MCOR
COST CONSULTANTS

WEIGHMASTERS HOUSE TBQ

Issue Date: 11/11/2026



Project: **Butter Exchange & Weighmasters**

Employer: **Cork City Council**

Mcor Ref: **26.027**

SUMMARY

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

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

2. (10) PREPARED SITE

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

Code	Description	Qty	Unit	Rate	Total
	INFORMATION				
	Contractor is to allow for compliance with demoliton audit. The contractor is to allow for management coordination and setting aside of items identified in the Demolition Audit.		note		
	(10) PREPARED SITE				
	DEMOLITION AND ALTERATIONS				
	(EXTERNAL DEMOLITION)				
	DEMOLITION AND ALTERATIONS				
	Demolition				
	Carefully take down the timber members listed above, including all nails, bolts, straps, hangers and fixings; Provide temporary support to the adjacent retained structure where required, in accordance with the Engineer's details; Take care to avoid damage to wall heads, historic masonry and retained structure; Leave wall heads clean and ready for new work (measured elsewhere); Protect adjacent finishes during the works; All materials removed from site and disposed of at a licensed facility.				
	Demolishing parts of structures				
2.1	150 x 75mm; wall plate; 72m long	1.00	item		0.00
	Removal of Existing Sand/Cement Gable Capping and Consolidation of Wall Head; Carefully remove the existing sand/cement capping by hand or with light hand-held tools, avoiding damage to the masonry below; Remove loose and cement-based mortar from the wall head and rake out joints; Protect the roof and adjacent finishes during the works; All debris cleared from site. Refer to Drawing CA-TD-017				
	Demolishing parts of structures				
2.2	Sand/cement Gable capping; approx 0.41m2 overall	1.00	item		0

Code	Description	Qty	Unit	Rate	Total
	Carefully remove existing decayed timber beam and dispose of all arising materials. Thoroughly clean and sterilise the affected area, including treatment of any remaining timber/masonry surfaces as necessary to prevent further decay or biological deterioration. Demolishing parts of structures				
2.3	timber beam girth 500mm deep	37.00	m		0.00
	Demolishing existing concrete parapet, stone externally and by raising by approximately 50mm (measured else where). Dispose of debris off site to a licensed facility. Refer to Architect drawing CA-TD-015 Demolishing parts of structures				
2.4	concrete parapet walls approximately 0.76 m2 overall	1.00	item		0
	Carefully take down and remove existing concrete entrance steps to Church Street, approx. 2.5m wide, to allow new limestone threshold (detail 4103, CA-TD-011); disposal off site to licensed facility; complete with all accessories, fixings and making good; all as per Architect's drawings & specification Demolishing parts of structures				
2.5	existing concrete entrance steps; approx. 2500mm wide	1.00	item		0
	Demolition of Existing Timber Stairs, approx. 900mm wide x 2500mm rise; Carefully take down the stairs, including strings, treads, risers, newels, handrails, balusters, hardboard guarding and all fixings; Take care to avoid damage to the adjacent walls, floors, trimmers and landing structure; Make good the floor, walls and stairwell opening ready for new work (measured elsewhere); Protect adjacent finishes during the works; All debris cleared from site. Demolishing parts of structures				
2.6	existing timber stairs	1.00	item		0

Code	Description	Qty	Unit	Rate	Total
	Demolition of Existing Timber Steps, approx. 2751mm wide; Carefully take down the steps, including treads, risers, strings, bearers and all fixings; Take care to avoid damage to the adjacent walls, floors and door thresholds; Make good the area ready for new work; Protect adjacent finishes during the works; All debris cleared from site.				
	Demolishing Parts of structures				
2.7	Existing Timber stairs	2.00	item		0
	Alterations				
	Cutting				
	Opening Up of Blocked Fireplace; Carefully remove the existing blocking to the fireplace opening, including any blockwork, brickwork, boarding, vents and fixings, by hand or with light hand-held tools; Take care to avoid damage to the fireplace surround, lintel, jambs, hearth and chimney breast; Remove all soot, debris and fallen material from the opening and the base of the flue; Inspect the lintel and flue, and report any defects to the Architect before proceeding; Make good the reveals and leave the opening clean and ready for further work; Protect adjacent finishes and floors during the works; All debris cleared from site.				
	Cutting; openings or recesses in walls				
2.8	Fireplaces	2.00	m2		0.00
	Set out the opening and provide temporary support (needling and propping) to the structure above. Saw-cut the perimeter of the opening to clean, straight edges, then break out and remove the cut material. Allow for: Inserting a new lintel or beam, as described separately. Making good the reveals, head and cill to receive the new frame, including closing the cavity with insulated cavity closers where applicable. Making good the disturbed finishes on both faces. Clearing all debris and taking it off site to a licensed facility.				
	Cutting; openings or recesses in walls				
2.9	1800mm x 2100mm high	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Carefully take down the blockwork infill, working from the top, in the existing window opening. Do not disturb the existing reveals, head, lintel and cill. Clean off old mortar and make good the reveals ready to receive the new window. Clear the debris and take it off site to a licensed facility.				
	Cutting; openings or recesses in walls				
2.10	lunette windows	3.00	nr		0.00
	Removing				
	Existing Doors; Complete Removal; Single Metal Door; Take off the existing metal door leaf and remove all ironmongery, including any door closer; Carefully remove the metal frame and any threshold, cutting out or disconnecting all fixing lugs, anchors and fixings, and removing any grout or mortar fill; Protect adjacent finishes, walls and floors during removal; Make good the opening, reveals, head and floor ready for new work or finishes; All removed items cleared from site.				
	Removing; fittings and fixtures				
2.11	850mm wide x 2000mm high Door	1.00	nr		0
	Existing Doors; Complete Removal; Double Metal Door, 2700mm wide x 3000mm high; Take off the existing metal door leaves and remove all ironmongery, including any door closers, bolts and locking gear; Carefully remove the metal frame, any transom panel and threshold, cutting out or disconnecting all fixing lugs, anchors and fixings, and removing any grout or mortar fill; Provide suitable lifting equipment for the handling of heavy door leaves and frame; Protect adjacent finishes, walls and floors during removal; Make good the opening, reveals, head and floor ready for new work or finishes; All removed items cleared from site.				
	Removing; fittings and fixtures				
2.12	2700mm wide x 3000mm high Door	1.00	nr		0
	Carefully take down the existing PVC gutters, including outlets, stop ends, angles, unions, brackets and all fixings; Take care to avoid damage to the fascia, eaves and roof covering; Fill redundant fixing holes; Protect adjacent finishes during the works; Remove all materials from site and dispose of them at a licensed facility. Refer to drawing CA - TD - 016				

