1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
	VOLUME A: WORKS REQUIREMENTS - GENERAL CONDITIONS AND PRELIMINARY ITEMS				
	PROJECT DETAILS				
	Name				
1.1	Shandon Exchange - The Refurbishment and Adaptive Reuse of the Shandon Butter Market & Weighmaster's Complex, Shandon, Cork City.	1.00	item		0.00
	Nature of Project				
1.2	The Works comprise the conservation, repair, structural upgrade and refurbishment of the existing Shandon Butter Market (the former Butter Exchange / Shandon Craft Centre and the Portico) and the Weighmaster's House, 2 Church Street, Shandon, Cork, for community and enterprise use ("Shandon Exchange"), creating an enterprise and community-focused innovation hub within Cork City's historic Shandon Quarter, in one contract. The complex forms part of Protected Structure PS077 (Butter Market) on the Record of Protected Structures, the Weighmaster's House is recorded on the NIAH (Reg. No. 20512009) and the site lies within the Shandon Architectural Conservation Area. The works are conservation-led and are to be carried out adopting best conservation practice in accordance with the Architectural Heritage Protection Guidelines (2011) and the Conservation Architect's specification, together with all new Mechanical, Electrical and Lift Services installations plus external works and underground utilities on a "Live" city centre site surrounded by residential properties, the Firkin Crane, the Cork Butter Museum, O'Connell Square and St Anne's Church (Shandon Bells and Tower), as indicated on the Drawings and Other Documents which make up the Works Requirements/Tender Documents issued to all tenderers.	1.00	item		0.00
	Location of Site				
1.3	The site is located at the Butter Market / Butter Exchange, Exchange Street & Church Street, Shandon, Cork and the Weighmaster's House, 2 Church Street, Shandon, Cork. The site is bounded by Church Street to the north, Exchange Street to the east (Portico frontage), the Cork Butter Museum and O'Connell Square plaza to the south, and residential properties / apartments to the west, as indicated on the Architect's Drawings listed in the Drawings and Other Documents Issue Registers at Appendix A.	1.00	item		0.00
	Description of Works				
1.4	The Works comprise the conservation, repair, structural upgrade and refurbishment of the existing buildings for community/enterprise use including, but not limited to: Butter Exchange (former Shandon Craft Centre, 1984 structure within the historic Butter Market walls) - securing the site, asbestos removal, soft strip and demolitions/alterations; stripping of the existing roofs; new structural steel roof framing and new roofs, roof windows, dormers, curtain walling and rooflights; enlarging of openings with new steel lintels; new first floor composite deck, steel stairs, passenger lift and lift pit; lowering of the ground floor level with new slabs, foundations, ground beams and underpinning; masonry crack repairs; new external plant platform; new foul and storm drainage including a geocellular attenuation tank; mechanical and electrical services, fire upgrade works, partitions, glazing, finishes and fit-out.	1.00	item		0.00

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1.5	Portico and Butter Market walls (Exchange Street) - removal of the existing (part collapsed) Portico roof and construction of a new timber and steel roof; removal of sand/cement render and replacement with insulated lime render including profiled cornice; Roman cement, limestone and stone repairs, stone cleaning and repointing; lifting and re-laying of the cobbled floor and red sandstone wheel tracks; new drainage and limestone thresholds.	1.00	item		0.00
1.6	Weighmaster's House (2 Church Street) and Bay 3 of the Butter Market (double height hall) - urgent temporary propping and temporary roof; asbestos removal; removal of modern mezzanines, partitions, ceilings and linings; recording, dismantling, off-site refurbishment and reinstatement of 12 No. laminated "Benson" roof trusses; new steel roof structure and re-roofing in natural slate; new steel beams and columns, strengthening of timber floors; underpinning, new foundations and insulated limecrete floor; new lift shaft and platform lift; rebuilding of the gable chimney stack; insulated lime render; repair of sash windows and historic joinery; mechanical and electrical services, fire upgrade works, finishes and fit-out.	1.00	item		0.00
1.7	External / Site works - hard and soft landscaping of the courtyard, bin store, bicycle shelter, external plant room/platform, public lighting relocation, utility connections, installation of bird and bat boxes and associated works, all as indicated on the Drawings and Other Documents which make up the Works Requirements/Tender Documents issued to all tenderers.	1.00	item		0.00
	Architect to be read as ER				
1.8	Where the term "Architect" appears in this document it shall be read to mean Employers Representative (ER).	1.00	item		0.00
	PARTIES AND CONSULTANTS				
	Employer:				
1.9	Cork City Council, City Hall, Anglesea Street, Cork. Tel: 021 492 4000. Representative: Mr Kevin Cullen (kevin_cullen@corkcity.ie). Project Co-ordinator: Mr Jamie Cuthbert Dindabure, Cork City Council.	1.00	item		0.00
	ER & Architect:				
1.10	Mr Kevin Cullen, Project Manager / Employer's Representative & Lead Architect, City Architect's Department, Cork City Council, City Hall, Anglesea Street, Cork. Project Architect: Mr Adam D'Arcy.	1.00	item		0.00
	Conservation Architect:				
1.11	John McLaughlin Architects (JMLA), 5 Adelaide Street, Dún Laoghaire, Co. Dublin. Representative: Ms Katia Papkovskaia.	1.00	item		0.00
	Civil/Structural Engineer & PSDP:				
1.12	RKA Consulting Engineers, Unit 2, Clogheen Business Park, Blarney Road, Cork. Representatives: Mr Ger O'Mahony (PSDP Lead), Mr Brendan Ahern (Project Engineer / acting PSDP), Tel: 086 064 1308, bahern@rka.ie.	1.00	item		0.00
	Mechanical & Electrical Engineer:				
1.13	DKP International, Reen, Kenmare, Co. Kerry. Representative: Mr Gert Kruis.	1.00	item		0.00
	Fire Safety Consultant:				
1.14	CK Fire Engineering Ltd., Tellenganna, Blackrock Road, Cork. Representative: Mr Michael Carroll.	1.00	item		0.00
	Landscape Architect:				
1.15	CSR Land Planning and Design (Cunnane Stratton Reynolds), 4th Floor, Clarke's Bridge House, Hanover Street, Cork, T12 P9RY. Representative: Mr Darragh Johnston.	1.00	item		0.00

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	Project Archaeologist:				
1.16	Tobar Archaeological Services. Representative: Ms Miriam Carroll, Consultant Archaeologist.	1.00	item		0.00
	Assigned Certifier (BCAR):				
1.17	City Architect's Department, Cork City Council.	1.00	item		0.00
	Quantity Surveyor:				
1.18	Mcor Cost Consultants, Core House, Link Road, Ballincollig, Cork, P31 E446.	1.00	item		0.00
	DESCRIPTION OF SITE				
	Boundaries				
1.19	The boundaries of the site are as indicated on the Architect's Drawing SE-XXX-XXX-DR-CCiC-AR-0101 and the Drawings and Other Documents Issue Registers at Appendix A.	1.00	item		0.00
	Access				
1.20	Access to the site will be from Exchange Street (via the Portico) and Church Street. Church Street is narrow and access for large vehicles is restricted. The Butter Exchange courtyard is the proposed location for the Contractor's compound and material storage. The Contractor is to prepare a Traffic Management Plan for agreement with Cork City Council Traffic, including any road or footpath closures, hoarding/scaffold licences, crane/lifting operations, pedestrian diversions and the temporary loss of the Sheffield bicycle stand at the Portico. Deliveries and large lifts may need to be scheduled outside peak times in agreement with Cork City Council Traffic.	1.00	item		0.00
1.21	The tender drawings do not show a site set-up/logistics layout. The Contractor shall submit a site logistics plan (compound, welfare, storage, hoarding lines, scaffold, crane/hoist and delivery positions, pedestrian routes) for agreement before commencement, co-ordinated with the courtyard drainage, attenuation tank and landscaping works.	1.00	item		0.00
1.22	The south elevation of the Weighmaster's House is inaccessible due to the proximity of the neighbouring building and there is a gap of approx. 450 mm to the adjoining apartment building on the west side. Works to these walls must be carried out from inside the building or by agreement with the adjoining owners. Part of the west wall/render of the Weighmaster's House is in private ownership, and the west elevation is within a private courtyard; access to these areas must be agreed in advance with the property owners and the Contractor must recognise this in their tender.	1.00	item		0.00
1.23	The Contractor shall keep Church Street, Exchange Street, O'Connell Square together with all adjoining roads, footpaths, residential properties, the Firkin Crane, the Cork Butter Museum, St Anne's Church, buildings and lands clean and free of obstruction at all times during the course of the works and is to make good any damage caused by construction work and traffic at their own expense. All warning signs necessary for the protection of the adjoining residents, building and landowners/users, visitors, staff and the public at large and their vehicles shall be provided.	1.00	item		0.00
	Adjoining Buildings and Lands in Occupation and Use				
1.24	The existing adjoining residential properties, the Firkin Crane (dance centre), the Cork Butter Museum, O'Connell Square plaza (used for public events), St Anne's Church (Shandon Bells and Tower) and all adjoining roads, footpaths and open spaces will be in continuous occupation and use at all times during the execution of the works and the Contractor will be required to take extreme care on the site and access thereto in the interests of the safety of the owners/users, residents, visitors, tourists, staff and the public at large and their vehicles.	1.00	item		0.00

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1.25	No interference with the normal operation of the adjoining residential properties, the Firkin Crane, the Cork Butter Museum, St Anne's Church, buildings, yards, lands and adjoining roads, footpaths and open spaces will be permitted, and construction and traffic noise must be kept to the lowest possible level. The contractor's personnel (including sub-contractors) are not permitted to park or use the adjoining public roadway/footpaths. The contractor shall submit details of the arrangements for contractors personal / sub – contractors parking and their transport to and from site / off site parking arrangements. The Contractor shall include here or elsewhere in their tender for any costs they consider may arise from the continued operation and usage of the adjoining properties, buildings, yards, lands and adjoining roads, footpaths and open spaces and no subsequent claims in this regard will be entertained.	1.00	item		0.00
1.26	The works will need to be co-ordinated with the Cork Butter Museum, the Firkin Crane and St Anne's Church (Shandon Bells and Tower) and this should be arranged as early as possible in the contract. Pre-condition surveys of adjoining properties shall be carried out for record purposes before work commences.	1.00	item		0.00
	Limitation on Working Hours				
1.27	Contractors will be required to carry out the works within normal hours from 8.00am to 6.00pm Monday to Friday. No working is allowed at weekends or on public holidays. Working outside of these hours will only be allowed by Architect's written consent following agreement with Cork City Council. The delivery of materials for the Works must not interfere with the safe operation of the adjoining residential properties, the Firkin Crane, the Cork Butter Museum, St Anne's Church, buildings, yards, lands and adjoining roads, footpaths and open spaces and all deliveries must be carefully coordinated to the Architect's approval.	1.00	item		0.00
	Protected Structure / Architectural Conservation Area				
1.28	The complex is a Protected Structure (PS077) within the Shandon ACA. Methods of demolition, removal and repair are constrained by the conservation specification (e.g. no grit blasting or chemical cleaning of stone, no power washing, removal of render and sarking by hand, historic fabric to be protected and set aside for re-use). Hold points for inspection by the Conservation Architect and Structural Engineer apply throughout. Strict pre-qualification of specialist subcontractors is required for conservation works (lime render, cornice, stone, conservation joinery, truss refurbishment, historic metalwork). The Contractor shall include here or elsewhere in their tender for all costs arising from these requirements.	1.00	item		0.00
	Ecology				
1.29	Bat and bird surveys (MKO, August 2026) confirmed a small pipistrelle bat roost in the Butter Market and active feral pigeon nesting in the Weighmaster's House. An NPWS derogation licence is required before works commence. The Contractor shall allow for further bat and bird surveys prior to commencement by a suitably qualified ecologist, ecological supervision, and shall programme roof and vegetation clearance works having regard to the bird nesting season (1 March - 31 August), all in accordance with the survey recommendations, the derogation licence and the Wildlife Acts. The recommendations of the invasive species report shall be followed.	1.00	item		0.00
	Covid 19 - Mandatory Closure - Clause 14				

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1.30	The covid-19 clause entitles the contractor to an extension of time in the event of a covid-19 mandatory closure. (The contractor bears the full cost of the first 7 days of the covid-19 mandatory closure or, where there is more than one covid-19 mandatory closures. After the first 7 days have elapsed, subject to meeting any conditions precedent, the Covid-19 closure provides an entitlement to the contractor to the payment of site closure costs. Site closure costs are defined in, and calculated in accordance with, the site closure costs supplement (MF 1.31) (the Supplement))	1.00	item		0.00
1.31	Prior to appointment, the successful tenderer shall submit on request a Breakdown of M.F 1.31 Schedule 1: Permissible Items. Failure to provide breakdown of all Schedule 1: Permissible items may result in elimination from the tender competition.	1.00	item		0.00
	Contractors Requirements in Respect of Covid-19				
	The Contractor is to fully consider the effects of the Covid-19 pandemic and its effect on their operation of the project, the contractor is to take into consideration the implications of the return-to-work safety protocol published on the 9th May 2020 by the Department of Business, Enterprise and Innovation and the Department of Health in consultation with the labour Employer Economic Forum and the Guidance on Protocol Measures in Live and Future Tenders issued by the OGP dated 23rd July 2020.				
	Tenders submitted must include for the following:				
1.32	• Augmenting site infrastructure and welfare facilities, including but not limited to toilets: canteens: isolation spaces; access, egress and circulation routes that meet the standards set out in the Protocol	1.00	item		0.00
1.33	• Cleaning to the standard required in the Protocol	1.00	item		0.00
1.34	• Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol	1.00	item		0.00
1.35	• Covid-19 PPE where necessary to meet the requirements of the Protocol	1.00	item		0.00
1.36	• Social distancing and all necessary programming of on-site activities to meet the requirements of the Protocol	1.00	item		0.00
1.37	• Provision of sufficient information technology to facilitate remote meetings, site inspections and the like necessary to minimise risk to all stakeholders	1.00	item		0.00
1.38	• The specific risks associated with the Covid-19 pandemic contained in the Preliminary Safety and Health Plan prepared by the PSDP and issued as additional information to the tendering contractors.	1.00	item		0.00
1.39	• Provision of sufficient and adequate on-site facilities, adequate management and supervision to ensure safe working, full induction and training for all personnel, including sub-contractors, suppliers and visitors to the site to minimise risk to all stakeholders	1.00	item		0.00
1.40	• Contractor's Safety Statement, risk assessments and method statements to comply with all Covid-19 requirements.	1.00	item		0.00
1.41	• The Contract Sum will be deemed to include for the implementation of all measures - including hygiene, access management, materials procurement and delivery, work sequencing and work practices - required to construct the work safely and to minimise the risk of disease contagion for the Contractor's Representative, Employer's Personnel and third parties visiting the site.	1.00	item		0.00

