x900x1000mm deep internally.	8.00	nr		0.00
	BASES FOR POLES				
	Excavate for and form Grade30/20 base for floodlighting mast base; reinforced at the rate of 125kg/m3; include for formwork all round; steel trowel finish to upper surface, 75mm diameter x 1800mm girth PVC draw in duct with pull wire and 1 No. bend, and all necessary earthworks;				
5.12	900x900x1100mm deep. (C1)	8.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council **Document:** EXTERNAL WORKS TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(70) SITE FITTINGS				
	FITTINGS				
	Fittings, Equipment and Furniture				
	Precast Reconstituted Stone Bench: Precast reconstituted stone bench units cast from crushed natural stone aggregate bound with cement, manufactured to IS EN 13748 or demonstrated equivalent, include for concrete foundation 600 x 250mm of grade C30/37 design mix to IS EN 206, exposure class XF4; smooth precast finish with eased arrises, free from crazing, chips or surface blemishes, all units from the same production batch and CE marked. Installation to be carried out by an approved specialist contractor with demonstrable precast experience; include for all lifting, temporary support and handling in accordance with the manufacturer's recommendations; refer to CSR specifiction document for details				
	Fittings; benches				
6.1	size 2000 x 450mm; FN1a; 0.55m3	1.00	nr		0.00
6.2	size 2500 x 450mm; FN1b; 0.67m3	2.00	nr		0.00
6.3	size 450 x 450mm; FN2; 0.13m3	5.00	nr		0.00
6.4	size 450mm; FN1c; 1.15m3	1.00	nr		0.00
6.5	size 450mm; FN1d; 0.95m3	1.00	nr		0.00
	Sheffield Bike Stand: polished stainless steel Sheffield bike stand, 50mm diameter, 3mm tube thickness; Installation to manufacturer's written instructions, with concrete to manufacturer's specification, foundation 250 x 250 x 300mm C30/37 grade concrete; securely supported and fixed plumb and level in a base set 150mm below ground level (bases/footings to engineer's specification); Any minor damage to galvanised surfaces (up to 40mm², including fixings/fittings) to be made good using low melting point zinc alloy repair rods/powders or a minimum two coats of zinc-rich paint to BS 4652, to a thickness at least equal to the original coating. Inspection to be carried out in accordance with the manufacturer's maintenance and inspection instructions, 2 weeks prior to practical completion, with minimum 3 working days' notice given, and the works left clean and tidy, with surfaces cleaned immediately before handover.				

Code	Description	Qty	Unit	Rate	Total
	Fittings; benches				
6.6	bike stands 1075mm x 750mm	2.00	nr		0.00
	Ecology boxes N10/470-490 ('woodstone'/'woodcrete') fixed to manufacturer's instructions at locations on Roof Plan 2003.				
	Fittings				
6.7	special purpose; built-in swift box approx. 440 x 140 x 150mm (N10/470)	3.00	nr		0.00
6.8	special purpose; surface-mounted swift box approx. 440 x 270 x 270mm (N10/475)	5.00	nr		0.00
6.9	special purpose; surface-mounted bat box approx. 270 x 430 x 140mm (N10/480)	5.00	nr		0.00
6.10	special purpose; surface-mounted blue tit box approx. 170 x 260 x 180mm (N10/485)	5.00	nr		0.00
6.11	special purpose; surface-mounted house sparrow box approx. 440 x 250 x 210mm (N10/490)	4.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council **Document:** EXTERNAL WORKS TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(80) LANDSCAPE, PLAY AREAS				
	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 Pricing Document No.1, 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 Agrement 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		
	Whether specifically stated or not, where debris arises from demolitions and alterations in any or all of the following the contractor is to include for the removal from site to a licensed landfill.		note		
	EXCAVATION & EARTHWORK				
	Excavation				
	Excavation; stripping site: depth minimum 250mm; commencing at ground level:				
	Topsoil for disposal				
7.1	< or = 2.00m	415.00	m2		0.00
	Extra over excavations for				
7.2	breaking up existing rock	6.23	m3		0.00
	Disposal				
7.3	water; surface	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
7.4	water; ground	1.00	item		0.00
7.5	topsoil to off site to a licensed landfill	63.00	m3		0.00
	SURFACE PAVING, FENCING AND LANDSCAPING				
	Grassing and Planting				
	Topsoil BS certified, spreading topsoil to locations stated below; remove large stones, weeds, turf etc. rotivate, fertilise and rake to a fine tilth; include for decompacting under to a depth of 450mm as required to Engineers approval; all topsoil taken from temporary spoil heaps supplied by client				
	Topsoil				
7.6	150mm thick; amenity grass areas	68.00	m2		0.00
	Cultivate areas to be turfed or grass seeded thoroughly incorporating approved compost / ameliorants as specified on the planting schedule				
7.7	cultivate turfing areas	68.00	m2		0.00
	Grass seed; mixture to include 35% Chewings fescue, 35% slender red fescue, 20% smooth stalked meadow grass, and 10% brown top bent; all an application rate of 35g/m2				
	Seeding				
7.8	generally	68.00	m2		0.00
	Plants; Finished with 75mm depth of medium grade bark mulch Ensure each individual planting bed has both perennial/deciduous and evergreen species included. Mix as per schedule on drawing no. 26149-CSR-DR-3-0701				
	Plants				
7.9	Camellia japonica	5.00	nr		0.00
7.10	Cornus sanguinea	10.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
7.11	Cotinus coggygria 'Young Lady'	5.00	nr		0.00
7.12	Pittosporum tenuifolium 'Bannow Bay'	10.00	nr		0.00
7.13	Sarcococca confusa	25.00	nr		0.00
	Plants; between flags				
7.14	Thymus serpyllum	94.00	nr		0.00
7.15	Sagina subulata	281.00	nr		0.00
	SUN MIX - planting mix 1 - to be planted in planting zones 1, 2 and 3; Finished with 75mm depth of medium grade bark mulch Ensure each individual planting bed has both perennial/deciduous and evergreen species included. Mix as per schedule on drawing no. 26149-CSR-DR-3-0701, percentage of seed mix can be found on the planting schedule				
	Plants				
7.16	Salvia × sylvestris 'Serenade'	33.00	nr		0.00
7.17	Achillea 'Coronation Gold'	52.00	nr		0.00
7.18	Allium 'Lavender Bubbles'	33.00	nr		0.00
7.19	Nepeta racemosa 'Walker's Low'	39.00	nr		0.00
7.20	Rudbeckia hirta	20.00	nr		0.00
7.21	Eryngium × tripartitum	20.00	nr		0.00
7.22	Phlomoides tuberosa 'Prima Donna'	20.00	nr		0.00
7.23	Eupatorium cannabinum	20.00	nr		0.00
7.24	Helenium autumnale 'Fuego'	20.00	nr		0.00
7.25	Pennisetum setaceum ‘Fireworks’	33.00	nr		0.00
7.26	Calamagrostis × acutiflora ‘Karl Foerster’	33.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
7.27	Ajuga reptans	44.00	nr		0.00
7.28	Thymus serpyllum	83.00	nr		0.00
	SHADE MIX - planting mix 2; Finished with 75mm depth of medium grade bark mulch Ensure each individual planting bed has both perennial/deciduous and evergreen species included. Mix as per schedule on drawing no. 26149-CSR-DR-3-0701, percentage of seed mix can be found on the planting schedule				
	Plants				
7.29	Nepeta 'Six Hill Giant'	33.00	nr		0.00
7.30	Aster ageratoides 'Stardust'	28.00	nr		0.00
7.31	Alchemilla mollis	66.00	nr		0.00
7.32	Allium 'Lavender Bubbles'	41.00	nr		0.00
7.33	Anemone × hybrida 'September Charm'	14.00	nr		0.00
7.34	Brunnera 'Jack Frost'	55.00	nr		0.00
7.35	Digitalis purpurea	14.00	nr		0.00
7.36	Dryopteris filix-mas	41.00	nr		0.00
7.37	Galanthus nivalis	138.00	nr		0.00
7.38	Helenium autumnale 'Fuego'	17.00	nr		0.00
7.39	Luzula sylvatica	14.00	nr		0.00
7.40	Pulmonaria officinalis	22.00	nr		0.00
7.41	Convallaria majalis 2lt	22.00	nr		0.00
	Proposed tree, species TBC, 18-20cm girth; double stake (75mm x 1800 UC4, 40x100 crossbar), adjustable tie, 60mm irrigation/aeration pipe with 80mm inlet, watering bag.				