Code	Description	Qty	Unit	Rate	Total
	Removing; fittings and fixtures				
2.13	PVC gutters (7m total length)	1.00	nr		0
	removing; mechanical installations				
2.14	Mechanical Services Installation	1.00	item		0.00
	removing; electrical installations				
2.15	Electrical Services Installation	1.00	item		0.00
2.16	Stage lighting and controls, stage lighting gantries	1.00	item		0.00
	Removal of External Render to Rubble Stone Wall; Carefully remove the existing render down to the rubble stone masonry, using hand tools or light power tools as appropriate, to avoid damage to the stonework; Carry out a trial area for the Architect's approval before starting the main works; Take particular care not to dislodge or loosen stones, and report any loose or unstable areas of masonry to the Architect before proceeding; Rake out loose, decayed or cement-based mortar from joints and remove all loose, hollow or friable material; Protect adjacent surfaces, windows, doors, paving and services during removal; Brush down and leave the surface clean and ready to receive new render; All debris cleared from site. Refer to drawing CA-TD-015				
	Removing; finishes				
2.17	Hacking of existing wall finish	239.00	m2		0.00
	Removal of Existing Modern Timber Fascias; Carefully take down existing modern timber fascias, including any soffit boards, trims and all fixings; Take care to avoid damage to the rafter ends, wall plates, historic masonry and roof covering; Remove all materials from site and dispose of them at a licensed facility.				
	Removing; finishes				
2.18	Timber fascias 164mm girth	2.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Remove existing concrete sills and dispose of material off site to a licensed facility. Refer to Architect drawing CA-TD-015 Removing; finishes				
2.19	70mm high x 200mm deep concrete sills	5.00	m		0
	Carefully strip and remove the complete existing roof covering, including all natural slates, ridge tiles, fixings, battens, underlay, and associated flashings as required, down to the existing roof structure. Exercise due care to avoid damage to retained roof timbers and adjacent finishes. All arising materials and debris shall be removed from site and disposed off-site at a licensed tip. Allow for safe access, temporary weatherproofing as required, and protection of adjoining areas during the works. (New roof finishes measured elsewhere.) Removing; coverings				
2.20	roof covering	341.00	m2		0
	Building up Close up the following opes in existing 600 thick solid masonry walls with 15N solid concrete blockwork to full depth of wall bedded and pointed in lime mortar, tooth and bond all roud to existing stonewwork, include for removong existing timber lintol over ope, necessary propping, wedge and pin up against soffite of stone over; dub out both faces and apply 32mm thick traditional lime render with fair joint all round to match existing: Building up; openings or recesses				
2.21	1000 x 2100mm high; door ope	3.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Concrete repairs to existing cast iron column embedded in RC wall; wall thickening approx. 450mm wide × 100mm thick; full height of column; both faces of wall, internally and externally; as Drawing 596-103-T (m) Breaking out: break out the spalling and defective concrete at the face of the cast iron column back to sound material, taking care not to damage the column. Preparation: clean the exposed column and the concrete substrate of laitance, dust and corrosion products. Anchor bars: drill and resin-anchor 10mm diameter bars into the existing RC wall at 400mm vertical centres, with embedment to the engineer's requirements. Mesh: fix A252 fabric mesh, with laps and fixings. Formwork: to the face and edges, struck on completion. Concrete: pre-wet the substrate and apply a bonding agent where the engineer requires it. Place, compact and cure C30/37 concrete with 10mm maximum aggregate. Finish: to match the adjacent wall surface. Debris: clear all debris and take it off site to a licensed facility. Refer to Engineers drawing 103. Building up; openings or recesses				
2.22	concrete column	1.00	nr		0.00
	Treatment/Repairs Carefully rake out existing defective, loose or cement-based mortar joints by hand, using plugging chisels and hand tools. Do not use angle grinders or power tools unless the Conservation Architect approves them in writing following a trial. Rake joints to a minimum depth of 2.5 times the joint width, and not less than 20 mm, or back to sound mortar. Do not damage or widen the arrises of the existing bricks. Remove all dust and debris, and flush out the joints with clean water. Repoint in natural hydraulic lime mortar (NHL 3.5 or as specified). Match the binder, sand colour, aggregate grading and texture to the existing historic mortar, based on mortar analysis and approved sample panels. Pack deep joints in layers, letting each layer firm up before the next is applied. Finish the joints flush or slightly recessed to match the existing joint profile. When the mortar has partly set, tamp or brush the joints to expose the aggregate. Repointing; Brickwork (Church Street Elevation)				
2.23	reveals; <=300 wide	41.00	m2		0.00
2.24	walls; >300 wide	81.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Lightly clean the existing stone facade to remove dirt, moss, and other deposits without causing damage to the stone. Re-point all joints using new lime mortar, carefully matched to the existing colour. Carry out localised repairs to the stonework as required, replacing damaged sections with matching granite. All works to be executed in accordance with the Conservation Architect's specifications. Cleaning surfaces; stonework				
2.25	walls	16.00	m2		0.00
	Removal of Existing Paint from Limestone Sills; Apply a proprietary poultice-type paint remover suitable for limestone, in accordance with the manufacturer's instructions, repeating applications as necessary; Remove softened paint with non-ferrous or plastic scrapers and soft brushes, taking care not to damage the stone surface, arrises or tooling; Rinse with clean water and neutralise in accordance with the manufacturer's instructions; Protect adjacent surfaces, windows, render and paving during the works. Cleaning surfaces				
2.26	chemical treatments; to remove existing existing paint on limestone sills	1.00	m2		0.00
	Existing hopper and downpipe to be removed, repaired and refurbished. Additional matching length of cast iron downpipe and shoe to be installed. Metal repair				
2.27	Cast iron downpipes	9.00	m		0.00
2.28	Hopper	1.00	nr		0.00
	Carefully needle and shore in removing existing timber heads over existing windows and doors to a depth of 350mm behind brick facade to be retained keeping and protecting existing timber windows and doors in place; form 300mm bearing eack side and supply and install pre-stressed concrete lintols built into reveals in stone pinnings from demolitions bedded in lime mortar, wedge and pin up over as per Detail Timber repair				

Code	Description	Qty	Unit	Rate	Total
2.29	average 1800mm wide Repair to Existing Limestone Window Sills; Remove previous sand/cement repairs and defective stone by hand; Piece in matching Cork White limestone for larger defects, and use lime repair mortar for small chips, colour matched to existing; Repoint in lime mortar; Samples for Conservation Architect's approval; All in accordance with Conservation Architect's Specification Brick, block and stonework repair or replacement	55.00	nr		0.00
2.30	Repair to existing limestone window sills 1075mm wide x 75mm high x 200mm deep	2.00	nr		0.00
2.31	Repair to existing limestone window sills 1040mm wide x 75mm high x 200mm deep Double height section of wall requires installation of 6mm Helibars, 900mm long @ 450mm c/c, for the length of the crack, both sides of the wall. Deep structural repointing in NHL 3.5 lime mortar to match the original mortar where required, thoroughly pushing mortar into the crack with a timber rammer. Where it is not possible to introduce mortar, low pressure grouting with a lime grout, such as [brand] NHL 3.5, is recommended Inserting wall ties in existing walls	1.00	nr		0.00
2.32	6mm Helibars, 900mm long @ 450mm c/c, ***(INTERNAL DEMOLITION)*** **DEMOLITION AND ALTERATIONS** **Demolition** Inspect site prior to tender, measure up as required and carefully take down, take up, demolish, strip-out and remove the following from the building generally and make good existing structures, completions and finishes All debris and materials arising from the works shall be safely collected and removed from site, and disposed off-site at a licensed tip General clearance	150.00	nr		0.00
2.33	General debris, rubbish, loose ceiling tiles from all rooms etc.	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
2.34	Remaining loose or fixed furniture and equipment ie. desks, chairs, filing cabinets, comms and storage cabinets, cupboards etc.	1.00	item		0.00
2.35	Wall hangings, notice boards, pictures, bonded/fixed signage, brackets, fire extinguishers, hanging/picture rails etc.	1.00	item		0.00
2.36	Ceiling track, hanging rod and curtain systems around beds including softwood support/fixing battens.	1.00	item		0.00
2.37	Dado rails, picture rails,wainscoting, wall paneling etc.	1.00	item		0.00
2.38	Built-in kitchen units, wardrobes, cupboards, lockers, reception desks, wall shelving, alcove shelving etc. within the building generally Demolition of Existing Reinforced Concrete Slab, on Ground floor at stairs area; Isolate, disconnect and make safe any services within or below the slab if found; Saw-cut the perimeter to form clean edges against the retained structure; Carefully break out the slab, including cutting and removing all reinforcement, down to natural ground level; Take care to avoid damage to the adjacent structure, walls and foundations; Protect adjacent finishes during the works; All debris cleared from site. Demolishing parts of structures	1.00	item		0.00
2.39	floor slab approximately 100mm thick and 8m2 in area overall Demolition of Existing Timber Floor Joists in accordance with the Engineer's details; Isolate, disconnect and make safe any services within the floor void; Carefully remove the floorboards, joists and all fixings, including joist hangers and wall plates where required; Take care to avoid damage to the supporting walls and adjacent structure; make good or prepare for new work; Protect adjacent finishes during the works; All debris cleared from site. Demolishing parts of structures	1.00	Item		0.00
2.40	170mm x 44mm; joist; 155m long	1.00	item		0.00
2.41	180mm x 44mm; joist; 225m long	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
2.42	240mm x 44mm; joist; 186m long Demolition of Existing Reinforced Concrete Columns; Provide temporary propping and support to the structure above, all in accordance with the Engineer's details and method statement, before any demolition begins; Carefully break out or saw-cut the concrete columns, including cutting and removing all reinforcement; Cut back column bases flush with, or below, the finished floor level, as directed by the Engineer; Take particular care to avoid damage to the adjacent structure; Protect adjacent finishes, floors and services during demolition; Make good floor slab, soffit and walls where columns have been removed; Remove temporary propping only after the Engineer has confirmed the permanent support is in place; All debris cleared from site. Refer to Architect drawing CA-TD-011 Demolishing parts of structures	1.00	item		0.00
2.43	concrete column approx 160mm x 160mm x 2400mm high	2.00	nr		0
2.44	concrete column approx 227mm x 142mm x 2400mm high **Alterations** Forming Opening in Modern Wall Build-Out, approx. 140mm thick, to Expose Historic Rubble Walling Feature; Carefully cut and remove the modern build-out, including any linings, insulation, battens and fixings, by hand or with light hand-held tools, working in small sections; Take particular care to avoid damage to the historic rubble wall behind; Provide temporary support to the build-out where required; Form neat, straight edges to the opening and make good the reveals ready for finishes; Brush down the exposed rubble walling to remove loose material and debris, and report any defects or concealed features to the Architect before proceeding; Protect adjacent finishes and floors during the works; All debris cleared from site. Refer to drawing CA-TD-017 Cutting; Openings or recesses in walls	2.00	nr		0
2.45	140mm thick Modern wall build out to be removed and made good to structure	38.00	m2		0