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1.42	• Should there be a reason to impose greater restrictions on movements to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28th March 2020 and 18th May 2020, the Contractor is entitled to an extension of time in accordance with the Contract, but no financial recompense (the ex-gratia payment that was introduced to cover the period from 12 April 2020 to 18 May 2020 will not be made available again)	1.00	item		0.00
1.43	• Where the project involved an extension and/or alterations to an existing live occupied building, additional precautions will be required in relation to Covid-19 to ensure the safety of existing live building personnel (e.g. if access is shared between the existing live building's personnel and Contractor's personnel, if contractor's personnel are required to enter the building area, either internally or externally for particular tasks or if Contractor's personnel have to undertake works in the live building after their normal working hours). Such precautions would involve, at a minimum maintaining social distancing between Contractor's personnel and live buildings personnel, wearing of appropriate PPE and sanitising any work areas in the live building on a daily basis in preparation for live buildings activities on the following morning.	1.00	item		0.00
1.44	• Costs associated with compliance with the Government Guidelines, Health (Preservation and protection and other Emergency measures in the Public Interest) Act 2020 and to the Health Act 1947 (Section 31A- Temporary Restriction) (Covid-19) Regulations 2020), HSE Guidelines and CIF Standard Operating procedures in relation to Covid 19, the Contractor should include herein for all costs associated with the introduction of all necessary operating procedures and control measures to allow for the safe operation of the works and to follow best practice relative to the site to ensure safety of all personnel on site and visiting the site, including but not limited to restrictions due to:	1.00	item		0.00
1.45	• Social distancing, additional reports on work practices, additional supervision and additional signage.	1.00	item		0.00
	Desired Completion Dates/Phasing/Programme				
1.46	Time is of the essence on this project.	1.00	item		0.00
1.47	The overall Time for Completion for this project is 65 weeks (15 Months) including programme contingency as per Clause 1.1 of The Schedule attached to the Volume B - Form of Tender which is also attached at Appendix A to this document. The intended start on site is 15th March 2027 with intended Substantial Completion on 15th June 2028, following contractor appointment on 22nd February 2027 and a pre-contract/mobilisation (BCMS registration) period from 22nd February to 12th March 2027.	1.00	item		0.00
1.48	The programme shall allow realistic durations for the temporary works, asbestos removal (including the HSA permit period), drying out of saturated fabric, archaeological monitoring, ecological constraints (including the bird nesting season), off-site truss refurbishment and the curing/drying periods required for lime-based materials (lime works to avoid frost/winter periods where possible). The contractor must provide a programme for the Works, incorporating the constraints stated or implied in the contract in the form of a Gant / Bar chart and clearly indicate the activities in all work packages and constraints for each stage of the works to include as a minimum the following:	1.00	item		0.00
1.49	• All activities / events shall be numbered and annotated with earliest and latest event dates.	1.00	item		0.00
1.50	• The critical path must be clearly shown on the programme.	1.00	item		0.00
1.51	• A schedule of outputs and resources to support the activities must also be included in the submission.	1.00	item		0.00

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1.52	• The earliest and latest start and finish dated for every activity in each work package. Activities shall include all scope activities and any activities or time durations expected in addition to the scope activities.	1.00	item		0.00
1.53	• Access dated for each phase or section.	1.00	item		0.00
1.54	• The earliest and latest start and finish dates for each phase or section, including date when the contractor plans to complete works to allow for the Employer and others to do their works.	1.00	item		0.00
1.55	• Milestone and key dates.	1.00	item		0.00
1.56	• Holiday periods.	1.00	item		0.00
1.57	• Dates by which design works or drawings to be produced by the contractor or sub-contractor or supplier will be submitted to the Employers Representative for acceptance and dates by which acceptance of such design works or drawings will be required by the contractor, allowing time for submittals, re-submittals and review.	1.00	item		0.00
1.58	• Dates by which samples for approval by the Employers Representative and dates by which approval of such samples will be required by the contractor, allowing time for submittals, re-submittals and reviews.	1.00	item		0.00
1.59	• Procurement periods and delivery dated for items of goods, plant, materials, labour, works specialists for specialist areas of work, etc.	1.00	item		0.00
1.60	• Date by which works will be ready for testing by the Employers Representative / Employer.	1.00	item		0.00
1.61	• Details and dates of any information required from the Employers Representative / Employer.	1.00	item		0.00
1.62	• Commissioning periods.	1.00	item		0.00
1.63	• Provision of float, time risk allowances, quality control procedures, health and safety requirement, programme contingency, and any other requirement at set out in the contract.	1.00	item		0.00
1.64	• BCAR – Dates by which works will be ready for inspection (as identified in the inspection plans).	1.00	item		0.00
1.65	• Compliance in full with "Contractors Requirements in Respect of Covid-19" Clause included elsewhere in this document to include, but not limited to, Government Procedures and Legal Requirements in relation to Covid 19 and all other Virus Pandemic Events including the Government "Return to Work Safety Protocol" and the Construction Industry Federation "Construction Sector C-19 Pandemic, Standard Operating Procedures" and all of their updates.	1.00	item		0.00
	Position of the Works				
1.66	The position of the works is indicated on the Architect's Drawings listed in the Drawings and Other Documents Issue Registers at Appendix A.	1.00	item		0.00
	Ground Conditions				
1.67	Ground conditions – see site investigation reports and "Information Pack" issued to all Tenderers. Existing foundations are shallow and variable; lowering of floors and excavation adjacent to walls will require underpinning to be sequenced and walls to be supported.	1.00	item		0.00
	Services on, under or over the site				
1.68	The location of all existing site services can be determined by the examination of existing plans, the utility surveys (Murphy Surveys), the CCTV drainage survey of the Butter Exchange and checking on site.	1.00	item		0.00
1.69	The Contractor shall do everything necessary to avoid damage to any services and structures below, on or above the ground which are manifestly put at risk by the execution of the works.	1.00	item		0.00

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1.70	The Contractor shall fully satisfy themselves as to the exact location of all existing services. The Contractor should contact Uisce Éireann, ESB Networks, Gas Networks Ireland, EIR, Virgin Media, Cork City Council Drainage and Public Lighting in relation to power cables, gas pipes, telephone cables, cable T.V. routes, drains and watermains in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged.	1.00	item		0.00
1.71	The contingency plan must be approved in advance by the Architect and will include the names and contact numbers to effect an immediate response to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such service may be at risk. Where deemed necessary the Architect and/or relevant authority representative or emergency crew as appropriate must be in attendance where any particular service is at risk.	1.00	item		0.00
	Statutory works affecting the site				
1.72	Details of any statutory works affecting the site may be had from the Architect.	1.00	item		0.00
	Adjacent and abutting buildings				
1.73	Carry out site visit and see Architect's/Engineers Drawings to determine proximity of adjacent buildings.	1.00	item		0.00
	Arrangements for visiting the site				
	Prior arrangements for visiting the site can be made with:				
1.74	By request via eTenders.	1.00	item		0.00
	Planning Conditions				
1.75	The project has been approved under the Part 8 planning procedure. In so far as they affect the Contractors, performance or imply a duty of care in executing this project the Contractor is to include for compliance in full with the Part 8 Planning Conditions for this project which are included in the Information Pack issued to all Tenderers.	1.00	item		0.00
	Construction Site/Site of Possession				
1.76	The "Site of Possession" for the Works comprises the Butter Exchange, the Portico and the Weighmaster's House together with the Butter Exchange courtyard, as indicated on the Architect's Drawings listed in the Drawings and Other Documents Issue Registers at Appendix A, together with such areas of the adjoining public roads and footpaths as may be licensed by Cork City Council for hoarding, scaffolding and traffic management purposes.	1.00	item		0.00
1.77	The Contractor will be responsible for maintaining all services to the site together with those to the adjoining residential properties, the Firkin Crane, the Cork Butter Museum, St Anne's Church, buildings, yards, lands and adjoining roads, footpaths and open spaces throughout the overall construction programme and no interference with the normal running of these facilities will be entertained.	1.00	item		0.00

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1.78	The Contractor is to include here or elsewhere in their tender for all necessary temporary construction signage, temporary/solid security hoardings, fencing, gates, screens, fan/crashdecks, wayfinding signage/control barriers, all temporary lighting (including maintenance and paying all running costs) etc, to the perimeter and to sub-divide the site including the works outside the curtilage of the site for the period of the contract, including the adjustment of same as required to suit the progress of the works all as indicated on the agreed site logistics plan, to protect the adjoining residents, building and land owners/users, visitors, staff and the public at large and their vehicles and to prevent trespass by the public, for removing same on completion with permanent reinstatement of all finishes, surfacing etc. to the satisfaction of the Architect. The site shall be fully hoarded and secured with no unauthorised access, having regard to the adjoining public spaces and events in O'Connell Square.	1.00	item		0.00
1.79	To maintain the privacy/dignity of adjoining premises/land owners, all scaffolding is to be shrouded full height in opaque non see-through reinforced pvc netting/fabric which is to be kept in place and maintained for the period of the works. Also where the adjoining Existing Buildings are overlooked by the Construction Works, the Contractor is to provide privacy film to all glazing to windows and doors or temporary lightweight/solid hoardings suitably decorated, for the adjustment of same from time to time, for removal on completion and permanent reinstatement. The Contractor is to include for scaffolding oversailing adjoining properties where required for the execution of the works, including liaising with the adjoining owners/occupiers through the Employer's Representative to agree the extent, duration and access arrangements in advance, all necessary protection, fans/crash decks, debris netting and sheeting over the adjoining properties, maintaining same for the period required, adjusting as the works proceed, and removal on completion with making good of any damage caused, all to the satisfaction of the Architect and the adjoining owners.	1.00	item		0.00
1.80	None of the foregoing works are measured in detail here or within the Volume C: Pricing Documents generally and the Contractor must include here or elsewhere in their tender for the full cost of the foregoing in terms of Construction Site/Site of Possession and no additional costs will be entertained for failure to do so.	1.00	item		0.00
	Execution Plan/Construction Method Statement				
1.81	Given the nature of the Works including that on a Protected Structure within the Shandon Architectural Conservation Area in a live, densely built-up city centre location with adjoining residential properties, the Firkin Crane, the Cork Butter Museum, St Anne's Church and public roads and footpaths, the sequencing of the works will need careful consideration to comply with Health and Safety Requirements, Cork City Council Requirements, Garda Siochana Requirements etc. The successful contractor will therefore be required to prepare a full and detailed Construction Method Statement for the works clearly outlining their approach to the project incorporating a Detailed Programme and Traffic Management Plan (which will be their responsibility for the period of the Contract). This Execution Plan/Construction Method Statement must be in strict accordance with the Drawings, Specification and the other documents which make up the Works Requirements.	1.00	item		0.00
1.82	Allow here for the full cost of complying with this specific requirement.	1.00	item		0.00
	Works Proposals				

Code	Description	Qty	Unit	Rate	Total
	Works Proposals to be submitted with the Tender (ITT Appendix 1 and Section 9.6): Tenderers shall submit the following Works Proposals with their Tender. These will be assessed under the Technical Merit award criteria and the successful Tenderer's Works Proposals will form part of the Contract.				
1.83	• Project Execution Plan - an execution plan describing how the Tenderer proposes to execute the Works, demonstrating a clear understanding of the Works Requirements and how the project can be successfully delivered, addressing: site logistics including site set-up, deliveries, parking etc.; methodology and sequencing of the works; an understanding of the programme constraints relating to traditional building methods and materials; and quality control, in particular in relation to the coordination and supervision of sub-contractors.	1.00	item		0.00
1.84	• Proposed Personnel and Resourcing - a Site Management Structure identifying the personnel assigned to each of the roles identified in sections 3.4a and 3.4b of the QW2 Part 1 Suitability Assessment Questionnaire, and the associated time allocation over the course of the contract.	1.00	item		0.00
1.85	• Detailed Project Programme - a detailed programme in Gantt chart format including: the sequencing of the main elements of the works, including an allowance for drying out of the existing fabric, in particular in relation to the Weighmaster's House and Hall; timeframes associated with key lead-in times and with traditional building methods and materials; the critical path and key elements of the works (the critical path must be clearly defined); snagging, testing & commissioning of services; and ancillary certification, BC(A)R procedures and timeframes.	1.00	item		0.00
1.86	• Works Experience - separate details of a minimum of 1 No. and a maximum of 3 No. projects, similar in nature and complexity to the proposed Works in terms of the conservation and refurbishment of an historic building, where Substantial Completion has been achieved within the last 7 years. Each project is to be presented using Appendix B2 'Certificate of Satisfactory Execution' and include a description of the works and a selection of photographs clearly describing how that project relates to the proposed Works.	1.00	item		0.00
1.87	Where the Tenderer names a proposed Project Supervisor for the Construction Stage in its SAQ Response, the same PSCS must be named in the Works Proposals. In addition, the successful Tenderer will be required to submit the following information when requested following the issue of the Letter to Successful Tenderer and in any event prior to commencement on site;	1.00	item		0.00
	Tenderers programme of the works:				
1.88	Showing each Phase separately and collectively the programme shall be updated quarterly and or when requested by the Employers Representative.	1.00	item		0.00
	Cash Flow Schedule:				
1.89	Submit a Cash Flow Schedule, which is based on the priced bill of quantities, grouped into the same aggregated work items as are described in the construction programme Gantt / Bar chart, indicating the monthly and accumulated valuation of the works. The cash flow schedule shall be updated monthly by the contractor.	1.00	item		0.00
	Proposed Equipment:				
1.90	Details of the proposed equipment (type & quantity of plant, resources, etc., proposed for the works, taking into account the site location.	1.00	item		0.00
	Environmental Controls:				