Code	Description	Qty	Unit	Rate	Total
	Trees				
7.42	new trees	1.00	nr		0.00
	75mm for Medium grade bark mulch to trees, shrubs & hedge areas.				
	Sundries				
7.43	mulching	9.00	m2		0.00
	Allow for the following mainterance items for soft landscaping; as per landscape architect's instructions				
	Maintenance for Defects Liability Period				
7.44	Aftercare to be commenced on completion and maintained by the Landscape contractor for 12 months post practical completion prior to hand over to a management company or other.	1.00	item		0.00
7.45	Provide written quarterly report (via email) to Landscape architect describing; work carried and identifying damage to or loss of planting	1.00	item		0.00
7.46	Allow for a mimimum of fortnightly inspections during May to September inclusive and monthly visits during October to April inclusive	1.00	item		0.00
7.47	Maintain all tree, shrub and groundcover planting free of grass and weed by hand	1.00	item		0.00
7.48	Trim and tidy plants as required to remove dead, damaged or diseased wood	1.00	item		0.00
7.49	All hedging to be given 2 cuts during June to September. Allow for trimming of shaped hedging into spherical and cube forms. All arisings to be collected and removed off site.	1.00	item		0.00
7.50	Include for the adjustment of tree anchoring, tree guards and ties as required and replacement of all stakes, guards and ties, broken or loosened by wind etc	1.00	item		0.00
7.51	Replace trees,hedging & groundcover planting that have failed.	1.00	item		0.00

7. (80) LANDSCAPE, PLAY AREAS

Employer: Cork City Council **Document:** EXTERNAL WORKS TBQ

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

Code	Description	Qty	Unit	Rate	Total
7.52	Include for cleaning of hard surfaces soiled during maintenance operations	1.00	item		0.00
7.53	Meadow cutting, and regeneration area. Include for first cut only.	1.00	item		0.00
7.54	Include for "dead heading" flowering perennials before they set seed.	1.00	item		0.00
7.55	Include for cutting back ornamental grasses druing february-march	1.00	item		0.00
7.56	Irrigating Soft Landscape : Include for watering from irrigation points, all planting areas as required during dry conditions ie: 2 weeks without rain (precipitation less than 20mm) during months April to September. Allow for - 12 waterings	1.00	item		0.00
7.57	Grass Cutting : mow amenity turfgrass weekly from mid March to mid November inclusive (20 cuts). Cut to a height of 35mm. All arisings to be collected and removed off site.	1.00	item		0.00
				Subtotal (carried forward):	**0.00**