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	Removal of Existing Concrete Surround to Columns; Carefully break out the concrete surround by hand or with light hand-held tools, taking care to avoid damage to the retained column; Cut back any reinforcement or fixings flush; Make good the exposed column surface ready for new finishes; Protect adjacent finishes during the works; All debris cleared from site. Refer to drawing CA-TD-011				
	cutting; to reduce thickness				
2.46	approx 110mm thick concrete surround to column	2.00	m2		0
	Existing heritage panelled doors, fixed in place; Protect the existing door, frame, architraves and linings, retained in situ; Fix the door permanently shut; Seal off the ope on one side with a fire-rated partition; fire resistance as per Dwg. 5005, 5006 and 5007 and the Fire Cert; Include framing, boards, insulation and perimeter fire-stopping to the existing frame; to the manufacturer's tested details; Fair face ready for decoration.				
	Removing; fittings and fixtures				
2.47	Single doorset; 1000 x 2100mm overall	2.00	nr		0.00
	Existing Doors; Leaves Removed; Frames Retained; Take off the existing door leaf and remove its ironmongery; Protect the existing frame and architraves; retained in situ; Fill hinge and lock recesses and make good the frame ready for decoration; Leaf removed from site or set aside for reuse, as stated				
	Removing; fittings and fixtures				
2.48	Single doorset; 900 x 2000mm overall	1.00	nr		0.00
	Carefully remove the existing picture rail, including all fixings, by hand or with light hand-held tools; Take care to avoid damage to the wall plaster and adjacent finishes; Fill fixing holes and make good the wall surface ready for decoration; Protect adjacent finishes and floors during the works; All debris cleared from site.				
	Removing; fittings and fixtures;				
2.49	Picture rail 961mm long	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Removal of Existing Doors; Complete Removal; Leaves, Frames and Architraves Removed; Take off the existing door leaf and remove its ironmongery; Carefully remove the frame or lining, architraves, stops and any threshold, including all fixings; Protect adjacent finishes, walls and floors during removal; Make good the opening, reveals, head and floor ready for new work or finishes; All removed items cleared from site Removal; fittings and fixtures				
2.50	Existing double leaf Timber door approx 1800mm wide x 2000mm high; including frames	1.00	nr		0.00
2.51	Existing single leaf door Timber door approx 893mm wide x 2000mm wide; including frames	17.00	nr		0.00
	Removal of Internal Rusted Fittings from Walls to Hall Area, as indicated on drawings; Carefully remove existing rusted metal fittings, brackets and fixings by hand or with light hand-held tools, taking care to avoid damage to the wall fabric and adjacent finishes; Where fixings cannot be withdrawn without damage, cut off flush or below the surface; Treat any exposed metal remaining in the wall with a rust-inhibiting primer; Fill fixing holes and make good the wall surface ready for new finishes; Protect adjacent finishes and floors during the works; All debris cleared from site. Removing; Fittings and fixtures;				
2.52	internal wall fixtures 8no x 21.27 m	1.00	item		0.00
	Carefully strip out and totally remove the following existing services installations complete including support steelwork, brackets, timber/steel encasing, grounds, concrete bases etc. and make good all resulting opes, chases etc in preparation for the works generally All debris and materials arising from the works shall be safely collected and removed from site, and disposed off-site at a licensed tip Removing; fittings and fixtures				
2.53	Sanitary Plumbing Installations	1.00	item		0.00
	Removing; mechanical installations				
2.54	Mechanical Services Installation	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	Removing; electrical installations				
2.55	Electrical Services Installation	1.00	item		0.00
	Totally hack off and remove all existing external wall areas of fully bonded cementitious plaster, exposing the underlying stonework in preparation for new plaster finishes (measured elsewhere). Include for working at both high and low levels and around all reveals as required. Remove all debris arising from the works and dispose off-site at a licensed tip.				
	Removing; finishes				
2.56	internal historic wall finishes	1,104.00	m2		0.00
	Removing Existing Timber Floorboards; Carefully lift and remove existing timber floorboards, including all nails and fixings including battens, taking care to avoid damage to the joists, skirtings and adjacent finishes; Remove all materials from site.				
	Removing; finishes				
2.57	existing timber floor boards	431.00	m2		0.00
2.58	existing timber floors boards; mezzanine	76.00	m2		0.00
	Removing existing plasterboard ceiling finishes; all material to be removed offsite and disposed of				
	Removing; finishes				
2.59	existing plasterboard ceilings; throughout	63.00	m2		0.00
	Removal of existing internal stud partitions; inclusive of the removal of all insulation, skirtings, head, sole plates and all fixings; adjacent finishes to be protected during removal; Make good all finishes where partition has been removed. All debris to be removed from site.				
	Removing; partitions				
2.60	internal stud partitions	223.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Treatment/Repairs Removal of Rust; Carefully remove all rust, scale and corrosion by hand using wire brushes, scrapers and needle scalers, back to sound bright metal, taking care to preserve the original casting detail and profile; Clean down and degrease all surfaces, removing all dust and residues; Treat any remaining rust in pits and crevices with a proprietary rust converter, applied in accordance with the manufacturer's instructions; Apply rust-inhibiting primer immediately after preparation, to prevent flash rusting; Metal repair				
2.61	Existing corbels	26.00	nr		0.00
	Treatment of existing timber; Inspect all floorboards and identify defective, decayed or damaged boards for the Architect's approval before starting work; Carefully lift and remove defective boards, and replace them with new boards to match the existing like for like, width, thickness and profile; Refix loose boards with suitable fixings, and punch existing nail heads below the surface; Treat all existing and new boards, including undersides where accessible, with a proprietary preservative; Fill gaps and open joints with matching timber slips; Leave the floor surface clean and ready to receive new finishes. Timber repair				
2.62	existing timber floor boards	176.00	m2		0.00
	Historic Timber Beams, Treated in Situ; Inspect all historic timber beams, including bearings, and identify any decay or deterioriation; Clean down the beams by hand to remove dust, debris and loose material, taking care to preserve the historic surface, tool marks and any historic finishes; Treat all accessible surfaces with lineseed oil, replace sections with like for like if neccessary; as per Conservation Architects specification document, applied by brush or spray in accordance with the manufacturer's instructions and the Conservation Architect's specification; Protect adjacent finishes during the works; All debris cleared from site. Refer to Drawing CA-TD-017 Timber repair				
2.63	Existing Timber; Historic timber beam 179 x 255mm	70.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Lath Plaster Repairs to Existing Ceilings; Inspect existing ceilings and identify cracked, loose, hollow or damaged plaster for the Architect's approval before starting work; Carefully cut out defective plaster back to sound edges, taking care not to disturb adjoining sound areas; Secure or replace defective laths or backing where required; Patch repair using plaster to match the existing in material, thickness and finish; Rake out and fill cracks, and feather repair edges flush with the existing surface; Protect adjacent finishes, walls and floors during the works; All debris celared and removed from site Render and plaster repairs				
2.64	ceilings	155.00	m2		0.00
	ASBESTOS REMOVAL **Demolition** Carefully remove the asbestos-containing materials listed below, including all associated fixings, sealants, residues and debris, in strict accordance with the recommendations of the current Asbestos Refurbishment/Demolition Survey Report and its asbestos data sheets, and all current removal and disposal regulations; Works to be carried out by a certified licensed specialist asbestos removal contractor; Provide all necessary enclosures, air monitoring, decontamination facilities and protection to adjacent areas during the works; Exercise due care to avoid damage to retained structure and adjacent finishes; Dispose of all asbestos waste to a certified processing facility, with all waste transfer documentation provided; Provide clearance certification and air test certificates on completion; Allow for safe access and temporary weatherproofing where required. (Replacement finishes measured elsewhere.) Refer to Asbestos report M-00910 Demolishing individual structures				
2.65	Ground Floor Staircase landing and entrance 008 - Floor screed mastic: Bituminous Product - S006; overall 6m2 **Alterations**	1.00	item		0