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
1.91	Details of the proposed dust, air, noise, vibration, surface & ground water management to minimize impact and damage to the surrounding areas.	1.00	item		0.00
	Traffic Management Plan:				
1.92	The contractor shall ascertain and provide for complying with all traffic regulations affecting the execution of the works detailing their procedures and proposed arrangements for ensuring that all footpaths and roadways adjacent to the site or near the site are kept open and free from obstruction and that all works are carried out in a manner causing the least possible disturbance and interference the movement of people and flow of traffic, with specific reference to but not limited to the following areas;	1.00	item		0.00
1.93	• Providing / maintaining safe access for Public Utility Companies (ESB, Gas Networks Ireland, Eir, Uisce Éireann, etc.,) to access and maintain services.	1.00	item		0.00
1.94	• Detailed proposals to ensure that all roadways and footpaths are maintained clean and free from the accumulation of dirt / mud / waste from all plant / equipment / site traffic, etc.,	1.00	item		0.00
1.95	• Details relating to the management of site traffic entering / exiting the site, traversing through the site to delivering materials, removal of spoil, etc.	1.00	item		0.00
1.96	• Parking Arrangements; the contractor's personnel (including sub-contractors) are not permitted to park or use the adjoining public roadway/footpaths. The contractor shall submit details of the arrangements for contractors personal / sub – contractors parking and their transport to and from site / off site parking arrangements.	1.00	item		0.00
	• Excavation methodology;				
1.97	Intended to be utilised on site, including a detailed description of the sequence of works, ground water and surface water controls proposed to be employed during with works, taking into account the existing ground conditions and location of the works.	1.00	item		0.00
	• Specific Health & Safety Plan;				
1.98	Proposals taking into account the requirements and specifics set down in the Preliminary Health & Safety Plan.	1.00	item		0.00
	• Schedule of Hours of Operation;				
1.99	The contractor shall prepare and submit a schedule of hours of operation for all work activities and shall submit this to and agree in writing with the Employers Representative prior to the commencement of works on site.	1.00	item		0.00
	• Method Statements & Temporary Works;				
1.100	The contractor shall submit to the Employers Representative (ER) for its acceptance a general description of the arrangements and methods of construction and temporary works designs the contractor proposes to adopt for carrying out the works ("the Method Statement"). The Method Statement should be fully cross-referenced to the activities in the programme.	1.00	item		0.00
1.101	• The contractor shall submit to the ER sufficient information as may be considered reasonably necessary by the ER to interpret, evaluate and give acceptance of the Method Statement.	1.00	item		0.00
1.102	• The contractor shall, wherever required by the ER, furnish for its information further and more detailed particulars of the Contractors Method Statement. Should the contractor wish to change a Method Statement or should the ER subsequently consider it necessary to change a Method Statement to which acceptance has previously been given, then the contractor shall submit a revised Method Statement for the ER for its acceptance.	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
1.103	• Acceptance by the ER of the contractor's Method Statement does not make the Method Statement a contract document, the contractor is responsible for the construction of the works in accordance with the condition of contract.	1.00	item		0.00
	• Waste Management Plan:				
1.104	The contractor shall prepare and submit their Waste Management Plan (WMP), detailing the controls and procedures which will be utilized during construction. The contractor shall comply with the Demolition Audit provided, the contractor is to allow for management coordination and setting aside items identified in the demolition audit. The contractor is to prepare, submit and maintain a Construction Resource and Waste Management Plan. Segregate C&D waste on site and achieve a minimum of 70% by weight preparation for reuse, recycling and other material recovery of non-hazardous C&D waste (excluding LoW 17 05 04), Including monthly reporting and a final C&D Waste Report	1.00	item		0.00
	• Pollution Protection Plan				
1.105	The contractor shall prepare and submit their Pollution Protection Plan (PPP), detailing the controls and procedures which be utilized during construction for the prevention of pollution on site, the PPP shall include for but not be limited to the following, nomination of a site based staff member responsible for pollution prevention during construction, carrying out daily inspections, collation of a daily monitoring log, checking plant / equipment daily for oil / fuel leaks, no refuelling will take place on site. The Incident Response Plan detailing the actions to be taken in the event of a spillage or leakage, location of staff facilities / toilets, removal of waste generated on site from these facilities and construction activities, etc.,	1.00	item		0.00
1.106	• The method statement will need to be agreed with the Employers Representative prior to works commencing on site.	1.00	item		0.00
	• Covid 19:				
1.107	Management strategy and deliverables for compliance in full with Government Procedures and Legal Requirements in relation to Covid 19 and all other Virus Pandemic Events including the Government "Return to Work Safety Protocol" and the Construction Industry Federation "Construction Sector C-19 Pandemic, Standard Operating Procedures" and all of their updates.	1.00	item		0.00
	Air and Sound Testing				
1.108	Allow here for full cost of Air and Sound Testing as specified in the Works Requirements.	1.00	item		0.00
	<u>DRAWINGS AND OTHER DOCUMENTS</u>				
	Drawings and Documents from which the Volume C: Pricing Documents is prepared				
1.109	The Drawings, Specification and Other Documents making up the Volume A: Works Requirements from which the Volume C: Pricing Documents have been prepared are issued to all Contractors for Tendering purposes and are Scheduled and attached to Appendix A herein.	1.00	item		0.00
	Inspection of Drawings				
1.110	Subject to Covid restrictions, other Drawings and Documents referred to may be inspected by Appointment at the offices of the Architect.	1.00	item		0.00
	Standard Method of Measurement				

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
1.111	The Volume C: Pricing Documents (Bill of Quantities) has been measured generally in accordance with ARM5 with amendments in accordance with the Department of Finance Guidance Notes for Public Works Contracts: Guidelines on Methods of Measurement. A copy of these Amendments is attached at Appendix A of this document.	1.00	item		0.00
	STANDARD CONDITIONS				
1.112	The Form of Contract will be the Public Works Contract for Building Works Designed by the Employer (PW-CF1), being the edition with a cited revision reference commencing with v2 published on www.constructionprocurement.gov.ie/contracts/ on the date 10 days before the latest date for submission of Tenders (disregarding any amendments posted on that date). The edition referenced in preparing this document is PW-CF1 v2.10, 16.06.2026.	1.00	item		0.00
	Schedule of Clause Headings				
1.113	A schedule of clause headings of the Conditions is set out hereunder for pricing:	1.00	item		0.00
	CONDITIONS OF THE CONTRACT				
1.114	**1. THE CONTRACT** 1.1 Definitions 1.2 Interpretation 1.3 Inconsistencies 1.4 Pricing Document and Works Proposals 1.5 Performance Bond 1.6 Reliance Documents 1.7 Joint Ventures 1.8 Assignment 1.9 Miscellaneous 1.10 Background Information	1.00	item		0.00
1.115	**2. THE LAW** 2.1 Law governing the Contract 2.2 Compliance with Legal Requirements 2.3 Consents 2.4 Project Supervisor 2.5 Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2013 2.6 Ethics in Public Office 2.7 Legal Opinion 2.8 Data Protection	1.00	item		0.00
1.116	**3. LOSS, DAMAGE AND INJURY** 3.1 Employer's Risks of Loss and Damage to the Works 3.2 Care of the Works 3.3 Insurance of the Works and other Risk Items 3.4 Contractor's Indemnity 3.5 Employer's Indemnity 3.6 Public Liability and Employer's Liability insurances 3.7 Professional Indemnity Insurance 3.8 Existing Facilities and Use or Occupation by Employer 3.9 General requirements concerning insurance 3.10 Limitation on Liability	1.00	item		0.00
1.117	**4. MANAGEMENT**	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	Document: Volume A: Preliminary Items
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Code	Description	Qty	Unit	Rate	Total
	4.1 Co-operation				
	4.2 Contractor's Representative and Supervisor				
	4.3 Employer's Representative				
	4.4 Employer's Representative's communications				
	4.5 Instructions				
	4.6 Works Proposals				
	4.7 Required Contractor Submissions				
	4.8 Value Engineering				
	4.9 Programme				
	4.10 Progress Reports				
	4.11 Notice and time for Employer's obligations				
	4.12 Documents				
	4.13 Contractor's Management				
	4.14 Communications				
	4.15 Meetings				
	4.16 Confidentiality and Secrecy				
	4.17 Contractor's Things Not to be Removed				
	4.18 Contractor's Documents				
1.118	**5. CONTRACTOR'S PERSONNEL**	1.00	item		0.00
	5.1 Contractor's Personnel to carry out Contractor's Obligations				
	5.2 Qualifications and Competence				
	5.3 Pay and Conditions of Employment				
	5.4 Subcontractors and Specialists				
	5.5 Collateral Warranties				
	5.6 Removal of Workers				
	5.7 Weekly Labour Records				
	5.8 Ancillary Certificates				
1.119	**6. PROPERTY**	1.00	item		0.00
	6.1 Ownership of Works Items				
	6.2 Infringement of Property Rights				
	6.3 Works Requirements				
	6.4 Rights in Contractor's Documents				
1.120	**7. THE SITE**	1.00	item		0.00
	7.1 Lands Made Available for the Works				
	7.2 Trespassers				
	7.3 Contractor Responsible for all Site Operations				
	7.4 Services for Employer's Facilities				
	7.5 Security and Safety of the Site and Nuisance				
	7.6 Other Contractors				
	7.7 Setting Out the Works				
	7.8 Archaeological Objects and Human Remains				
	7.9 Access and Facilities				
	7.10 Conditions of Site on Completion				
	7.11 Working Times				
1.121	**8. QUALITY, TESTING AND DEFECTS**	1.00	item		0.00
	8.1 Standards of Workmanship and Works Items				
	8.2 Quality Assurance				
	8.3 Inspection				
	8.4 Tests				
	8.5 Defects				
	8.6 Defects Period				

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

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Code	Description	Qty	Unit	Rate	Total
	8.7 Defects Certificate				
1.122	**9. TIME AND COMPLETION**	1.00	item		0.00
	9.1 Starting Date				
	9.2 Suspension				
	9.3 Delay and Extension of Time				
	9.4 Programme Contingency				
	9.5 Omissions and Reduction of Time				
	9.6 Substantial Completion				
	9.7 Taking Over Part of the Works				
	9.8 Liquidated Damages				
1.123	**10. CLAIMS AND ADJUSTMENTS**	1.00	item		0.00
	10.1 Compensation Event				
	10.2 Contractor to Pay Employer's Costs of Checking Quantities				
	10.3 Contractor Claims				
	10.4 Proposed Instructions				
	10.5 Employer's Representative's Determination				
	10.6 Adjustments to the Contract Sum				
	10.7 Delay Cost				
	10.9 Employer's Claims				
	10.10 International Procurement Instrument Measures				
	11. PAYMENT				
1.124	11.1 Interim Payment	1.00	item		0.00
	11.2 Unfixed Works Items				
	11.3 Retention				
	11.4 Full payment				
	11.5 Final Statement				
	11.6 Time for Payment and Interest				
	11.7 Value Added Tax				
	11.8 Withholding Tax				
	12. TERMINATION				
1.125	12.1 Termination on Contractor Default	1.00	item		0.00
	12.2 Consequences of Default Termination				
	12.3 Suspension by the Contractor				
	12.4 Termination by the Contractor				
	12.5 Termination at Employer's Election				
	12.6 Consequences of Termination by Contractor or at Employer's Election				
	12.7 Survival				
	12.8 Payment				
	12.9 Reference to Conciliation				
	13. DISPUTES				
1.126	13.1 Dispute Management Procedure	1.00	item		0.00
	13.2 Conciliation				
	13.3 Adjudication				
	13.4 Arbitration				
	13.5 Jurisdiction				
	13.6 Agent for Service				
	13.7 Continuing obligations				
	14. COVID MANDATORY CLOSURE				
1.127	14.1 Covid 19 Definitions	1.00	item		0.00
	14.2 Covid-19 General Provisions				

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Code	Description	Qty	Unit	Rate	Total
	14.3 Covid 19 Costs				
	15. PRICE VARIATION				
1.128	15.1 Definitions	1.00	item		0.00
	15.2 Contract Sum Adjustment				
	15.3 Proportions				
	15.4 Change in Law				
	15.5 Failure to Commence by the Start Date				
	15.6 Failure to Complete on Time				
	15.7 Excluded Amounts				
	15.8 Revisions of Index Figures				
	15.9 Permitted Increases and Permitted Decreases for Material Categories and Fuel Categories				
	15.10 Adjustments for Labour				
	15.11 Efficiency				
	Appendices to Clause 15: Appendix 1 Definitions; Appendix 2 Permitted Increases and Permitted Decreases for Materials and Fuel; Appendix 3 Labour				
	THE SCHEDULE				
	PART 1 (Completed by the Employer before Tender)				
	The Schedule Part 1 is attached at Appendix A to this document and is also attached to the Volume B: Form of Tender.				
1.129	**PART 2 (Completed by the Contractor and included with Tender)**	1.00	item		0.00
	The Schedule Part 2 is attached at Appendix A to this document and is also attached to the Volume B: Form of Tender.				
1.130	Part 2 of the Schedule is attached to the Form of Tender and is to be returned with the tender completed in accordance with the Instructions to Tenderers. The Contractor shall include here for all costs arising from the inclusion of Part 2 of this Schedule in the Contract.	1.00	item		0.00
1.131	**PART 3 (Completed by the Employer after the tender and prior to the issue of the Letter of Acceptance)**	1.00	item		0.00
	The Schedule Part 3 to the Volume B: Form of Tender will be completed by the Employer in due course.				
1.132		1.00	item		0.00
	CLARIFICATION OF CLAUSES				
	Materials and Workmanship				
	Where National Standards to which equipment or materials must comply are cited, goods meeting other authoritative standards which ensure an equal or higher quality than the standards mentioned, may also be accepted.				
1.133	Where reference is made in the Pricing Document to specific brand names, catalogue numbers or type of equipment or a specific manufacturer, offer of alternative equipment, articles or materials which have similar characteristics and provide equal performance and quality to those specified may also be considered. Any substitutions which the Contractor proposes to make in this respect must be approved by the Employer's Representative in writing before incorporation into the work.	1.00	item		0.00
1.134	Any approval given by the Architects in this respect shall not relieve the Contractor from their responsibility for the performance and quality of their proposed substitutions.	1.00	item		0.00
1.135	Materials, goods and workmanship are to be of the best quality of their respective kinds and those for which there is an Irish or British Standard or Code of Practice are to comply therewith unless otherwise stated. The Architects shall be the sole judge as to the fulfilment of these requirements.	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
1.136	The Contractor shall provide a copy of any relevant Code of Practice for use by the foreman on site. Preambles and descriptions of materials, goods and workmanship given in any one section or trade are to apply throughout this Pricing Document unless otherwise described.	1.00	item		0.00
1.137	**Deleterious, Hazardous or Undesirable Materials** The materials listed below shall not be used on the project either in temporary works or incorporated in the permanent works in any shape or form:- (a) High Alumina Cement or Concrete;	1.00	item		0.00
1.138	(b) Calcium Chloride;	1.00	item		0.00
1.139	(c) Calcium Silicate or sandlime bricks or tiles;	1.00	item		0.00
1.140	(d) Asbestos products;	1.00	item		0.00
1.141	(e) Wood Wool;	1.00	item		0.00
1.142	(f) Crocidolite;	1.00	item		0.00
1.143	(g) Sea Dredged Aggregates;	1.00	item		0.00
1.144	(h) Urea Formaldehyde;	1.00	item		0.00
1.145	(i) Materials containing fibres with a diameter of three microns or less and a length of 200 microns or less;	1.00	item		0.00
1.146	(j) Polytetra Fluroethylene (PTFE) except when used as a non stick sealing within valves, joining material between pipes or as an isolating tape;	1.00	item		0.00
1.147	(k) Mineral fibres (manmade or naturally occurring) which are not stabilized materials to prevent fire migration;	1.00	item		0.00
1.148	(l) Halon	1.00	item		0.00
1.149	(n) Lead based paint; and	1.00	item		0.00
1.150	(o) Any other material generally considered to be deleterious at the time of use.	1.00	item		0.00
1.151	**Unfixed Materials** All materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor. All sheds shall be placed in positions agreed with the Architect.	1.00	item		0.00
1.152	**VALUE ADDED TAX** This tender is to be returned Excluding VAT.	1.00	item		0.00
1.153	**CONTRACTOR'S LIABILITY** **Insurances** The requirements for insurances are set out in the relevant Clause of the Conditions of Contract and as listed in The Schedule.	1.00	item		0.00
1.154	Public Liability Insurance: minimum level of cover €6,500,000 in respect of any one accident. Maximum excess €10,000 for property damage only for any one incident. No excess is permitted in respect of death, injury or illness.	1.00	item		0.00
1.155	Employer's Liability Insurance: minimum level of cover €13,000,000 in respect of any one accident.	1.00	item		0.00
1.156	Professional Indemnity Insurance: minimum level of cover €1,200,000, provided on an annual aggregate claim basis, with a maximum excess in any one claim of the greater of 2% of the Contractor's annual turnover or €5,000, and with a jurisdiction for claims that includes Ireland. Cover is to include areas of design for which the Contractor is responsible, such as temporary works design and completion of design of assemblies (e.g. balustrading, windows, roof trusses, precast concrete units etc.). Where third parties are relied upon for this design role, the Contractor shall confirm how this is structured and provide evidence of their Professional Indemnity Insurance.	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
1.157	Entities issuing the above insurance cover must be authorised as an insurance undertaking by the Central Bank of Ireland to provide Non-Life Insurance Class 13 General Liability cover. Evidence of the insurances (from the Broker or Insurance Company confirming that the covers are in place or can, if appointed, be obtained) is to be provided within 7 days of written request; failure to provide the evidence within that timeframe will eliminate the Tenderer from the process.	1.00	item		0.00
1.158	**EMPLOYERS LIABILITY** **Owner controlled Insurances** Not applicable to this contract.	1.00	item		0.00
1.159	**LOCAL AUTHORITIES' FEES AND CHARGES** **Consents** The Contractor shall include here for all costs in connection with obtaining all Consents other than the Consents that the Works Requirements say that the Employer is to obtain. Road opening licences and hoarding/scaffold licences are to be obtained from Cork City Council by the Contractor.	1.00	item		0.00
1.160	The Contractor shall give and comply with all notices and pay all taxes, fees and charges required under Legal Requirements to be paid in connection with performing the Contract, unless the Works Requirements say otherwise.	1.00	item		0.00
1.161	**Parking Meters** Not applicable to this contract.	1.00	item		0.00
1.162	**OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER** **Visit Site** Tenderers are advised to visit the site and ascertain the facilities of access thereto, the supply of labour and materials the district will afford and the general convenience of working. They shall be taken to have made themselves acquainted with the nature of the site, all existing buildings on or adjacent to the site and all other things insofar as they may have any connection with or affect the works.	1.00	item		0.00
1.163	They must take all the above matters into account when tendering and no claims for extras will be allowed in consequence of their failure to do this.	1.00	item		0.00
1.164	**Restrictions on access to site** Access to the site is described above and in the "Site Access" clause.	1.00	item		0.00
1.165	Disciplinary action may be taken against any person found entering or leaving (or attempting to enter or leave) the site other than by the designated gates or entrances. If the Contractor uses a gate or gates to gain access or egress from the site, the Contractor shall be responsible for securing such gate or gates at all times throughout the Contract period.	1.00	item		0.00
1.166	The Contractor shall ensure that no damage is caused to the existing buildings or services due to the delivery of materials, the execution of the works or the removal of rubbish. The Contractor shall be entirely responsible for any damage due to their failure to comply with this clause.	1.00	item		0.00
1.167	**Safety of Site Operation** The Contractor will liaise with the Employer's Fire Safety Officer(s) and obtain the requisite permits noted elsewhere required for working in, adjacent to or interfering with the Employer's existing use of the building.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	Document: Volume A: Preliminary Items
Project: Shandon Exchange	Mcor Ref: 26.027