Code	Description	Qty	Unit	Rate	Total
	Carefully remove the asbestos-containing materials listed below, including all associated fixings, sealants, residues and debris, in strict accordance with the recommendations of the current Asbestos Refurbishment/Demolition Survey Report and its asbestos data sheets, and all current removal and disposal regulations; Works to be carried out by a certified licensed specialist asbestos removal contractor; Provide all necessary enclosures, air monitoring, decontamination facilities and protection to adjacent areas during the works; Exercise due care to avoid damage to retained structure and adjacent finishes; Dispose of all asbestos waste to a certified processing facility, with all waste transfer documentation provided; Provide clearance certification and air test certificates on completion; Allow for safe access and temporary weatherproofing where required. (Replacement finishes measured elsewhere.)				
	Removing; Fittings & fixures				
2.66	Ground Floor Staircase landing and entrance 008 - Electrical junction box rope seal: Woven Product - Presumed	1.00	nr		0.00
2.67	1st Floor Kitchenette 006 - Sink heat pads: Bituminous Product - S005	2.00	nr		0.00
2.68	2nd Floor Toilet 001 - Cistern: PVC / Reinforced Plastics - S002	1.00	nr		0.00
	Removing; coverings				
2.69	Ground Floor Roof 012 - Slates: Cement Product - S010	341.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(19) SUBSTRUCTURE				
	Refer to Structural drawing No.		Note		
	Refer to Architect's drawing for build-ups		Note		
	Refer to Architect's Specification for details		Note		
	The size of the lift shaft plan & the depth of the lift pit to be co-ordinated by the builder with the Mechanical Designer & Lift Supplier		Note		
	DEMOLITION AND ALTERATIONS				
	Alterations				
	Cutting				
	Forming foundations keys into existing walls as per engineers specification, refer to engineers				
	openings or recesses in walls				
3.1	450mm x 300mm x 450mm	9.00	nr		0.00
	EXCAVATION & EARTHWORK				
	Excavation				
	Excavation; as described; commencing at formation level				
	Excavation;				
3.2	reduce levels; <2.00m	122.00	m3		0.00
3.3	foundation trenches; maximum depth ≤ 2.00m; strip foundations	12.00	m3		0.00
3.4	isolated pits; maximum depth ≤ 2.00m; pad foundations (6nr)	7.00	m3		0.00
3.5	isolated pits; maximum depth ≤ 2.00m; lift pit (1nr)	8.00	m3		0.00

Code	Description	Qty	Unit	Rate	Total
	Extra over on all excavation items irrespective of depth for;				
3.6	around existing services; adjacent to excavations; contractors risk item	1.00	Item		0.00
3.7	around existing services; crossing excavations; contractors risk item	1.00	Item		0.00
3.8	breaking up existing; rock; excluded	1.00	excl.		0.00
	Disposal;				
3.9	water; surface; contractors risk item	1.00	item		0.00
3.10	water; ground; contractors risk item	1.00	item		0.00
3.11	excavated material; off site to licensed tip	149.00	m3		0.00
	Imported material;Imported expanded recycled foamglass gravel (RFG) as Glapor, Misapor or equal approved, laid as an insulating, load-bearing bed below the limecrete ground floor slab, Section C. The aggregate is to: be closed-cell foamglass, 16–63mm particle size; have a compressive strength of at least 480 kPa at 10% deformation; have a thermal conductivity (λ) not exceeding 0.11 W/mK when compacted.				
	Filling; T2 material				
3.12	to excavations; av. thickness ≤ 250mm; below strip foundations	4.00	m3		0.00
3.13	to excavations; av. thickness ≤ 250mm; below pad foundations	2.00	m3		0.00
3.14	to excavations; av. thickness ≤ 250mm; below lift pit	2.00	m3		0.00
3.15	to make up levels; av. thickness > 250mm; below floor slabs	65.00	m3		0.00
	Imported material; T3 sand blinding; in accordance with Annex E of SR21 specification for granular sub base materials				
	Surface treatments;				

Code	Description	Qty	Unit	Rate	Total
3.16	blinding filling; 50mm thick	91.00	m2		0.00
	Underpinning				
	Temporary support to existing structures; existing wall and foundation over underpinning. Refer to Engineers drawing 102 Section C				
	Temporary support				
3.17	to existing structures	1.00	item		0.00
	Preparing surfaces of existing work to receive new supports; underside of existing concrete foundation, 350 wide				
	Preparation				
3.18	reinforced concrete, access from one side	12.00	m		0.00
	Excavation; preliminary; commencing level 22.66				
	preliminary				
3.19	<=2.00m	19.00	m2		0.00
	Excavation;				
	under existing structure				
3.20	<=2.00m	4.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Underpinning to existing wall and foundation as Section C; reinforced concrete L-shaped underpinning comprising: base 350 thick x 1,720 wide (toe 1,220 beyond stem, scaled – TBC) bearing at 20.70 on good ground, min. 350 deep into good ground; underpin beneath existing foundation 350 wide from 21.05 to underside of foundation at 21.88; stem 150 thick from 21.05 to 22.38 cast against existing foundation projection; reinforcement A393 mesh top & bottom to base, vertical layer of mesh to stem and H12 starters @ 200 c/c; formwork to exposed stem face; pinning up to underside of existing foundation; concrete to engineer's specification. Constructed in alternate bays to engineer's sequence.				
	Underpinning				
3.21	underpinning comprising: base 350 thick x 1,720 wide	12.00	m		0.00
	CONCRETE WORK				
	In-situ Concrete				
	C20 leanmix concrete taken to stratum; as specified				
	Blinding;				
3.22	poured on or against earth or unblinded hardcore; below strip foundations	1.00	m3		0.00
3.23	poured on or against earth or unblinded hardcore; below pads	1.00	m3		0.00
3.24	poured on or against earth or unblinded hardcore; below lift pit	1.00	m3		0.00
	C30/37; water to cement ratio of 0.55; min cement content of 320kg/m3; exposure class XC2; as per engineers specifications				
	Foundations				
3.25	reinforced; strip foundations	4.00	m3		0.00
	Isolated foundations;				
3.26	reinforced; pad foundations	3.00	m3		0.00

Code	Description	Qty	Unit	Rate	Total
3.27	reinforced; lift pit	4.00	m3		0.00
	Limecrete slab of natural hydraulic lime (NHL 5 or formulated lime, to the architect's specification) with lightweight insulating pumice aggregate, mixed in proportions to the specialist supplier's recommendations (about 1:2.5 lime to aggregate)				
	Slabs;				
3.28	<=150 thick; reinforced; floor slab	65.00	m3		0.00
	Sundries				
	Saw cut into the slab; as per engineers details				
	Designed joints;				
3.29	vertical	113.00	m		0.00
	Power float surface of unset concrete; as necessary				
	Surface finishes;				
3.30	power floating; falls & cross-falls	258.00	m2		0.00
	Reinforcement				
	Fabric reinforcement; Reinforcement to comply with BS 4448 and BS 4483; Grade of mesh stated; laps & minimum covers as necessary; laps of 400mm as per engineers instructions				
	Fabric;				
3.31	A393; horizontal; foundations and pads	27.00	m2		0.00
3.32	A393; horizontal; floor slab	258.00	m2		0.00
	Formwork				
	Basic finish; all in accordance with Engineers drawings and specifications				

Code	Description	Qty	Unit	Rate	Total
	Sides of foundations;				
3.33	height > 250mm not exceeding 500mm; sides of pad foundations	58.00	m		0.00
	BRICKWORK AND BLOCKWORK				
	Blockwork				
	Blockwork; standard solid masonry block; 440 x 215 x 100 mm; 13N/mm2 in M4 mortar; to engineers details				
	Walls in trenches;				
3.34	100mm thick;	14.00	m2		0.00
3.35	215mm thick;	14.00	m2		0.00
3.36	500mm thick;	5.00	m2		0.00
	Labours;				
	on blockwork		Item		0.00
	ROOFING, CLADDING AND WATERPROOFING				
	Mastic Asphalt, Viscous Liquid Coatings, Waterproof and Gas Proof Non-Metal Flexible Sheet Coverings				
	Geotextile separation membrane; non-woven; laid horizontally on compacted foamglass gravel bed, to receive limecrete slab				
	Geotextile membranes				
3.37	horizontal; >300	516.00	m2		0.00
	WOODWORK				
	Insulation; 40mm cork board; vertical edge insulation to floor perimeter against existing walls; full depth of limecrete slab and screed, 200mm high				