Code	Description	Qty	Unit	Rate	Total
1.168	The Contractor shall include here for all costs in complying with the requirement for a "Project Supervisor" per the Conditions of Contract. An AF1 was submitted to the Health and Safety Authority by the Client (Cork City Council) on 5th March 2026 and the Client shall notify the HSA of the appointment of the PSCS.	1.00	item		0.00
1.169	The Contractor shall in respect of all persons and site activities provide for and ensure compliance with all Health, Welfare and Safety Standards and Regulations whatsoever arising in connection with the works and as between the Employer and the Contractor. The Contractor shall be responsible for the health and safety of all persons employed on the site, whether under their direct control or not. The Contractor shall ensure that safe practices and methods of work are adopted at all times. The Contractor, when developing and updating the preliminary safety plan should identify any problem areas, i.e. with the time period, aspects of the design which might cause particular safety problems, hazardous materials specified in the Pricing Document etc. shall notify the Architects in writing of said problems. The Architects shall issue necessary instruction. The Contractor shall bear all costs arising out of their failure to give notice of foreseeable matters in this regard.	1.00	item		0.00
1.170	The Contractor shall include as a minimum for the following list of activities which is not exhaustive: • provision of Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required.	1.00	item		0.00
1.171	• provision of tests and certificates on plant and equipment.	1.00	item		0.00
1.172	• provision of safety signs and signals.	1.00	item		0.00
1.173	• provision of Personal Protective Clothing and Personal Protective Equipment	1.00	item		0.00
1.174	• provision and maintenance of Emergency routes and exits and designated personnel responsible for emergency procedures.	1.00	item		0.00
1.175	• provision of energy distribution installations in compliance with the fourth schedule of the Safety, Health and Welfare at Work (Construction) Regulations.	1.00	item		0.00
1.176	• provision of temporary fire detection and fire fighting systems, including a hot works permit system with fire watch, having regard to the significant quantities of dry, historic and decayed timber within the buildings.	1.00	item		0.00
1.177	• provision and maintenance of appropriate working conditions and work stations.	1.00	item		0.00
1.178	• provision and maintenance of on site traffic routes.	1.00	item		0.00
1.179	• provision of first aid equipment and first aid room as appropriate for the duration of the construction works and ensure that they are fully fitted out at all times	1.00	item		0.00
1.180	• provision of on-site training, induction courses and tool box talks.	1.00	item		0.00
1.181	• complying with SafePass Regulations.	1.00	item		0.00
1.182	• establishing and maintenance of a permitting system for all hazardous activities	1.00	item		0.00
1.183	The Contractor shall include for providing all necessary information as requested by the Project Supervisor for the Design Process (RKA Consulting Engineers) to enable the preparation and completion of the Safety File.	1.00	item		0.00
1.184	**Sectoral Employment Order (Construction Sector) 2017- Statutory Instrument Nr. 455/2017** On the 19th October 2017, the Minister of State at the Department of Business, Enterprise and Innovation, Mr. Pat Breen, signed into law the Sectoral Employment Order (Construction Section) 2017 - Statutory Instrument Nr. 455/2017.	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
1.185	The Order took immediate effect from the 19th October 2017. No transitional arrangements are in place. The Order outlines definitions for the sector and categorises workers. It sets out new basic hourly rates of pay, provides for unsocial hours payments and sets terms for pension and sick pay schemes. Although not specifically covered by the Order, it is also expected that a further recommendation may be provided with regard to travel time. The Order also outlines a Dispute Resolutions Procedure.	1.00	item		0.00
1.186	Minister Breen also accepted the Labour Court's recommendation for a Sectoral Employment Order for the mechanical sector on the 30th of January 2018. The Draft Order must be approved by both Houses of the Oireachtas before it may be signed into law by the Minister. Where an employer is unable to pay the rates outlined in the Order due to financial difficulties, the Labour Court is allowed (under the terms of the Industrial Relations (Amendment Act 2015)) to exempt that employer from the obligation to pay the rates outlined in the Order for a limited period of time.	1.00	item		0.00
1.187	Representatives of the QS Working Group are in discussions with the Office of Government Procurement and we have been advised that changes affecting labour costs, as a consequence of the Sectoral Employment Order, may not be payable/admissible under such contracts. The SCSI has sought more clarity how current projects could be managed in relation to the changes.	1.00	item		0.00
1.188	The Contractor is to include here for the full cost of compliance with the foregoing.	1.00	item		0.00
1.189	**Social Benefit Requirement** The Contractor, during the construction stage, will ensure that a minimum of 10% of the aggregate number of person weeks, i.e. the amount of work done by an individual work based on a 39 hour working week, is to be carried out by contractors personnel who are registered on a national unemployment register within the EU for a continuous period of at least 12 months immediately prior to their employment specifically for the purposes of this Contract ("Relevant Workers"). Personnel who commence employment more than four weeks prior to the issue of the Letter of Acceptance shall not be considered a Relevant Worker.	1.00	item		0.00
1.190	The Contractor are to use all reasonable endeavours to ensure that these objectives are met.	1.00	item		0.00
1.191	The Employer undertakes to assist the Contractor and any Specialists/Sub-contractors to provide employment opportunities by providing details of agencies that can assist in the recruitment of suitable employees. Any action taken by the Employer, or its agents, does not imply, and must not be deemed to imply any promise to provide suitable labour/agencies, and does not imply and must not be deemed to imply that any individuals or agencies referred to the Contractors are suitable for engagement. The Contractor will be required to provide regular monitoring information to the Employers Representative, which is to be provided every 3 months for the duration of the construction stage. The primary function of the monitoring information will be to enable the Employer to measure and produce reports on the Contractors performance against the social benefit performance measures. The format of the monitoring reports will be agreed between the Employer and the Contractor. To comply with the Data Protection Act, all monitoring and training documents must include a statement authorising the Contractor to disclose personal data to the Employers Representative/Employer for the purposes of monitoring performance and reporting on the implementation/outcome of the inclusion of Social Benefit requirements.	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
1.192	**Overhead Lines** The Contractor must ensure that adequate safety precautions are taken when working in the vicinity of overhead lines. Whenever possible they shall either be redirected away from the area of the site or else the current shall be cut off. If this is not possible, there shall be barriers or notices as appropriate to ensure that vehicles and installations are kept away. These may include the provision of goal-post type barriers on each side of the overhead line and the non-use of scaffolding or ladders within 10 metres of the overhead line.	1.00	item		0.00
1.193	There are overhead ESB and EIR cables in Church Street, including cables fixed to the Weighmaster's House elevation. The Contractor shall liaise with ESB Networks, EIR and Cork City Council Public Lighting in advance to arrange isolation, diversion or shrouding of overhead lines and wall-mounted cables before scaffolding is erected or works commence on the Church Street elevation, and shall comply with the ESB Networks Code of Practice for Avoiding Danger from Overhead Electricity Lines.	1.00	item		0.00
1.194	**Refurbishment/Alterations Work - Asbestos Products** Where the tender documents do not provide for the presence of asbestos and the Contractor encounters any material suspected of containing it work shall be immediately suspended in its vicinity and no other work shall be carried out which might expose either the Contractor's personnel or third parties to contact with the suspect material or of releasing it into the environment. The Architects shall be informed immediately and their instructions awaited. If any of the material has been disturbed, the area shall be sealed off and the advice of the Health and Safety Authority obtained on the treatment required for personnel who may have been in contact with it.	1.00	item		0.00
1.195	Details of asbestos containing materials within the existing buildings are included in the asbestos surveys for the Butter Exchange / Shandon Craft Centre (MDK Analytical, October 2015) and the Weighmaster's House (MDK Analytical, January 2025) and shall be removed by a Specialist Firm holding an HSA permit. The Contractor shall allow for further updated refurbishment/demolition asbestos surveys of both buildings before any strip-out or demolition, and for independent air monitoring, four-stage clearance and certificates of reoccupation.	1.00	item		0.00
1.196	Work on asbestos containing materials shall be carried out in accordance with the appropriate legislation and regulations and with the instructions of the Health and Safety Authority.	1.00	item		0.00
1.197	**Testing for Radon** It is intended that a Radon Protection System is installed on this project in accordance with Building Regulations and it is to be measured in the appropriate section of the Pricing Document.	1.00	item		0.00
1.198	The Contractor shall include here for the cost of testing to ensure that the level of indoor radon activity falls within the parameters specified by the Radiological Protection Institute of Ireland. Note that this testing will require a visit to site approximately three months after the building has been occupied to collect the radon gas detectors and deliver them to the specified testing laboratory.	1.00	item		0.00
1.199	Depending on the results a subsequent visit may be necessary to activate the radon protection installation.	1.00	item		0.00
1.200	**Site Supervision** The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all work carried out by the Contractor and to advise and assist the employer in taking possession of the works.	1.00	item		0.00
1.201	**Key Personnel**	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
	The personnel proposed in the Tenderer's SAQ Response (QW2 Part 1, sections 3.4a and 3.4b) for the roles of Company Principal/Director, Health & Safety Manager, Site Agent/Manager, Site Foreman, Project Engineer and Health & Safety Coordinator/Representative shall fulfil those roles. It is a condition of contract that only those individuals listed (qualifying for that role) may fulfil that role. Any supplementary or replacement personnel must be of at least equal competency in all respects and are subject to the approval of the Employer.				
1.202	Minimum requirements for site based personnel: Site Agent/Manager - minimum 15 years relevant construction experience, including minimum 10 years as Site Agent/Manager on similar projects with a similar level of conservation works, and experience of managing Public Works Contracts Designed by the Employer (PW-CF1, PW-CF3, PW-CF5 or equivalent); Site Foreman - minimum 10 years relevant construction experience, including minimum 5 years as Site Foreman on similar projects with similar conservation works; Project Engineer - minimum 10 years relevant construction experience, including minimum 5 years as Project Engineer on similar projects; Health & Safety Coordinator/Representative - minimum 5 years in a Health & Safety role on similar projects and a recognised Health & Safety qualification.	1.00	item		0.00
1.203	**'Construction Skills Certificate Schemes'**	1.00	item		0.00
	The Contractor shall provide for the operation of the requirements of the 'Construction Skills Certificate Schemes'.				
1.204	**Services/Fit-out Co-ordinator**	1.00	item		0.00
	The Contractor shall manage the co-ordination of all buildings services including the lift installations plus all equipment/furniture/fit-out installations with each other and with the building fabric and finishes and shall engage an Engineers/Specialists to complete this task.				
1.205	The Contractor's co-ordinator shall be a person of proven experience and knowledge in comparable engineering and fit-out systems.	1.00	item		0.00
1.206	The Contractor through the duties of their co-ordinator shall be responsible for the following:-	1.00	item		0.00
1.207	The Contractor shall ensure the timely and adequate provision by the specialist Engineering Services contractor, all other specialist contractors and domestic contractors of general arrangements and working drawings, samples, patterns and mock-ups, and setting out data. Thereafter, the Contractor's Co-Ordinator shall co-ordinate the setting out data to ensure the satisfactory placing and integration of all engineering systems.	1.00	item		0.00
1.208	The interpretation and co-ordination of the fully co-ordinated drawings provide by the Specialist contractors and the engineering services contractor drawings.	1.00	item		0.00
1.209	The day to day co-ordination of the site setting out and the sequence of operations of the Specialist Engineering Services contractors and other specialist contractors to comply with the design requirements of the contract drawings.	1.00	item		0.00
1.210	The resolution of points of queries raised by Specialist Engineering Services contractors and other specialist contractors or the obtaining of further instruction from the Architect where the point of query necessitates such reference being made.	1.00	item		0.00
1.211	Being present at all meetings attended by the Architect, the Engineer or any other representative of the Employer, to report on Engineering Systems work and progress.	1.00	item		0.00
1.212	Ensuring that Engineering Systems are not damaged from premature installation and thereafter ensuring the adequacy of measures to protect the works.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

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Code	Description	Qty	Unit	Rate	Total
1.213	The co-ordination of inspection and testing of Engineering Systems with Builders work to avoid damage to systems and to ensure that the tests are not abortive. The provision of a fully detailed programme in order that representatives of the Employer and the Consulting Engineer, can arrange to witness tests as appropriate.	1.00	item		0.00
1.214	The co-ordination of the commissioning and handover of the Engineering Systems and production of a commissioning programme such that commissioning is carried out in the proper sequence and that representatives of the Employer, and the Architects can witness such tests and handover.	1.00	item		0.00
1.215	Ensuring that "As Installed" and Maintenance drawings, instruction manuals and test certificates are properly and punctually prepared and submitted by the Specialist Engineering Services Contractors and other specialist contractors prior to handover.	1.00	item		0.00
1.216	The Contractor shall provide a lead role only in respect to services co-ordination. The Contractor shall produce co-ordinated drawings in conjunction with their Specialist contractors and all other service contractors to fully co-ordinate the services with the structure and finishes.	1.00	item		0.00
1.217	**Site Records**	1.00	item		0.00
	Provide for the provision and keeping of all statutory records.				
1.218	Provide for maintaining a full set of site records of all labour, materials and plant used on the works to the approval of the Architects and a Record of Visitors to site and a daily weather record, recording minimum and maximum temperature and rainfall.	1.00	item		0.00
1.219	**Quality Procedure**	1.00	item		0.00
	The Contractor shall establish and implement quality assurance procedures as required by the Works Requirements, including procedures for establishing quality assurance systems for itself and subcontractors. The Employer's Representative may monitor, spot check and audit the Contractor's quality assurance procedures.				
1.220	If the Contractor / sub-contractor / Specialist operates an approved quality system a quality plan for the project must be submitted to the Architects.	1.00	item		0.00
1.221	If no quality system is in operation the Contractor / sub-contractor / Specialist must comply with the following minimum requirements:-	1.00	item		0.00
1.222	a) Establish and implement quality assurance procedures as required by the Works Requirements.	1.00	item		0.00
1.223	b) The quality assurance procedures shall be reflected in appropriate quality plans.	1.00	item		0.00
1.224	c) Identify the personnel responsible for the project management, site management, safety, and for inspection and testing of the works and for the verification of such tests.	1.00	item		0.00
1.225	d) Ensure that an adequate document control procedure is in place for the project which will ensure that:-	1.00	item		0.00
1.226	i) A drawing register is maintained to record details of all drawings received relating to the project including revision status and circulation record.	1.00	item		0.00
1.227	ii) All documents are date stamped and identified with the project.	1.00	item		0.00
1.228	iii) Superseded drawings are marked "Superseded" and removed from use	1.00	item		0.00
1.229	iv) All documentation is safely filed and easily retrievable.	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
1.230	e) Have clear purchasing procedures which will document individual orders for all materials to be incorporated in the project. Such documentation or purchase order should incorporate the project number and date of order, the supplier's name, address and telephone number, description of materials ordered including requirements to conform to international standards and / or references to drawings or specifications. The date for delivery should also be clearly stated on the purchase order.	1.00	item		0.00
1.231	f) All deliveries to site must be checked by a designated person and materials not meeting specifications to be identified, segregated where practical and details of non-confirming product and the remedial action to be taken and recorded.	1.00	item		0.00
1.232	g) Provide evidence to the Architects if required of specialised training of site personnel.	1.00	item		0.00
1.233	h) Provide a schedule of inspections and tests to the Architects which will list the relevant tests, the persons responsible for carrying out the tests and the personnel responsible for verifying that the tests have been carried out.	1.00	item		0.00
1.234	i) The Contractor shall give to the Architects copies of all reports prepared in accordance with the Contractor's quality assurance procedures.	1.00	item		0.00
1.235	**Freedom of Information** The Client proposes that the following information relating to this tender competition will be made available on request under the Freedom of Information Act 2014: (a) The name of the Contractor who is awarded the contract and the total amount of the tender.	1.00	item		0.00
1.236	(b) To the unsuccessful tenderers, the reason why their tender was rejected.	1.00	item		0.00
1.237	You are asked to consider if any of the information supplied by you in this tender should not be disclosed because of its sensitivity, (other than that referred to at (a) above). If this is the case, you should, when providing the information, identify same and specify the reasons for its sensitivity. The Client will consult with you about sensitive information before making a decision on any Freedom of Information request received. Please make a statement to the effect that information not identified as sensitive (in accordance with the foregoing) may be released in response to a request under the Freedom of Information Act.	1.00	item		0.00
1.238	**Schedule of Dilapidations** On taking possession parts of the relevant existing building the Contractor will be required to produce immediately and submit to the Architects a photographic record and a detailed schedule of dilapidations internally and externally on the existing building. The agreed schedule will be held as a record on the condition of the existing building when possession was granted.	1.00	item		0.00
1.239	**Restrictions on use of the site** The Contractor shall confine their activities to the work included in the Contract and shall not allow their men to trespass onto other parts of the site or onto adjacent lands unless in direct execution of work included in this Contract. In the event of any claims arising due to failure to comply with this Clause, the Contractor shall be held entirely responsible and shall pay any cost in connection therewith.	1.00	item		0.00
1.240	The Contractor's staff will not be permitted to use the existing buildings' toilets or other facilities.	1.00	item		0.00
1.241	**Damage to Adjoining Property**	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	The Contractor will be held responsible for any damage to adjoining property and any other properties adjacent to the site, which may be caused by the execution of the works and they are to provide any necessary protection for this purpose and remove same when no longer required and make good any damage at their own expense. They are to indemnify the employer in respect of any claim for disturbance or damage arising out of the foregoing.				
1.242	**Limitations on working space** Storage space for materials shall be confined to areas immediately adjacent, as far as practicable, to where they will ultimately be used. No materials, site huts, etc. shall be placed in a position which is likely to interfere with the progress of the works.	1.00	item		0.00
1.243	**Limitations on working hours/Limitations on Site Access/Noise Levels** Provide for complying with the strict conditions regarding the working hours and permitted noise emissions as set out in The Conditions of Planning document, Architects Specification and the Preliminary Health and Safety Plan included as part of the Works Requirements/Information documentation.	1.00	item		0.00
1.244	The Contractors must allow in their tender for any additional costs involved in the payment of overtime rates, country money, travelling and lodging expenses for the project as a result of this requirement. Any claims for extras in respect of the foregoing will not in any circumstances be entertained.	1.00	item		0.00
1.245	Works on site generally will be required to comply with the requirements of BS 5228 with regard to noise emissions, together with all the requirements as set out in the above documents.	1.00	item		0.00
1.246	All operations which will result in an unavoidable excessive level of noise, vibration or dust (e.g. breaking out concrete, scabbling, cutting, underpinning or drilling) must be programmed and agreed with the Employer and adjoining occupiers in advance. Vibration shall be monitored where works are adjacent to historic and adjoining structures. See also Clauses on Working Hours/Phasing/Desired Completion Dates.	1.00	item		0.00
1.247	**Use of materials found on site** Materials found by the Contractor on or adjacent to the site are not to be incorporated in the works without the prior written approval of the Architects.	1.00	item		0.00
1.248	**Disposal of materials found on site** Materials found on site shall be disposed of in accordance with the instruction of the Architects.	1.00	item		0.00
1.249	**Waste Management** The Contractor is required to comply with all waste management statutory requirements.	1.00	item		0.00
1.250	**Environmental Management and Sustainable Procurement** The Contractor shall implement robust and proportionate environmental management and sustainable procurement procedures as part of the Works, including procedures to: minimise construction waste and maximise re-use and recycling of materials; reduce embodied carbon associated with materials, transport and construction activities; promote the procurement of products with independently verified environmental performance; manage and document waste in accordance with all applicable waste management legislation; and reduce energy consumption, water consumption and emissions arising from construction activities.	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
1.251	The Contractor shall seek to procure construction products with Environmental Product Declarations (EPDs) or equivalent independently verified environmental information where such products are available and proportionate to the Works, and shall prioritise the retention, repair and re-use of existing building fabric in accordance with conservation best practice.	1.00	item		0.00
1.252	**Supply Chain Management** The Contractor shall operate appropriate supply chain monitoring and tracking systems for the execution of the Contract, including arrangements for monitoring suppliers and sub-contractors, traceability of materials and management of supply chain risk.	1.00	item		0.00
1.253	**Hoardings** The Contractor is required to provide such hoardings or other methods of protection as are necessary. Such hoardings shall be painted on the public side as necessary and maintained in a safe and proper manner.	1.00	item		0.00
1.254	Hoarding lines are to be as per the Contractor's agreed site logistics plan and Cork City Council hoarding licence.	1.00	item		0.00
1.255	**Fences** As per the Contractor's agreed site logistics plan.	1.00	item		0.00
1.256	**Screens** Provide and maintain all necessary dustproof and weatherproof screens where new works adjoin the existing buildings as required throughout the duration of the Contract.	1.00	item		0.00
1.257	Provide and maintain all temporary screens and construct in accordance with the Architects details/specification. The temporary screens shall be located where indicated, removed and re-erected as required.	1.00	item		0.00
1.258	**Acoustic Screens** Provide and maintain all acoustic screens and construct in accordance with the Architects details/specification.	1.00	item		0.00
1.259	**Temporary Roofs** The Contractor is obliged to provide whatever temporary weathering is necessary to protect and keep watertight the existing buildings where additions or alterations are being carried out, including the erection of a temporary roof over the Weighmaster's House before roof demolition.	1.00	item		0.00
1.260	**Temporary Name boards** Allow for a site sign in the form of a printed banner measuring approx. 4.5m x 4.5m, to include graphics displaying the project name and 3D image, the various funding bodies and their logos, Design Team and Contractor logos and details, and such other project information as may be required; final content, layout, material and specification to be agreed with the Architect prior to production. A free-standing or framed sign structure is not required. The banner is to be fixed within the existing Portico entrance using a temporary, non-invasive fixing method that causes no damage to the historic fabric, and the Contractor is to allow for transferring the banner to the site hoarding and back again as required to suit the progress of the works, for maintaining it in a clean and good condition for the duration of the Contract, and for removal on completion with making good. No drawing is provided; the foregoing description will govern.	1.00	item		0.00
1.261	**Advertising rights** No signage other than that approved by the Architects shall be erected on the site.	1.00	item		0.00
1.262	**Maintenance and protection of existing services**	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
	The Contractor shall do everything necessary to avoid damage to any services and structures on, under or above the ground which are manifestly put at risk by the execution of the works.				
1.263	Protect, uphold and maintain all overground and underground services of statutory authorities, utility providers or private owners and all pipes, ducts, walls, underground or overhead cables, etc. encountered during the execution of the works. The Contractor is to make good any damage due to any cause within their control at their own expense or pay any costs and charges in connection there with to the satisfaction of the Employer, Architect, Statutory Authorities, Service Providers or Private Owners.	1.00	item		0.00
1.264	The Contractor shall fully satisfy themselves as to the exact location of all existing services. The Contractor should contact ESB Networks, Gas Networks Ireland, Uisce Éireann, EIR, Virgin Media and the Local Authority in relation to power cables, gas pipes, telephone cables, cable T.V. routes, drains and watermains in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged. The existing gas feed shall be identified, its status confirmed with Gas Networks Ireland and disconnection/capping arranged before any works in the vicinity.	1.00	item		0.00
1.265	The contingency plan must be approved in advance by the Architects and will include the names and contact numbers to effect an immediate response to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such services may be at risk. Where deemed necessary the Services Engineer or relevant authority representative or emergency crew as appropriate will be in attendance where any particular service is at risk.	1.00	item		0.00
1.266	**Order of execution and completion of the Works** The Contractor will be required to agree with the Architects dates for the starting and completion of any work within the existing buildings and the breaking out of openings within the existing buildings, within the overall building programme.	1.00	item		0.00
1.267	**Maintenance of temperature and humidity levels** Provide for all necessary equipment, fuel and attendance for controlling and maintaining the specific temperature and humidity of the works as and when required.	1.00	item		0.00
1.268	**Use of permanent heating installation** The contractor will not be allowed use of the existing heating system for drying out purposes.	1.00	item		0.00
1.269	**Temporary Site Meeting Accommodation and Facilities for Employer** The Contractor to have available for Site Meetings suitable temporary accommodation with adequate table area, chairs, heating, lighting and attendance as necessary suitable for up to 20 people.	1.00	item		0.00
1.270	**Temporary Office Accommodation and Facilities for Employer** The Contractor shall provide and maintain a temporary office on the site for the Professional Inspectorate. The office to have 3 No. desks with swivel chairs, under-bench drawer packs, filing cabinet, shelving units, notice boards, white boards, a small fridge and electric kettle. The office to have power and lighting, landline, wifi, 3 No. docking stations for laptops (provided by others), 3 No. 32 inch high resolution monitors all linked to and including an A3 laser colour printer. The Contractor is to clean and maintain this office for the period of the contract.	1.00	item		0.00
1.271	**Storage Containers for Salvaged Materials from the Existing Buildings**	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
	Provide 2 No. 6.00x2.40m lockable, secure, and dry steel containers for the storage of items salvaged from the buildings during stripout and demolitions as directed by the Architect.				
1.272	**Telephone, Wi-fi etc. for use of the Employer** The Contractor shall include for the cost providing wi-fi and for cost of all calls made on behalf of the Employer.	1.00	item		0.00
1.273	**Parking facilities for Employer and Design Team** Provide 3 No. parking spaces for the use of the Design Team.	1.00	item		0.00
1.274	**Employment of Labour** None but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the Works and the whole of the same shall be carried out and completed in the best and most substantial manner.	1.00	item		0.00
1.275	**Local Labour** Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work, be recruited from the local offices of FAS or other such agency to the extent that the total labour requirement of the contract exceeds the Contractor's core workforce.	1.00	item		0.00
1.276	**Industrial Relations** The Contractor shall be responsible for ensuring a good industrial relations climate on site. They shall not hire any labour directly at the site.	1.00	item		0.00
1.277	In the event of a dispute arising, the Contractor shall take all precautions to avoid a strike situation and in the event of a strike taking place shall ensure that the employers premises are not picketed.	1.00	item		0.00
1.278	**Rights of Search** The issue of a Site Pass, I.D. Badge, "Gate Pass" or vehicle pass is conditional upon acceptance by the Contractor, their employees, sub-contractors, Specialists, vendors and visitors of the Employer's, right to search in the course of security checks both vehicles and persons.	1.00	item		0.00
1.279	**Rights to refuse admission** The Employer and Architect reserves the right to refuse admittance to the site or evict therefore any person found to be under the influence of intoxicating liquor or drugs.	1.00	item		0.00
1.280	No intoxicating liquor or drugs shall be brought onto the site or accepted from any person on site.	1.00	item		0.00
1.281	**Use of radio by Contractor** The Contractor may with the prior approval of the Architect, use a proper licensed radio for communications on or off the site. They must pay all charges and expenses in connection therewith.	1.00	item		0.00
1.282	**Car parking by Contractor's employees** Refer to Architects Drawings and Site of Possession Clause.	1.00	item		0.00
1.283	**Setting out the Works** All instrument work in setting out to be done by personnel experienced and practised in this work. If these are not members of the Main Contractor's own staff, they must be members of a properly established surveying firm, with the necessary qualifications to carry out the whole of the work in an expert manner.	1.00	item		0.00
1.284	The Contractor will be wholly responsible to the Employer for any errors in the work, and meet all costs arising therefrom.	1.00	item		0.00