Code	Description	Qty	Unit	Rate	Total
	Insulation; Thermal				
3.38	Horizontal; <=300	113.00	m2		0.00
	STRUCTURAL				
	Steelwork				
	Baseplate; sizes stated below; include for 4nr M16 chemical anchors per baseplate; to engineers detail				
	Holding down assemblies				
3.39	114.3 x 5 CHS	4.00	nr		0.00
3.40	139.7 x 2 CHS	3.00	nr		0.00
3.41	76 x 5 CHS	3.00	nr		0.00
	FLOOR, WALL AND CEILING FINISHES				
	Finishings				
	Natural hydraulic lime (NHL 5) and well-graded sharp sand screed, mixed to the supplier's recommendations. Lay in one layer on the dampened slab, in bays. Compact and float to an SR2 level finish to BS 8204, ready to receive the floor finish. Include a 10mm compressible isolation strip at the perimeter. Cure and protect to the supplier's recommendations.				
	Floors;				
3.42	screed	516.00	m2		0.00
	DRAINAGE				
	Below Ground				
	Foul drainage pipework; below floor slabs in sub-base material; Upvc pipes; 100mm diameter with joints sealed and airtight; jointing in accordance with the manufacturer's printed instructions				
	Pipes;				

Code	Description	Qty	Unit	Rate	Total
3.43	100mm diameter; foul drainage	35.00	m		0.00
	Extra over the pipes on which they occur for				
3.44	bends; 100mm diameter	7.00	nr		0.00
3.45	AJ; 100mm diameter	3.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(21) EXTERNAL WALLS				
	CONCRETE WORK				
	Precast Concrete/Composite Construction/Stone Faced Concrete Panels				
	Limestone sills shall match the existing window sills in thickness, texture, colour and veining. Stone shall be Cork white limestone to BS EN 771-6, with unit dimensional tolerances of ±1mm on length, width (bed) and height. The exposed faces shall have a flamed finish. Each sill shall be formed from a single, one-piece stone; sills made up of jointed or individual pieces will not be accepted. Exposed edges shall have a 5mm chamfer. Finished faces shall be free from sawn faces, sawn arrises and any machine markings. Bedding faces shall be tooled to provide an adequate key. Sills shall be bedded to match the existing sills, using mortar to I.S. EN 998-2. Quality shall be in accordance with the Architect's specification. Refer to Architects Drawing CA-TD-015				
	Sills				
4.1	Sill; limestone window sills	5.00	m		0
	BRICKWORK AND BLOCKWORK				
	Brickwork				
	Brickwork; (PC Sum €0.75 / brick supply); nominal size 215 x 102.5 x 63.5 mm; laid in flemish bond with 10mm recessed black pointing with mortar				
	Chimneys				
4.2	754mm thick; bonded to existing brickwork chimney shaft; Refer to Architects drawing 4104.	5.00	m2		0
	Blockwork				
	Blockwork; standard solid masonry block; 440 x 215 x 100 mm; 7N/mm2 in M6 mortar; to engineers details				
	Raising by approximately 50mm (measured else where). Dispose of debris off site to a licensed facility. Refer to Architect drawing CA-TD-015				

Code	Description	Qty	Unit	Rate	Total
	Walls;				
4.3	100mm thick	24.00	m2		0.00
	Labours;				
4.4	on blockwork	1.00	Item		0.00
	Ancillaries to Brickwork/Blockwork				
	Chimney pots; 4 No. Clay Chimney Pots, Capped; Supply and install 4 no. clay chimney pots to match the historic pots, in size, profile, colour and detail, with samples submitted for the Conservation Architect's approval before ordering; Bed the pots securely on the chimney stack in lime mortar; Close off the top of each pot with a concrete cap and a dressed lead cap. Refer to Drawing 4104				
4.5	Clay Chimney pots	4.00	nr		0
	STONEWORK				
	Raising stone parapet by approximately 50mm (measured else where). Dispose of debris off site to a licensed facility. Refer to Architect drawing CA-TD-015				
	Rubble Walling				
4.6	Walls	1.00			0.00
	ROOFING, CLADDING AND WATERPROOFING				
	Flexible Sheet Metal Coverings				
	Window Cills Supply and install powder coated pressed aluminium window cill, colour to the Architect's approval, on a 25mm plywood sub-cill in accordance with Specification clause K11/515; include: fixing the plywood sub-cill to the substrate with a fall to the outside; end caps or upstands, and joint and corner pieces; a drip or throat to the projecting edge; fixing brackets. Refer to drawing 4110 Detail 01.				
	Flashing				

Code	Description	Qty	Unit	Rate	Total
4.7	girth 500mm; bend 2	37.00	m		0.00
	WOODWORK				
	Structural and First Fixings				
	Timber framing to clerestorey and second floor east wall above Butter Market roof (details 4110, 4111): stress-graded C16 softwood to IS EN 14081, preservative treated, fixed to Engineer's details; complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Carcassing; walls or partitions				
4.8	100 x 50mm studs, sole and head plates	74.00	m		0.00
4.9	timber verticals between clerestorey windows; size to Engineer	68.00	m		0.00
4.10	50 x 50mm treated battens, horizontal	75.00	m		0.00
4.11	100mm x 50mm stud under cill	37.00	m		0.00
4.12	50mm x 50mm; stud under cill	37.00	m		0.00
	Boarding and Second Fixings				
	25mm plywood to IS EN 636-2, Class C (K11/515), screw fixed as background to lime render on expanded metal mesh (render measured in (41)); complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Boarding;				
4.13	>300 wide	27.00	m2		0.00
4.14	<=300 wide	39.00	m2		0.00
	Hardwood ; Timber to comply with I.S. EN 1310:1997 and I.S. EN 1611-1:2000, with 9–13% moisture content. Include pencil-rounded edges; window boards to be finished one coat clear finish, as section M60. Plugged, screwed and pelleted to substrate. Refer to specification document				

Code	Description	Qty	Unit	Rate	Total
	second fixings; Window Heads				
4.15	girth 500mm	37.00	m		0.00
	Insulation, Ironmongery, Accessories and Sundries				
	Diffusible air and vapour control layer (P10/310), joints lapped 150mm and taped, sealed at openings ; mineral wool with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Membranes; vertical				
4.16	>300 wide	27.00	m2		0.00
4.17	<=300 wide	39.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(22) INTERNAL WALLS, PARTITIONS				
	FLOOR, WALL AND CEILING FINISHINGS				
	Metal Stud				
	Metal stud partition system, 120mm overall thickness, to partition walls and wall build-outs generally; as Specification clause 125; Manufacturer's system to be submitted for approval, comprising: Studs: 92mm wide C-section metal studs, minimum 0.5mm thick, at 600mm centres or to the manufacturer's specification. Services cut-outs (30 × 75mm) as required Floor channel: fixed with a single row of fixings at a maximum of 600mm centres, with the junction to the substrate sealed both sides with the manufacturer's approved sealant. Head channel: deflection allowance to suit the varying head conditions, as agreed. Linings: 12.5mm plasterboard to both faces, fire-resistant or moisture-resistant where stated. Finish: skim coat plaster as clause 680.				
	Stud Partitions				
5.1	3000mm high	16.00	m		0.00
5.2	2600mm high	6.00	m		0.00
	Extra over for				
5.3	angles to partitions	2.00	nr		0.00
5.4	three-way intersection	3.00	nr		0.00
5.5	abutments to other finishes	8.00	nr		0.00
5.6	forming openings; single door	8.00	nr		0.00
5.7	fire protection board	91.00	m2		0.00
5.8	moisture board	31.00	m2		0.00
	Timber Stud				