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1.285	The Main Contractor will be held fully responsible for checking all sub-contractors and Specialists setting out and satisfying themselves as to its correctness. The Tender is deemed to include any costs arising from the Main Contractor's failure to comply with the foregoing as no claim for extra payment or extension of time to the Contract period will be admissible.	1.00	item		0.00
1.286	**Protection of work** The Contractor is to case up and protect the work done by other tradesmen and be responsible for and make good or pay for the making good of any work which may suffer from want of such casing and protection. Cover up and protect from all injury all cladding and roofing systems. Case up all joinery mouldings.	1.00	item		0.00
1.287	**Submission of Samples** When requested by the Architect, samples of all materials proposed to be used for the works shall be submitted to them, together with the name and address of the supplier and such information, instructions and directions as the supplier has issued. Samples shall then be subject to the Architects approval prior to the delivery of the materials to the site. All materials delivered to and used upon the works must be at least equal in quality to the same, and the Contractor shall ensure that they comply with all manufacturer's instructions and recommendation. Any materials condemned by the Architects as unfit for use in the works shall be immediately removed from the site at the Contractor's expense.	1.00	item		0.00
1.288	The Contractor shall include here for supplying and erecting the samples requested in the Works Requirements.	1.00	item		0.00
1.289	Such samples shall not form part of the permanent works.	1.00	item		0.00
1.290	All materials and prefabricated items shall be manufactured and tested in accordance with the specified requirements. When evidence of conformance depends solely on inspections and tests performed by a sub-contractor, Specialist, Manufacturer, Supplier or independent inspecting authority, the Contractor shall ensure that such evidence is satisfactory and that appropriate records are maintained.	1.00	item		0.00
1.291	No materials or prefabricated items shall be used in the works until it has been verified that they comply with the specified requirements.	1.00	item		0.00
1.292	Where appropriate, all materials and prefabricated items delivered to the site shall bear the Manufacturer's name, brand name, or any other data that may be required to verify the exact nature of the material or item and relate it to the specified requirements.	1.00	item		0.00
1.293	Where applicable, materials and prefabricated items shall be obtained from Suppliers and Manufacturers who have been assessed by an independent certification authority accredited by the National Accreditation Council for Certification Bodies.	1.00	item		0.00
1.294	Transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration.	1.00	item		0.00
1.295	The Contractor shall operate quarantine procedures for the identification and isolation of materials and prefabricated items that do not comply with the specified requirements.	1.00	item		0.00
1.296	Works test certificates shall include, whenever applicable, the location in the works of the delivery or batch which the sample represents.	1.00	item		0.00
1.297	**Standard Tests** The Contractor shall make such standard tests of concrete, blockwork, mortar, steelwork and other materials as set out in the Works Requirements or as the Architects may direct.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	Document: Volume A: Preliminary Items
Project: Shandon Exchange	Mcor Ref: 26.027

Code	Description	Qty	Unit	Rate	Total
1.298	The cost of all on and off site tests, all testing fees and charges and any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete test cubes and transporting the cubes for testing.	1.00	item		0.00
1.299	**Archaeology, Curiosities etc** The Contractor shall not disturb any ancient works without the Architects permission and shall at once hand over to them any object of antiquarian, geological or other interest or value discovered during the progress of the work.	1.00	item		0.00
1.300	**Temporary Works** The Contractor shall be solely responsible for designing and carrying out all necessary temporary works, including falsework, earthwork support, temporary propping, needling, temporary sheet steel piling and for taking all necessary steps to ensure the continuous stability for the duration of the contract of the existing buildings, of their remaining sections, of neighbouring structures, footpaths, roads and lands and of all new work under construction including both in-situ and precast concrete, steelwork and masonry.	1.00	item		0.00
1.301	A Chartered Engineer, or other suitably experienced and qualified person as approved by the Architect, shall on behalf of the Contractor carry out a detailed structural survey and appraisal of the existing buildings, including buildings on adjoining sites as may be necessary, and shall design and prepare detailed drawings for all the temporary works in accordance with the recommendations of the relevant British Standards. These proposals shall incorporate any and all amounts of temporary works indicated on the Architects or Engineers drawings but such temporary works shall not be assumed by the Contractor to be sufficient in themselves for any purpose.	1.00	item		0.00
1.302	Parts of the buildings are in a dangerous condition (refer to the Preliminary Safety and Health Plan). In particular the Weighmaster's House / Bay 3 requires urgent temporary propping of floors, beams and roof structure to a temporary works design before any person enters unpropped areas or any strip-out takes place.	1.00	item		0.00
1.303	Work near/in existing buildings, near adjacent buildings, roadways or pavements and excavations for foundations adjacent to existing buildings, roadways or pavements shall be carried out in such a manner as will not endanger these existing buildings, roadways or pavements.	1.00	item		0.00
1.304	The Contractor's attention is drawn to the fact that they must comply with all Safety, Health and Welfare at Work Acts and Regulations in relation to temporary works, scaffolding etc.	1.00	item		0.00
1.305	The Contractor, who is responsible for providing the specified materials and the required standard of workmanship and who has responsibility to decide their own detailed method of construction and to maintain stability of the building while it is under their control, must recognise the need to employ properly qualified and experienced supervisors on site. (The Contractor's attention is drawn to the publication "Stability of Buildings" by the Institution of Structural Engineers - in particular to the section "Construction Stage" and to the Appendix). On complex structures or in circumstances where a full understanding of Engineering principles is required to execute the work safely, the Contractor shall employ a chartered Engineer to direct and supervise the construction.	1.00	item		0.00
1.306	**Dayworks**	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	Where work is to be performed on a daywork basis then original vouchers giving the fullest particulars of hours worked, names of work persons, category of work persons (as stated in the Schedule, part 2E) together with rates of wages, paid, description of work executed, materials and plant used in the items up to Friday, shall be delivered to the Architects before the following Friday.				
1.307	All sheets are to be signed by the Contractor's Representative or Contractor's Supervisor and the Architect. Such signatures are only to be taken as certifying that the time, materials and plant are correct and shall not be held to justify a claim that the work shall be so charged or that it cannot be measured and priced according to the terms of the Contract.	1.00	item		0.00
1.308	**Tax Clearance Certificate** Prior to the award of the Contract the successful Tenderer shall be required to supply its Tax Clearance Access Number and Tax Reference Number to facilitate online verification of its tax status by the Employer. Any sub-contractor or Specialist under consideration will similarly be required to demonstrate tax clearance. The successful Tenderer shall, for the term of the Contract, comply with all applicable EU and domestic tax laws.	1.00	item		0.00
1.309	**Tower Crane Location** Should the Contractor choose to use a tower crane it shall be located by agreement with the Architect.	1.00	item		0.00
1.310	**Temporary Hoists** Should the Contractor choose to use a temporary hoist or hoists it/they shall be located in location(s) to be agreed with the Architect.	1.00	item		0.00
1.311	**Effluents or Waste** The Contractor shall ensure that any effluent or waste from the works shall not be discharged into ponds, drains and sewers unless permitted by the Local Authority and Employer.	1.00	item		0.00
1.312	The Contractor shall at all times protect and safeguard excavations, holes, openings and the like and any other hazards caused by the carrying out of the Contract Works.	1.00	item		0.00
1.313	**Site Transport** The Contractor shall ensure that their tracked vehicles or cranes do not travel on finished roads or in the planted areas without the written permission of the Architects, and only with use of timber mats or other approved precautions to prevent damage to the roads.	1.00	item		0.00
1.314	The parking of Contractor's employees' cars shall be in accordance with the Employers requirements and as shown on the site layout drawings. Parking on any roadways is prohibited.	1.00	item		0.00
1.315	**<u>TENDERING DETAILS</u>** **Tender Procedure** This competition is being conducted under the Open Procedure in accordance with the Instructions to Tenderers for Works Contractors (ITT-W2 v3.1, 25th November 2025), the Suitability Assessment Questionnaire QW2 Part 1 (v2.2) and QW2 Part 2, and Health & Safety Supplements 3.4.1 (Contractor) and 3.4.2 (PSCS). The Instructions to Tenderers and Suitability Questionnaires do not form part of the Contract.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
1.316	Tenders will consist of: the completed Form of Tender and attached completed Schedule (Volume B); the SAQ Response(s); the completed Pricing Document (Volume C); the Works Proposals as described in the Works Proposals clause above; and any additional information specified in Appendix 2 of the Instructions to Tenderers. Tenderers must fill in all spaces in the Schedule reserved for the Tenderer (Works Proposals in Part 1 and all of Part 2). No amendments or alterations to the Form of Tender or Schedule are permitted other than completing them in accordance with their terms.	1.00	item		0.00
1.317	Tenders must be submitted via the eTenders platform at or before the latest date and time stated in the eTenders Contract Notice. All documents are to be uploaded in PDF format, clearly named (e.g. "Tender of ABC Limited for Shandon Exchange, Volume C, Pricing Document") and signed before conversion where signature is required. The SAQ Response(s) and supporting documentation for the Tenderer and its Specialists are to be clearly labelled "SAQ Response". Timely and complete upload is the responsibility of the Tenderer.	1.00	item		0.00
1.318	All communications concerning the competition must be in writing via the eTenders platform. Queries should be raised as soon as possible and no later than 14 days before the latest time for receipt of Tenders (as per the eTenders Contract Notice). The Employer will not normally issue supplemental information or responses to queries later than 8 days before the latest time for receipt of Tenders. Tenderers must immediately notify the Employer of any ambiguity, discrepancy, error or omission in the tender documents.	1.00	item		0.00
1.319	The maximum number of Tenders per Tenderer is one. Mandatory options are not required and variant tenders are not permitted. Tenders and all information included with them must be in English. No deposit is required for the tender documents.	1.00	item		0.00
1.320	The Form of Tender is to be executed under seal in accordance with section 5.12 of the Instructions to Tenderers, and the successful Tenderer will be required to execute the Agreement under seal (as a deed) in the same manner. Where the Tenderer is a partnership, joint venture or consortium, each member must sign the Form of Tender.	1.00	item		0.00
1.321	The Tender validity period is as stated in the Form of Tender in Volume B. The Date for Substantial Completion is as stated in the Schedule, Part 1. The decision on Contract award is anticipated in Q1 2027.	1.00	item		0.00
1.322	Following the award decision, the Letter to Successful Tenderer may request any or all of the following: the performance bond required under the Contract; evidence of the insurances required by the Contract; evidence of tax compliance from the Revenue Commissioners; and the appointment as Project Supervisor for the Construction Stage.	1.00	item		0.00
1.323	Tenderers (and any members of the Tenderer and entities relied upon) are to provide a declaration in relation to Regulation 57 (Exclusion Grounds) of SI 284/2016 in the form of an ESPD, and a declaration (in QW2 Part 2) that they do not exceed the limits set in Article 5k of Council Regulation (EU) No 833/2014 (Sanctions against Russia), as amended.	1.00	item		0.00
1.324	Tenderers' attention is drawn to the Competition Act 2002 - 2019, which makes it a criminal offence to collude on prices or terms in a public procurement competition. Any actual or potential conflict of interest, and any 'registrable interest' (as interpreted under the Ethics in Public Office Act 1995 and the Standards in Public Office Act 2001), must be fully disclosed to the Employer. Tenderers must treat the tender documents and their participation in the competition as confidential.	1.00	item		0.00

Employer: Cork City Council	Document: Volume A: Preliminary Items
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Code	Description	Qty	Unit	Rate	Total
1.325	Review Procedure: a Tenderer who disputes a decision of the Employer about whether a Tender complies with the ITT must first raise the matter with the Employer within 7 days of the matter coming to its attention. Failing resolution, the Tenderer may, within 7 days of receiving the Employer's response, request in writing that the matter be referred to the Department of Housing, Local Government and Heritage (the Sanctioning Authority) for review and recommendation. This procedure is not mandatory and any recommendation is not binding on the Employer or the Tenderer.	1.00	item		0.00
1.326	**Specialist Works Sub-Contractors** There are no Specialists named by the Employer to be novated to the Contractor and the Contract is not to be novated as a Specialist contract. However, Tenderers are required to identify (in the Schedule, Part 2E and in their SAQ Response) their proposed Specialist Works Sub-Contractors for the following works packages:	1.00	item		0.00
1.327	• Historic Timber Truss Repairs & Reconstruction	1.00	item		0.00
1.328	• Breathable Insulated Render, Lime Render	1.00	item		0.00
1.329	• Lime Pointing and Consolidation of Traditional Solid Masonry Walling	1.00	item		0.00
1.330	Each proposed Specialist is to complete and submit a QW3a Suitability Assessment Questionnaire. Failure of a proposed Specialist to satisfy the stated minimum standards will render the Tenderer's submission non-compliant. Tenderers must also provide a letter from each named Specialist agreeing to enter a contract with the Tenderer to perform the identified element if the Tenderer is awarded the Contract. A substitute Specialist may only be proposed with the Employer's consent in the circumstances set out in section 5.10 of the Instructions to Tenderers.	1.00	item		0.00
1.331	**Suitability Assessment Requirements (QW2 Part 1)** The project is categorised as Type 2 for the assessment of the Works Contractor. The successful Tenderer will be appointed the Contractor for the purposes of the Construction Regulations, the Builder for the purposes of BC(A)R and the Project Supervisor for the Construction Stage (PSCS). Tenderers must complete H&S Supplements 3.4.1 and 3.4.2.	1.00	item		0.00
1.332	Turnover: the minimum average annual construction turnover for 2023, 2024 and 2025 must meet or exceed €5,000,000, and the construction turnover for 2025 must also meet or exceed €5,000,000 (combined for all members of a consortium; sub-contractors' turnover will not be taken into account). Evidence is to be an original signed and dated letter from the Tenderer's external accountant or professionally accountable Head of Finance.	1.00	item		0.00
1.333	Before appointment the successful Tenderer will be required to provide a current letter, dated within 3 months of the closing date for tenders, from its Auditors or Accountants stating that its current assets exceed its current liabilities, together with a Tax Clearance Certificate, Relevant Contracts Tax Certificate or statement of suitability on tax grounds.	1.00	item		0.00
1.334	Management personnel minimum requirements (QW2 3.4a): Company Principal/Managing Director - training and experience in building construction and Health & Safety relevant to projects of similar scale and complexity, minimum 5 years as Managing Director, minimum 10 years in construction works, with details of 3 No. completed relevant projects in that role; Health & Safety Manager - relevant experience on similar projects, safety and health qualifications and training, minimum 3 years as Health & Safety Manager and minimum 10 years in construction works.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	Document: Volume A: Preliminary Items
Project: Shandon Exchange	Mcor Ref: 26.027

Code	Description	Qty	Unit	Rate	Total
1.335	The Contractor shall include for all costs of complying with the Tender Procedure, Specialist and Suitability Assessment requirements set out above.	1.00	item		0.00
1.336	**Expense of preparing Tender** Contractors will not be remunerated for any trouble or expense they may incur in making up their Tenders.	1.00	item		0.00
1.337	**Comparative Cost of Tender** The Employer does not bind themselves to accept the lowest or any Tender.	1.00	item		0.00
1.338	Comparative Cost of Tender applies to this tender and will be assessed using the template at Appendix 4 of the Instructions to Tenderers. For evaluation purposes (clause 10.6.4): (i) a tendered percentage addition to costs of labour that is negative, blank or less than 35% will be read as 35%; (ii) a tendered percentage addition to costs of materials that is negative or blank will be read as 0%; (iii) a tendered percentage deduction to costs of plant of more than 50% will be read as 50%, and a blank entry will be read as 0%.	1.00	item		0.00
1.339	**Award Criteria** The Contract will be awarded to the Most Economically Advantageous Tender (MEAT) meeting the specified minimum criteria, including those in the Suitability Assessment Questionnaire(s), assessed on the following award criteria:	1.00	item		0.00
1.340	• Price - Lowest Comparative Cost of Tender as per Appendix 4 of the ITT: 30%	1.00	item		0.00
1.341	• Technical Merit 1 - Project Execution Plan: 20%	1.00	item		0.00
1.342	• Technical Merit 2 - Project Personnel & Resourcing: 10%	1.00	item		0.00
1.343	• Technical Merit 3 - Detailed Project Programme: 10%	1.00	item		0.00
1.344	• Technical Merit 4 - Works Experience: 30%	1.00	item		0.00
1.345	Comparative Cost of Tender (30 marks): the lowest bona fide Comparative Cost of Tender will be awarded 30 marks. Other Tenders will be awarded marks using the formula (A/B) x 30, where A is the lowest Comparative Cost of Tender and B is the Comparative Cost of Tender of the specific Tender. Marks will be rounded to the nearest whole mark.	1.00	item		0.00
1.346	Works Experience: each of the (up to) 3 No. projects will be marked out of 10 according to its relevance to this project in terms of: the scale, nature and complexity of the project, including project constraints (4 marks); the scope and nature of the conservation works (4 marks); and its procurement under a CWMF employer-design contract (2 marks).	1.00	item		0.00
1.347	Technical Merit (70 marks): the Tenderer with the highest score for each criterion will be awarded the maximum marks for that criterion and other Tenderers will be awarded marks using the formula (D/C) x total marks available, where C is the highest score and D is the score of the specific Tender, rounded to the nearest whole mark. Tenderers must obtain at least 50% of the marks available for Technical Merit; failure to do so will result in exclusion from the process.	1.00	item		0.00
1.348	Final score = marks for Comparative Cost of Tender + total marks for Technical Merit. In the event of a tie, the Tenderer with the lowest bona fide Comparative Cost of Tender will be the MEAT.	1.00	item		0.00
1.349	**Pricing the Pricing Document**	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
	Pricing Format is Lump Sum. Tenders are to be submitted electronically via the eTenders platform (www.etenders.gov.ie). The completed Pricing Document must be submitted as a read-only PDF marked "Master Pricing Document". The Employer may request the Pricing Document in its native file and/or .csv format, which must then be provided promptly and within the stated timeframe; in the event of inconsistency the read-only PDF Pricing Document shall take precedence.				
1.350	All sums must be in euro to two decimal places. All items and quantities in the Pricing Document must be priced. Blank spaces, the terms 'nil' or 'included', dashes or the like must not be used; where zero is a permitted entry it must be stated as '0.00'. Negative rates, omitted rates or zero rates must not be used in any Bill of Quantities. Tenderers must not insert additional items in, or make any alterations to, the Pricing Document except where permitted by it.	1.00	item		0.00
1.351	Tenderers must not use abnormally high or low rates or prices, including any pricing strategy that might allow the Tenderer to benefit disproportionately from clauses 10.6.4 or 10.7 of the Conditions or result in disproportionately early payment. Each amount must cover the full inclusive value (excluding VAT) of the relevant work and a fair allocation of the tendered Contract Sum. The Employer may examine the Pricing Document for errors in extension and addition and adjust rates in accordance with section 8 of the Instructions to Tenderers, without affecting the tendered Contract Sum or the Comparative Cost of Tender.	1.00	item		0.00
1.352	Descriptive sizes are given in the nearest metric to correspond with present available imperial sizes. No extra resulting from slight changes in sizes when metric equivalents are manufactured will be allowed.	1.00	item		0.00
1.353	**Tender Qualifications** The Tenders shall be strictly in accordance with the Pricing Document, Drawings, Contractor's obligations pursuant to the Conditions of Contract and shall not be qualified in any way. Tenders must not include or be accompanied by a cover letter or any other information not included in Volume B or Volume C or specified in the tender documents, or by any statement that could render the Tender equivocal. Any such qualification may result in the Tender being rejected in accordance with the Instructions to Tenderers (ITT) document.	1.00	item		0.00
1.354	**Work to be Performed** The Contractor shall furnish all labour, materials and equipment, tools, construction plant and supervision to perform the work in accordance with and described in the Specifications and Drawings referred to herein, and as subsequently amended or revised.	1.00	item		0.00
1.355	The Contractor shall include in the Contract Price for all consumable construction materials.	1.00	item		0.00
1.356	The Contractor shall be held to have satisfied themselves by careful examination of the drawing and specification and of the site as to the amount of work to be carried out to enable the works to function satisfactorily. This shall include all items reasonable and obviously referred to as necessary though not implied in the Drawings and Specifications and the contract is for completely finished work strictly in accordance with the true content and meaning of the Drawings and Specifications and no payment beyond the Contract Sum will be allowed in consequence of the Contractor having failed to properly acquaint themselves with the site, drawings and specifications.	1.00	item		0.00
1.357	**Provide Everything Necessary**	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
	The Contractor shall provide everything necessary for the proper execution of the Contract according to the true intent and meaning of the documents. Whether same may or may not be particularly described, provided same is reasonably inferred therefrom.				
1.358	**Lump sum additions or deductions to arrive at Tender**	1.00	item		0.00
	See Instructions to Tenderers Document.				
1.359		1.00	item		0.00
	SUPPLIED BY THE EMPLOYER				
	Water for the works				
	By Main Contractor.				
1.360	**Electricity for the works**	1.00	item		0.00
	By Main Contractor.				
1.361		1.00	item		0.00
	IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR				
	Maintaining temporary works, adapting, clearing away and making good together with notices and fees to Statutory Authorities, Public Undertakings or Public or Private Utility Providers related to the items shall be deemed to be included with the following items:				
1.362	**Plant, Tools and Vehicles**	1.00	item		0.00
	Provide all necessary mechanical and non-mechanical plant, tools and vehicles necessary for the proper execution and completion of the work:				
	a) bringing to site, installing and removing on completion				
1.363	b) maintaining on site for the duration of the works	1.00	item		0.00
1.364	**Scaffolding**	1.00	item		0.00
	Provide all necessary scaffolding for the proper execution and completion of the works.				
	a) bringing to site, erecting and removing on completion				
1.365	b) maintaining on site for the duration of the works	1.00	item		0.00
1.366	If the Contractor should strike any of this scaffolding before ascertaining whether it is required by a sub-contractor, Specialist or Statutory Authority, Public Undertaking or Public or Private Utility Provider, they must re-erect it, if so required at their own expense.	1.00	item		0.00
1.367	The scaffolding must be the subject of detailed provisions of the Construction Safety Plan. Scaffold design must take account of the conservation restriction that scaffolds are not to be tied/fixed to walls that are to be rendered (independent, buttressed or through-tie arrangement to be designed).	1.00	item		0.00
1.368	**Site Administration**	1.00	item		0.00
	Provide for all on and off-site management and administration including cost of Foreman and Site Agent Contractor's Representative and Contractor's Supervisor in charge as referred to in the Conditions of Contract.				
1.369	**Site Security**	1.00	item		0.00
	Provide for safeguarding the works, materials and plant against damage and theft including providing all necessary watching and lighting for the security of the works and the protection of the public. Provide shelter and heat for any watchmen so required. Site security and intruder protection shall be provided to reduce the risk of arson and vandalism (the buildings have been vacant for many years).				
1.370	The Contractor is to provide for clearly identifying the site perimeters and surroundings for the full duration of the works.	1.00	item		0.00

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Employer: Cork City Council	Document: Volume A: Preliminary Items
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Code	Description	Qty	Unit	Rate	Total
1.371	The Contractor shall make provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements, including protection of the public on Church Street, Exchange Street and O'Connell Square from falling objects.	1.00	item		0.00
1.372	**Contractor's Compound** The Contractors Compound is to be located within the Butter Exchange courtyard and erected in accordance with the agreed site logistics plan, taking account of the sequencing of the attenuation tank, drainage and landscaping works in the courtyard.	1.00	item		0.00
1.373	The Contractor will be responsible for:	1.00	item		0.00
1.374	a. Stripping the site	1.00	item		0.00
1.375	b. Providing hardstanding	1.00	item		0.00
1.376	c. Erecting hoarding	1.00	item		0.00
1.377	d. Providing electricity, waste and drainage	1.00	item		0.00
1.378	e. Maintaining on site for duration of the works	1.00	item		0.00
1.379	f. Removal of all above and reinstatement of ground on completion.	1.00	item		0.00
1.380	Allow for the cost of all paper and consumables in connection with this specific requirement.	1.00	item		0.00
1.381	**Transport for Workpeople** Provide for all necessary transport for work people including those of sub-contractor's, Specialists to and from site including compliance with Road Traffic Acts and other regulations in this regard, payment of all fees, charges and the like.	1.00	item		0.00
1.382	**Protection of the Works against inclement weather** Provide for carefully covering up and protecting the works, or any adjoining property exposed by the works, at all times from inclement weather.	1.00	item		0.00
1.383	**Water for the Works** Provide clean, fresh water for use on the works, pay all charges in connection therewith, provide all temporary storage, plumbing services, pipes, connections, taps, hoses, valves, stand pipes etc. and clean away and make good on completion.	1.00	item		0.00
1.384	**Lighting and power for the Works** The Contractor shall provide electricity for use on the works and pay all charges in connection therewith. The Contractor shall provide all artificial lighting and power for the works, provide for distribution about the site and all temporary connections, leads, fittings, etc. and clear away and make good on completion.	1.00	item		0.00
1.385	The lighting shall be to the standard stated by the Health and Safety Project Supervisor Construction Stage.	1.00	item		0.00
1.386	The Contractor shall include for a 3-phase electricity 380/220 V. power supply if this is required either for their own work or for work to be executed by sub-contractors and Specialists. It shall be the Contractor's responsibility to ascertain the level of supply required by all sub-contractors and Specialists and to have this available prior to their commencing work on site.	1.00	item		0.00
1.387	**Temporary roads, hardstandings, crossings, etc.**	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	The Contractor shall provide all necessary temporary roads, tracks, hardstandings and the like, and hack up and make good on completion. The Contractor shall erect a secure fence with gate around the site compound. All temporary roads and hardstandings shall be suitably sign posted. On completion the temporary roads, tracks, hardstandings and security fence shall be removed as required and areas disturbed made good. The Contractor shall examine the nature and levels of the area designated for the site compound(s). If they consider that levels need raising or lowering for their purposes they shall include the cost of so doing in the tender, such cost to include reinstatement to the original levels, including top soiling and grassing, on completion to the satisfaction of the Engineer.				
1.388	**Temporary accommodation for use of the Contractor** Provide and maintain toilet facilities, washing facilities, drying room and canteen(s) for the Contractor's staff including those of their sub-contractors and specialists and watertight sheds for the storage of their materials, tools and tackle, including suitable and separate storage for dangerous materials or substances, in positions to be agreed with the Health and Safety Project Supervisor Construction Stage. Alter, shift and adapt same as necessary from time to time. Maintain in a clean and tidy condition at all times. Provide and maintain temporary office accommodation.	1.00	item		0.00
1.389	Welfare facilities for workpeople shall be in compliance with the fourth schedule of the Safety, Health and Welfare at Work (Construction) Regulations.	1.00	item		0.00
1.390	Such accommodation as the Contractor is required to supply shall be cleared away on completion and the area made good.	1.00	item		0.00
1.391	**Temporary Accommodation for Sub-contractors and Specialists** The Main Contractor shall provide free of charge to the sub-contractors and Specialists a limited area for use in the storage of its materials, plant and for the location of any temporary site office that are essential to the sub-contractors and Specialists including suitable and separate storage for dangerous materials or substances. The sub-contractors and Specialists will be responsible for the maintenance of these areas and for their security and for the materials, plant and any other items therein.	1.00	item		0.00
1.392	**Site Meetings** The successful tenderer will be required to attend regular co-ordination meetings with sub-contractors, Specialists and the Consultants to ensure the proper co-ordination, sequencing and quality of the work.	1.00	item		0.00
1.393	**Temporary telephone, Internet and Wi-fi for use of the Contractor** Provide and install temporary telephone, internet and wi-fi lines, pay all fees and charges.	1.00	item		0.00
1.394	**Traffic regulations** Provide for complying with all regulations laid down by the Garda Siochana and for liaising with the local Garda Station and Local Authority in relation to all works, on or adjacent to the Public Roadway.	1.00	item		0.00
1.395	**Building Regulations** The Contractor shall be responsible for the serving of and compliance with all notices and the like required under the Building Control (Amendment) Regulations SI NO.9 2014 (1st March 2014) and any interim amendments or recommendations in connection with the execution and completion of the works. A Commencement Notice will be submitted on the BCMS not less than 14 days and not more than 28 days before works commence on site. The Contractor will be the Builder for the purposes of BC(A)R.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
1.396	Allow for the full cost of compliance in full with the Preliminary Inspection Plan (BCAR) prepared by RKA Consulting Engineers and the Architect's BCAR Documents in terms of operational procedures. Note - All manufacturers and suppliers must hold certificates under the responsibility of an EU-27 'notified body' now that the UK has left the EU.	1.00	item		0.00
1.397	**Electrical Subsystems Certification** All electrical subsystems shall be certified as having been carried out in compliance with the requirements of the ETCI Wiring Regulations.	1.00	item		0.00
1.398	Copies of the ETCI Subsystems certificates, accompanied by the relevant test results, shall be included with the ETCI Completion Certificate in the Health and Safety File for the project.	1.00	item		0.00
1.399	In the event of the Contractor failing to secure Subsystem certificates for all items of equipment then the Contractor shall be liable for the cost of having the systems tested, remedied as necessary and certified. The tender figure shall be deemed to include for all costs incurred by the Contractor in providing the appropriate documentation.	1.00	item		0.00
1.400	**Fire Certification and Marking** The Contractor shall, immediately prior to Substantial Completion, certify that the construction work carried out on the contract by them and their sub-contractors has been carried out in such a way as to ensure that the integrity of the fire zones within the building has been maintained and that all fire barriers, control elements, coatings and alarm systems have been provided and installed in compliance with the relevant Standards.	1.00	item		0.00
1.401	All fire resistant coatings such as intumescent paints shall be clearly identified with an engraved plate identifying the designed fire rating and specifying that no paint or other decorative coatings shall be applied to the coating without the prior agreement of the person with maintenance responsibility for the building. The plates' locations shall be instructed by the Architects.	1.00	item		0.00
1.402	All fire rated doorsets with non-metallic leaves shall be permanently identified in accordance with the requirements of BS 8214:1990 identifying the period of fire resistance, the manufacturer's name and address, the year of manufacture and other pertinent details. These details shall be engraved on a metal plate, fire resistant to 800 deg. C, which shall be fixed to the hinge stile of the door leaf near the top edge and shall be clearly legible. Every fire door (i.e. the complete fire door assembly) shall be supported by a fire test report from an accredited laboratory (see Technical Guidance Document B of the Building Regs) which indicates that the complete assembly will meet the required performance.	1.00	item		0.00
1.403	**Safety, health and welfare of workpeople** The Contractor shall include for complying with all Safety, Health and Welfare at Work Acts and Regulations.	1.00	item		0.00
1.404	The Contractors obligations in complying with all Safety, Health and Welfare at Work (Construction) Regulations is set out in the "Safety of Site Operations" clause above.	1.00	item		0.00
1.405	The provision and maintenance of office accommodation, toilet facilities, washing facilities, drying room and canteen(s) is described in the "Temporary accommodation for use of the Contractor" clause above and the "Eating" clause below.	1.00	item		0.00
1.406	The Contractors obligations regarding temporary works is set out in the "Temporary Works" clause above.	1.00	item		0.00
1.407	**Eating**	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	Provide a mess room for the Contractor's own workpeople (including those of their sub-contractors and Specialists) and provide adequate tables, chairs and cooking equipment. Provide also adequate clothes drying facilities. Keep the mess room in a clean and sanitary condition at all times and provide all consumables necessary for its proper functioning.				
1.408	All messing facilities are to be confined strictly within temporary mess rooms provided specifically for that purpose by the Contractor. No eating will be permitted on other areas of the site, within buildings or any area adjacent to the site.	1.00	item		0.00
1.409	**Disbursements arising from the employment of workpeople** Provide for all costs in respect of all workpeople in complying with all relevant employment legislation.	1.00	item		0.00
1.410	**Maintenance of public and private roads** Maintain and keep clean all public and private road (including temporary roads), footpaths, kerbs, etc. and keep the approaches to the site clear of mud. The Contractor is to make good any damage caused by their own or any sub-contractor's or Supplier's transport at their own expense and pay all costs and charges in connection therewith.	1.00	item		0.00
1.411	The Contractor shall clean by brushing and hosing all walkways and roadways used by their crews and vehicles (or those of sub-contractors or Specialists) at least once per day and/or as often as necessary to keep the roadways free of dirt, dust and mud. The Contractor will supply their own hoses and connections to water supply points approved by the Local Authority/Employer.	1.00	item		0.00
1.412	The Contractor shall ensure that no damage is caused to the existing roads due to the delivery of materials, the execution of works, or the removal of rubbish. All vehicles entering or leaving the site carrying loads which constitute a potential dust or dirt nuisance such as aggregate, sand, gravel, soil or the like shall be secured so that no materials shall leave the vehicle.	1.00	item		0.00
1.413	The Contractor shall be responsible for keeping all highways adjacent to the job site free from mud droppings or other materials which are due to their own and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering and leaving the jobsite are free of mud on the wheels or tracks, and the loads are secure.	1.00	item		0.00
1.414	In the event of fouling of any roads due to any operations they will be expected to clean them expeditiously at their own expense to the satisfaction of the Architects and/or Employer. The Contractor shall be entirely responsible for any damage due to their failure to comply with this clause.	1.00	item		0.00
1.415	**Removal of rubbish, etc.** The Contractor shall keep the site clean and tidy and make arrangements for the regular removal from the site of all rubbish, protective casings and coverings etc. arising from their own or any of their sub-contractor's and Specialist's operations both as it accumulates from time to time and on completion. Burning of waste on site is prohibited.	1.00	item		0.00
1.416	Covered skips are to be used at all times on site to prevent debris being scattered around the site.	1.00	item		0.00
1.417	**Clearing up and making good on completion** The Contractor will be required to clear away any builders rubble, debris or waste upon completion of the contract works, and make good and reinstate to their original condition any areas disturbed during the course of construction.	1.00	item		0.00