Code	Description	Qty	Unit	Rate	Total
	60 minute fire-rated timber stud enclosure wall; overall; 2750mm high x 143mm thick; built between 100 x 100 steel posts; comprising 44 x 100mm sawn softwood inner frame with studs at max. 400mm centres; 44 x 130mm planed high-quality softwood outer frame, spray painted M60/120 to match HPL; 18mm plywood sheet HPL laminated to L20/410 to outer face, secret fixed in panels (3 nr approx. 1.5 x 2.6m and 1 nr approx. 1.5 x 0.5m over door); 2 layers 12.5mm fire-rated plasterboard to K10/404 to inner face; 44 x 18mm planed high-quality softwood cover pieces to steel post junctions; all as per architechts drawings & specifications **Stud Partitions**				
5.9	2750mm high	7.00	m		0
	Extra over for				
5.10	abutments to other finishes	2.00	nr		0.00
5.11	forming openings; single door	1.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(23) FLOORS, GALLERIES				
	DEMOLITION & ALTERATIONS:				
	Alterations				
	Cutting existing stone walls & installing new solid concrete bearing; to support new steel angle & timber plant; include for chasing into stone walls that varies in thickness, breaking out existing of walls and installing new bearing pads; include for all grout and labor as necessary; as per engineer detail.				
	Cutting;				
6.1	200 x 600mm; spreader pad as per engineers specification	33	nr		0
	WOODWORK				
	Structural and First Fixings				
	Floor structure; softwood to BS 1186, white deal, structural grade C16; double vacumn treated; to engineers details				
	First fixings				
6.2	170mm x 44mm; joist	93.00	m		0.00
6.3	170mm x 44mm; joist; splice to existing	62.00	m		0.00
6.4	180mm x 44mm; joist	90.00	m		0.00
6.5	180mm x 44mm; joist; splice to existing	135.00	m		0.00
6.6	200mm x 44mm; joist	59.00	m		0.00
6.7	240mm x 44mm; joist	112.00	m		0.00
6.8	240mm x 44mm; joist; splice to existing	75.00	m		0.00
6.9	170mm x 44mm; runner in beam	57.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
6.10	full depth solid bridging/noggings at 1350mm centres and at straps; '170mm x 44mm; joist	46.00	m		0.00
6.11	full depth solid bridging/noggings at 1350mm centres and at straps; '180mm x 44mm; joist	67.00	m		0.00
6.12	full depth solid bridging/noggings at 1350mm centres and at straps; 200mm x 44mm; joist	18.00	m		0.00
6.13	full depth solid bridging/noggings at 1350mm centres and at straps; "240mm x 44mm; joist	56.00	m		0.00
	Boarding and Second Fixings				
	WBP plywood sheeting; to areas stated; thickness stated				
6.14	floors; laid to fall & cross-falls; 18mm thick	212.00	m2		0.00
	Ironmongery, Accessories and Sundries				
	Steel straps; 30 x 5 x 750mm long; galvanised; once bent fixed twice to timber wall plate and four times to block wall				
	Accessories;				
6.15	steel straps	14.00	nr		0.00
	Hangers; to suit flat roof joists; fixings as necessary				
	Accessories;				
6.16	joist hangers; flat roof	178.00	nr		0.00
	Insulation, Ironmongery, Accessories and Sundries				
	70mm thick rock mineral fibre board coated one side with smoke + fire resistant ablative coating. R3efer to Architets detail drawing 4105.				
	Insulation; Themal				

Code	Description	Qty	Unit	Rate	Total
6.17	>300mm wide	212.00	m2		0.00
	STRUCTURAL				
	Steelwork;				
	Structural steel; steelwork to be fabricated and CE marked in accordance with execution class EXC2 to BS EN 1060-2; off site fabrication; all in accordance with structural engineers drawings & specifications				
	Fabricated members, primary steelwork; beams; > 25 </=50kg/m				
6.18	125 x 65 x 15; PFC	0.16	t		0.00
6.19	203 x 102 x UB 23	0.30	t		0.00
6.20	152 x 37; UC	0.38	t		0.00
6.21	180 x 90 x 26; PFC	0.35	t		0.00
6.22	203 x 46; UC	0.14	t		0.00
6.23	254 x 146 x 43; UB	0.32	t		0.00
6.24	305 x 146 x 40; UB	0.26	t		0.00
	Fabricated members, primary steelwork; beams; > 50 </=100kg/m				
6.25	203 x 52; UC	1.48	t		0.00
	Fabricated members, primary steelwork; stanchions; > 25 </=50kg/m				
6.26	76 x 5; CHS	0.28	t		0.00
6.27	114.3 x 5 CHS	0.17	t		0.00
6.28	139.7 x 5 CHS	0.17	t		0.00

Code	Description	Qty	Unit	Rate	Total
	Fittings; to structural steel memebers; including base plates, end plates, cap plates, web plates, stiffiners, bolts, holding down assemblies, connections and all necessary fittings & fixings as per structural engineers specifications & drawings				
	Contractor designed; fittings				
6.29	gerneral @15%	0.60	t		0.00
	Thin-film intumescent coating to structural steelwork for 60 minute fire resistance (detail 4105), DFT to manufacturer's loading tables, over compatible primer, sealer topcoat to selected colour, third-party certified; complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Corrosion protective coatings;				
6.30	general steelwork surfaces	4.01	t		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(24) STAIRS, RAMPS				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie.. Volume A: General Conditions and Preliminary Items.				
	For detailed description of materials and workmanship see specification.				
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonized standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.				
	DEMOLITION AND ALTERATIONS				
	Treatment/Repairs				
	Repair existing stairs, including removal of defective treads and replacement with new matching timber treads incorporating compliant nosing, finished to the conservation Architect's approval. clean and repair existing balustrades and handrails, replacing decayed sections with accurately replicated components. retain and repair existing architraves as required. all works to be carried out to the approval of the conservation architect, including all preparation, fixing, finishing, protection and making good.				
	Timber repair; stair flights				
7.1	57 risers; ground floor up to third floor;	1.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
	Repairs to historic stair components in matching timber (K20 CA): glued and dowelled splices, decay cut out to minimum extent; record before and after; complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Timber repair				
7.2	dismantle lowest step and newel post during slab/screed works, store and reinstate	1.00	item		0.00
7.3	repair existing spindle; reverse spindle to correct position	10.00	nr		0.00
7.4	retain and repair existing newel post	2.00	nr		0.00
7.5	repair existing swan neck handrail	1.00	nr		0.00
7.6	retain and repair dado stair rail (CA-TD-013)	6.00	m		0.00
	WOODWORK				
	Composite Items				
	New balustrade components in timber species to match existing, turned/moulded using existing as template, jointed to existing strings, handrail and newels, primed for paint (M60 CA); complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Composite items; balustrades				
7.7	new spindle to match existing	62.00	nr		0.00
7.8	new newel post based on existing	4.00	nr		0.00
7.9	new swan neck handrail section	1.00	nr		0.00
	Boarding and Second Fixings				
	Handrails: timber to match existing profile remade using existing as template; solid oak 45mm mopstick handrails finished M60/160 on 10mm painted steel bar brackets, or routed onto 30 x 10mm mild steel flat runner on 30mm legs (3106 details A/B); complete with all accessories, fixings and making good; all as per Architect's drawings & specification				

Code	Description	Qty	Unit	Rate	Total
	Second fixings; handrails				
7.10	handrail to match existing, moulding extended into newels	9.00	m		0.00
7.11	45mm oak mopstick handrail; wall mounted on steel brackets	12.00	m		0.00
7.12	45mm oak mopstick handrail on 30 x 10mm steel flat runner	4.00	m		0.00
	METALWORK				
	Non-Structural				
	Composite Items; Steel stairs; 1500mm wide; 7nr risers; 300mm going; 180mm rise; total height 1260mm; comprising of 180 x 90 x 26 PFC, 580 x 190 x 190 RC Pad, 254 x 146 UB 31 / 120 x 8 EA, 254 x 146 x 31 UB, half landing, 150 x 90 PFC joist; landing formed with 300mm wide, 40mm thick FSC certified laminate European White Oak threads (taken elsewhere) bolted to steel structure, steel string bolted to sub-floor; finished with 6mm continous folded steel plate to stair profiles, 50mm wide black rubber strips; all fixings and fixtures to stair manufacturers recommendation				
	Steel stairs;				
7.13	stairs 01; entrance hall; 1500mm wide; 7nr risers; 300mm going	1.00	nr		0.00
	Brushed stainless steel grade 316 handrails and railings, welded and ground, concealed fixings (3107); complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Handrails				
7.14	40mm dia. handrail wall fixed with 10mm stainless steel brackets	8.00	m		0.00
7.15	40mm dia. railing with 30mm legs fixed into timber floor	3.00	m		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(27) ROOF STRUCTURE				
	DEMOLITION AND ALTERATIONS				
	Demolition				
	Prop and brace each truss before releasing any connection. Dismantle trusses 01–12 one at a time and take them to a covered workshop to do repair work and reinstall (measured somwhere else)				
	Materials remaining property of Employer				
8.1	trusses 01–12	1.00	item		0.00
	Cutting existing stone walls & installing new solid concrete bearing; to support new steel angle & timber plant; include for chasing into stone walls that varies in thickness, breaking out existing of walls and installing new bearing pads; include for all grout and labor as necessary; as per engineer detail.				
	Cutting;				
8.2	300 x 500mm; spreader pad as per engineers specification	34	nr		0
	Treatment/Repairs				
	Repairs to existing laminated arch roof trusses in accordance with the Engineer's Laminated Arch Roof Trusses Report (Ref. 0596-000 – Former Butter Exchange / Weighmaster's House, Church Street, Shandon, Cork City), in conjunction with PJ Barrett's Report. The works shall include, but shall not be limited to, all necessary repairs and remedial works to existing timber and metalwork components, including strengthening, replacement, splicing, fixing and associated works, as required by the Engineer's and Conservation Architect's reports, drawings and specifications. All works shall be carried out in accordance with the Engineer's details and requirements, including Engineer's Drawing Nr. 106				
	Timber repair; (trusses 1 - 12)				
8.3	Roof truss type A	3.00	nr		0.00
8.4	Roof truss type B	6.00	nr		0.00

Code	Description	Qty	Unit	Rate	Total
8.5	Roof truss type C	3.00	nr		0.00
	Repair the existing laminated arch roof trusses in situ, in accordance with the Engineer's Laminated Arch Roof Trusses Report (Ref. 0596-000 – Former Butter Exchange / Weighmaster's House, Church Street, Shandon, Cork City) and PJ Barrett's Report. The trusses are to stay in position throughout; no truss is to be dismantled or removed from site. The works include, but are not limited to, all repairs and remedial works to existing timber and metalwork components as required by the Engineer's and Conservation Architect's reports, drawings and specifications. This covers in-situ strengthening, replacement of individual members or sections, splicing, fixing and associated works. Provide all temporary propping, bracing and support needed so that each truss and the roof structure it carries stay stable while repairs are carried out. Install this before any member or connection is cut, released or altered, and keep it in place until the repairs to that truss are complete and approved by the Engineer. Details and requirements, including Engineer's Drawing Nr. 106				
	Timber repair; (trusses 13)				
8.6	Roof truss type A	1.00	nr		0.00
	Rake out and remove all decayed mortar and loose rubble to achieve a sound and stable bedding surface. Prepare and bed new wallplate in NHL 3.5 lime mortar with sharp sand, mixed at a ratio of 2.5:1, including all necessary preparation, cleaning, making good and ancillary works, complete in accordance with the Engineer's requirements. Refer to Engineer's Drawing No. 106.				
	Render and plaster repairs				
8.7	gith of 550mm wide	72.00	m		0.00
	WOODWORK				
	Structural and First Fixings				
	Reinstall refurbished existing laminated arch roof trusses into their original positions, including all necessary lifting, handling, temporary works, alignment, positioning, fixing and reconnection, complete in accordance with the Engineer's details and requirements. Refer to Engineer's Drawing No. 106.				

Code	Description	Qty	Unit	Rate	Total
	Pre-fabricated/refurbished Trusses 1 - 12				
8.8	Roof truss type A	3.00	nr		0.00
8.9	Roof truss type B	6.00	nr		0.00
8.10	Roof truss type C	3.00	nr		0.00
	Roof structure; softwood to BS 1186, white deal, structural grade C16; double vacumn treated; to engineers details				
	First fixings				
8.11	150 x 75mm; wall plate	36.00	m		0.00
8.12	150 x 75mm; wall plate top of beam	37.00	m		0.00
8.13	150 x 44mm; rafters	787.00	m		0.00
8.14	200 x 44mm; joists	144.00	m		0.00
8.15	150 x 44; beam runner	37.00	m		0.00
	Roof structure; hardwood to BS 1186, vacumn treated; to engineers details. Refer to architect drawing 4112 detail 03.				
8.16	100mm x 100mm; ridge plate to beam	58.00	m		0.00
8.17	203mm x 100mm; ridge timer	29.00	m		0.00
	Boarding and Second Fixings				
	Plywood in between new and refurbished trusses.				
	Boarding and sheeting; WD SHTG-2				
8.18	>300 wide; 30mm thick	315.00	m2		0.00
	Insulation, Ironmongery, Accessories and Sundries				

Code	Description	Qty	Unit	Rate	Total
	Accessories				
	Steel straps; 30 x 5mm 1200mm long galvanised MS restraint strapes at 1000mm c/c max; scurely fixed over a minium of 3no. adjacent joists and built into external walls as work progresses; 100mm turndown on strap tight against blockwork				
	Accessories;				
8.19	30 x 5mm straps	73.00	nr		0.00
	Hangers; to suit flat roof joists; fixings as necessary				
	Accessories;				
8.20	joist hangers; flat roof	181.00	nr		0.00
	30mm diameter S/S or wrought iron rods @ 600mm c/c's.				
	Accessories;				
8.21	iron rods	189.00	nr		0.00
	20mm diameter cast iron tie bars				
8.22	tie bars; vertical; 1.500m to refubish trrusses	12.00	nr		0.00
	30mm diameter cast iron tie bars				
8.23	tie bars; horizontal; 6.960m to refurbish trusses	12.00	nr		0.00
	STRUCTURAL				
	Steelwork;				
	Structural steel; steelwork to be fabricated and CE marked in accordance with execution class EXC2 to BS EN 1060-2; off site fabrication; all in accordance with structural engineers drawings & specifications				
	Fabricated members, primary steelwork; beams; > 25 </=50kg/m				

Code	Description	Qty	Unit	Rate	Total
8.24	120 x 6.3 SHS; fixed to trussses (Engineers Drawing Nr. 106)	2.51	t		0.00
8.25	203 x 102 x 23; UB	0.64	t		0.00
8.26	203 x 133 x 30; UB	1.07	t		0.00
	Fabricated members, primary steelwork; stanchions; > 25 </=50kg/m				
8.27	120 x 5; SHS	0.05	t		0.00
	Fittings; to structural steel memebers; including base plates, end plates, cap plates, web plates, stiffiners, bolts, holding down assemblies, connections and all necessary fittings & fixings as per structural engineers specifications & drawings				
	Contractor designed; fittings				
8.28	gerneral @15%	0.64	t		0.00
	Thin-film intumescent coating to structural steelwork for 60 minute fire resistance (detail 4105), DFT to manufacturer's loading tables, over compatible primer, sealer topcoat to selected colour, third-party certified; complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Corrosion protective coatings;				
8.29	general steelwork surfaces	4.27	t		0.00
				Subtotal (carried forward):	**0.00**

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		*note*		
	For detailed description of materials and workmanship see specification.		*note*		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		*item*		
	The Contractor is to provide a sample, one meter in length, of each type of second fixing as described in this element, proposed to be incorporated into the works for the Architect's approval prior to incorporation in the works.		*item*		
	Refer to Architects Specification		*note*		
	This element of the works has been measured from the Architects & Engineers Drawings & Specifications		*note*		
	Fabrication drawings submitted for approval before ordering		*note*		
	Joints and ironmongery submitted for approval by the ER and Conservation Architect before manufacture		*note*		
	DEMOLITION AND ALTERATIONS				
	Treatment/Repairs				