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Code	Description	Qty	Unit	Rate	Total
1.418	Provide for clearing the building on completion, inside and out, removing stains and touching up paintwork and polished work, washing all floors and glass and leaving the whole of the works clean and fit for immediate occupation to the satisfaction of the Architects.	1.00	item		0.00
1.419	**Drying the Works** Provide for all necessary equipment, fuel and attendance for drying the works as and when required, including ventilation/drying out of the saturated historic fabric.	1.00	item		0.00
1.420	**Temporary fencing etc.** Provide and maintain all necessary temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items for the proper execution of the works, for the protection of the public, and for meeting the requirements of any local or other authority and alter, shift and adapt from time to time as necessary.	1.00	item		0.00
1.421	**Control of noise, pollution and compliance with statutory obligations** The Contractor shall comply with the Conditions of Planning for this project and all statutory regulations governing the control of noise and pollution.	1.00	item		0.00
1.422	The Contractor is obliged to comply with the British Standard 5228 Noise Control on construction and open sites Part 1. Code of Practice for basic information and procedures for noise control.	1.00	item		0.00
1.423	The Contractor is obliged to comply with BS 6187 Code of Practice for Demolition.	1.00	item		0.00
1.424	**Noise Control** The contractor shall employ the best practical means to minimize noise produced by their operations, including plant maintenance, and shall comply with the recommendations in BS 5228-1&2 2009 (Code of noise and vibration on construction and open site) as amended.	1.00	item		0.00
1.425	All vehicles and mechanical plant used on the works shall be fitted with exhaust silencers and shall be maintained in good and efficient working order for the duration of the works in compliance with BS 5228. Machines in intermittent use shall be shut down in the periods between work or throttled down to a minimum. The contractor shall remove from the works any items of plant which in the opinion of the Employers Representative is ineffectively silenced. All compressors shall be "sound reduced" models fitted with properly lined and sealed acoustic covers and shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers. Pumps and mechanical static shall be enclosed by acoustic sheds or screens where directed by the Employers Representative.	1.00	item		0.00
1.426	Any plant (such as generators and pumps) which is required to work outside the stated hours, shall be surrounded by an acoustic enclosure to the approval of the Employers Representative which shall restrict the noise level to not less than 5dB(A) below the levels stated in Table A Schedule of Noise Levels.	1.00	item		0.00
1.427	The contractor shall organize their operations with regards to the positioning of plant and the location of haul roads, etc., so it minimizes noise to adjacent residential properties and other noise sensitive receptors.	1.00	item		0.00
1.428	The noise levels (see Note (i) below) in Table A Schedule of Noise Levels for periods outside the normal working hours will only be permitted when consent has been given to exceptional working.	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	Document: Volume A: Preliminary Items
Project: Shandon Exchange	Mcor Ref: 26.027

Code	Description	Qty	Unit	Rate	Total
1.429	The ambient noise level, LAeq (see Note (ii) below), from all sources measured 2.0m above the ground at noise control stations (the Contractor shall provide for a minimum 4 No. Noise Monitoring Stations to be in operation at any one time and their location is to be determined by the Employer's Representative) shall either not exceed the appropriate level given in the Schedule or not exceed by more than 3dB (A) the existing ambient noise level, LAeq (see note (iii) below), at the control station measured over the same period, whichever level is greater. The maximum sound level at any noise control station shall not exceed the level given in the Schedule.	1.00	item		0.00
1.430	Exceptionally the Contractor may be given permission to carry out works which exceed the noise levels in the Schedule, provided that 14 days notice of the date and timing of these works is given to the Employer's Representative and the Contractor demonstrates that they intend to take all reasonable measures to mitigate the noise nuisance. After consultations with the Employer and any other interested bodies a decision will be given within 7 days of receipt of the notice. The Contractor shall provide 4 No. noise monitoring stations continuously during the works.	1.00	item		0.00
1.431	**Table A: Schedule of Noise Levels**	1.00	item		0.00
	Period				
	Monday to Saturday	**Ambient Noise level, LAeq measured at Control Station dB(A)**		Maximum Sound Level (see Note (iv)) measured at Control Station dB(A)	
	Sundays and Public Holidays	70		80	
	All unattended plant outside normal working hours	60		65	
	Notes:	45		55	
	(i) Noise levels relate to free field conditions. Where noise control stations are located 1 metre from façades of buildings, the permitted noise levels can be increased by 3dB (A).				
1.432	(ii) The ambient noise level, LAeq, at a specific location is the total LAeq from all the noise sources in the vicinity over the specified period.	1.00	item		0.00
1.433	(iii) The existing ambient noise level, LAeq, at a specific location is the total LAeq from all the noise sources in the vicinity over the specified period prior to the commencement of the Works.	1.00	item		0.00
1.434	(iv) Maximum sound level is the highest value indicated on the sound level meter which meets the requirements of IS EN 61672.	1.00	item		0.00
1.435	**Control of Dust**	1.00	item		0.00
	The contractor shall provide, use, maintain and keep available plant and equipment necessary to minimise the formation and accumulation of dust arising from the works, normally in dry weather conditions. The contractor shall provide a preliminary method statement of the control of dust for approval when requested during the tender evaluation stage. The contractor may be instructed to alter this method statement for the control of dust if it is deemed that they are ineffective by the Employers Representative. The contractor shall bear the cost of all required alterations.				
1.436	**Fire Alarms**	1.00	item		0.00
	The Contractor is to maintain any existing fire alarm systems at all times during execution of the works.				
1.437	**Record Drawings**	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	The tender sum will include for the provision of record drawings and manuals in both electronic and hard copy format as specified to the approval of the Architect. Should the Contractor refuse or neglect to provide the record drawings and manuals the Employer may employ and pay other persons to provide such drawings and manuals and all costs incurred in connection therewith shall be recoverable from the Contractor or may be deducted from any money due or to become due to them, irrespective of the Contractor's tender price for same.				
1.438	All of the foregoing are also to be provided in Buzz Saw or equivalent electronic format for uploading to Clients own Facilities Management System.	1.00	item		0.00
1.439	**BOND** **Performance Guarantee Bond** Before the Starting Date of the Contract, the successful Contractor will be required to give the Employer a Performance Bond provided by a Surety in accordance with the Works Requirements, in an amount equal to 10% of the Contract Sum. The Surety must have been granted an authorisation by the Central Bank of Ireland as an insurance undertaking (Non-Life Insurance Class 13 General Liability) or as a credit institution, or by a recognised competent EU/EEA financial regulatory authority and be listed on the relevant registers maintained by the Central Bank of Ireland. When requested, Tenderers are to provide a completed Letter of Undertaking re Bond (QW2 Appendix D2) from a Surety confirming that it is in a position to provide the bond.	1.00	item		0.00
1.440	The Surety shall be released of their total liability 15 months after Substantial Completion of the Works.	1.00	N/A		0.00
1.441	The wording of the Bond must be in the format attached at Appendix A to be approved by the Architect and shall not contain any qualifying clauses or conditions.	1.00	N/A		0.00
1.442	**The cost, if any, of this requirement is not to be included here but is to be shown where indicated in the Summary of the Main Bill of Quantities and on the Form of Tender** **Protection - New Build** Provide for protecting the completed new works, Services Installations, Fit-out etc. from any damage whatsoever including providing, maintaining and subsequently removing any necessary protective coverings, sheeting, casings or the like (including those required for each different floor covering) sufficient to leave the works clean, undamaged and fit for immediate occupation to the satisfaction of the Architects.	1.00	N/A		0.00
1.443	**Protection - Existing Buildings** Provide for protecting the Existing Buildings (Protected Structure), historic fabric, Services Installations, Fit-out and External works including the completed works in terms of refurbishment and approved interventions from any damage whatsoever including providing, maintaining and subsequently removing any necessary temporary roofs, protective coverings, sheeting, casings or the like sufficient to leave the works clean, undamaged and fit for immediate occupation to the satisfaction of the Architect.	1.00	item		0.00
1.444	**Project Supervisor Construction Stage**	1.00	item		0.00

1. (0-) GENERAL CONDITIONS & PRELIMINARY ITEMS

Employer: Cork City Council	**Document: Volume A: Preliminary Items**
Project: Shandon Exchange	**Mcor Ref: 26.027**

Code	Description	Qty	Unit	Rate	Total
	Successful main contractor will be appointed Project Supervisor for the Construction Stage PSCS as per the Safety, Health & Welfare at Work (Construction) Regulations 2013 (as amended). This appointment will take effect when the contractor commences work on site, this shall include site surveying by the contractor, site mobilisation etc. The appointment will continue until the contract is fully completed, this shall include completion of snag list items, installation of 'long lead' items etc. The contractor is to note that the role of PSCS shall continue beyond substantial completion where items previously mentioned are not completed.				
1.445	**Safety File** The contractor/PSCS shall furnish all information necessary to the PSDP on completion of the works to enable a complete safety file to be produced for the entire scheme including site services.	1.00	item		0.00
1.446	The contractor shall submit a complete draft, amend in the light of any comments and resubmit. The production of the final copies shall not proceed until authorised.	1.00	item		0.00
1.447	Submit 2 number copies (both hard copy and electronic) to the Employers Representative on completion of the project prior to the issuing of The Certificate of Substantial Completion.	1.00	item		0.00
1.448	**Standing Conciliator** Allow the RESERVED SUM of € 20,000.00 to cover the Contractors Share (50%) of the fee for the Standing Conciliator in the performance of their duties in accordance with Clause 13.2 of the Conditions of Contract.	1.00	item		0.00
1.449	**Archaeological Monitoring** Archaeological monitoring of the ground works associated with the Shandon Exchange development within the buildings and externally will be carried out by the Employer's appointed Project Archaeologist (Tobar Archaeological Services) and this will have an impact on the time involved in carrying out the works as it will lead to an element of disruption. Excavations for the lift shaft, drainage, underpinning and ground lowering must be designed and supported so that the archaeologist can safely enter and record them. The Contractor is to include here or elsewhere in their tender for the cost implications of this Archaeological appointment, Monitoring and Recording and is to set up their insurances to recognise the fact that there will be an independent Archaeologist on site during the course of the works and that the Contractor will need to provide all necessary attendances and to work in tandem with that Archaeologist.	1.00	item	20,000.00	20,000.00
1.450	**20,000.00**	1.00	item		0.00
					20,000.00