Code	Description	Qty	Unit	Rate	Total
	EXISTING TIMBER SASH WINDOWS; REFURBISHED				
	Repair of existing c.1850 timber double-hung sliding sash windows, Church Street elevation, Weighmaster's House, in accordance with the Conservation Architect's specification and Section L40, on a minimum-intervention basis retaining historic fabric; including removing existing plywood protection and attending on the Conservation Architect for inspection at height; carefully removing sashes for off-site workshop repair, repairing frame, sash box, cill, parting and staff beads, architraves and window board in situ, and temporary protection to the opening; removing all paintwork back to a sound base by shaped shave hook, glass protected throughout, no blow lamps, torches, immersion stripping or acid baths; cutting out decayed timber at least 100 mm beyond the affected area and splicing in approved high-quality hardwood with compatible movement characteristics, profiles to match existing exactly, no resin repairs; deepening glazing bars and rebates, removing existing single glazing, and supplying and fixing sli line double-glazed units, putty fixed with proprietary self-coloured synthetic putty; new ironmongery, nylon sash cords and lead weights adjusted to suit; spot priming bare timber and filling with exterior-grade wood filler; priming, undercoating, two coats of primer system where required and one top coat of exterior-grade paint to selected colour, with contrasting internal and external colours, final paint line taken over the putty line; Ref CA-TD-020; all as per conservation architechts drawings & specifications.				
	Composite Items; Windows				
9.1	Window: vertical sliding sash window; six-over-six panes; 1075 x 2235mm overall (WWM 1.1 to WWM 1.3)	3.00	nr		0
9.2	Window: bottom-hung tilt-inwards window with arched glazing and an internal timber panel lining; 915 x 1305mm overall (WWM 2.2 & WWM 2.3)	2.00	nr		0
9.3	Window: vertical sliding sash window with an arched-head top sash and a central glazing bar to each sash; with an internal timber panel lining; 875 x 695mm overall (WWM 2.1)	1.00	nr		0
	STONEWORK				
	Cut Natural Stonework				

Code	Description	Qty	Unit	Rate	Total
	Cork White Limestone to IS EN 771-6, to match the existing limestone sills in thickness, texture, colour and veining. Flamed finish to exposed faces, with no sawn faces, arrises or machine marks. Bedding faces tooled for key. Tolerances ±1 mm. Bedded in hydraulic lime mortar to IS EN 998-2 (provisionally 1:2 NHL 3.5:sand, mix and sand to be confirmed with the architect and stonemason), with bedding to match the existing sills. Install before the insulated render is applied; as per Conservation Architect's drawings and specifications. Sills				
9.4	75mm high x 200mm deep	5.00	m		0
	WOODWORK **Boarding and Second Fixings** Hardwood Internal Reveals and Heads; Timber to comply with I.S. EN 1310:1997 and I.S. EN 1611-1:2000, with 9–13% moisture content. Include pencil-rounded edges and a 10 mm rebated shadow gap; window boards on softwood battens, to be finished one coat clear finish, as section M60. Plugged, screwed and pelleted to substrate. Refer to specification document second fixings; Window Heads				
9.5	girth 500mm	36.00	m		0.00
	second fixings; Window Reveals				
9.6	girth 500mm	62.00	m		0
	Internal softwood window boards P20/116; 18mm laminated European redwood; pencil-rounded; 25mm overhang; primed and painted Second fixings; window boards				
9.7	girth 500mm	36.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
	Architraves; European redwood to BS 1186-3; 19 x 75 mm finished, square edged; moisture content 10–14% at fixing; primed before delivery (M60); double-nailed to timber doorset linings at 400 mm centres, heads punched and filled; complete with all accessories and fixings; all as per Architect's drawings& specification Second fixings; architrave				
9.8	75 x 19mm	119.00	m		0
	EXTERNAL MATCH BOARDED DOORS (L20/215) External framed, ledged and braced matchboarded doors to L20/215, comprising 100x50mm stiles, 100x50mm haunched tenon top rail, 150x32mm barefaced tenon bottom and middle rails, 100x32mm bracing and approx. 100x25mm tongued and grooved matchboarding; ex. 100x50mm door frame to match. Timber to IS EN 942: acetylated softwood manufactured from sustainably sourced radiata pine using full cross-section acetylation, durability EN 350 Class 1; Unglazed; non-fire-rated; all in accordance with manufacturers drawings & specifications Composite Items; Doors; L20/215				
9.9	Pair of doors; 2550 x 2770mm overall to springing with segmental arched head (approx. 2890mm to crown); compression draught seal to frame perimeter and flush-fitted brush seal to leading edges and bottom rail (DWM 0.9 - church street entrance)	1.00	nr		0
9.10	Door; 850 x 2100mm overall; single leaf; square head; (DWM 0.11 - Entrance at stairs) **EXTERNAL TIMBER FRAMED WINDOWS (L10)**	1.00	nr		0

Code	Description	Qty	Unit	Rate	Total
	Bespoke acetylated timber windows in Pinus radiata modified by acetylation; FSC certified; with non-toxic treatment; profiles to match existing historic joinery as the contract drawings; made to dimensions and levels verified on site; factory finished with 3 coats of microporous paint compatible with acetylated wood to selected RAL colour; slimline double glazing 12 mm max, putty fixed, to L40; stainless steel fixings compatible with acetylated timber; end grain sealed, arrises eased, screws countersunk and pelleted, and bedding surfaces treated with preservative; workmanship to the acetylated timber manufacturer's requirements, use class to EN 335 Class 3.2 and tolerances to BS EN 1313-1; including fixing in position;to Conservation Architect's detail drawing no. CA-TD-022 Composite Items; Windows;				
9.11	Window: 2415 x 1200mm overall; semicircular head with radial glazing bars; double-glazed timber, bottom hung, tilt inwards (DWM 1.4 to DWM 1.6)	3.00	nr		0
9.12	Window: 1850 x 790mm overall; double-glazed timber, top hung, outward opening; with electrical actuators at internal cill level (DWM 2.4 to DWM 2.15) **PAINTING AND DECORATING** **Painting** Prepare, prime and paint one coat of primer undercoat and one coat of high quality eggshell/satin paint on the following softwood; as per architects drawings & specifications Second fixings	12.00	nr		0
9.13	girth <300; architraves	119.00	m		0
9.14	girth <300; frames	88.00	m		0
9.15	girth <300; heads	36.00	m		0.00
9.16	girth <300; reveals	62.00	m		0.00
9.17	girth <300; window boards	36.00	m		0.00

Subtotal (carried forward): **0.00**

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(32) INTERNAL WALLS, PARTITIONS: COMPLETIONS WITHIN OPENINGS				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		*note*		
	For detailed description of materials and workmanship see specification.		*note*		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		*item*		
	The Contractor is to provide a sample, one meter in length, of each type of second fixing as described in this element, proposed to be incorporated into the works for the Architect's approval prior to incorporation in the works.		*item*		
	Refer to Architects Specification		*note*		
	This element of the works has been measured from the Architects & Engineers Drawings & Specifications		*note*		
	Fabrication drawings submitted for approval before ordering		*note*		
	WOODWORK				
	Boarding and Second Fixings				

Code	Description	Qty	Unit	Rate	Total
	Architraves; European redwood to BS 1186-3; 19 x 75 mm finished, square edged; moisture content 10–14% at fixing; primed before delivery (M60); double-nailed to timber doorset linings at 400 mm centres, heads punched and filled; complete with all accessories and fixings; all as per Architect's drawings& specification Second fixings				
10.1	75 x 19mm; architrave (repair exisitng)	106.00	m		0
	Architraves; European redwood to BS 1186-3; 19 x 75 mm finished, square edged; moisture content 10–14% at fixing; primed before delivery (M60); double-nailed to timber doorset linings at 400 mm centres, heads punched and filled; complete with all accessories and fixings; all as per Architect's drawings& specification Second fixings				
10.2	75 x 19mm; architrave	132.00	m		0
	Oak board; Formed with 300mm wide, 40mm deep planks of laminated solid FSC-certified European White Oak Second fixings				
10.3	focus space wall board on to of existing foundation wall	6.00	m		0
	INTERNAL TIMBER DOORSETS (L20/410)				

Code	Description	Qty	Unit	Rate	Total
	Internal timber doorsets to L20/410. Door leaf 45mm thick solid core comprising 50x37mm solid timber stile and rail frame with 37mm glued stave and block or composite flaxboard core; 4mm MDF facings glued both sides with thermo-setting resin adhesive; 45x10mm exposed hardwood lippings to all four edges, varnished; full factory finish of 0.7mm HPL grade HGS to EN 438 (decorative finish to be selected) supplied with protective film; adhesives to D3 (EN 204). Frame 125x45mm painted FSC-certified hardwood with 20x80mm painted hardwood stop blocks, fixings plugged flush. Vision panels where scheduled: 6mm clear safety glass bedded in silicone, 5mm radius internal corners to laminate, FSC European redwood mitred beads 20mm high with 5x5mm bolection return, pinned and varnished. Fire and smoke seals as required to meet fire rating. Fire-rated doorsets CE marked to EN 16034 in conjunction with EN 13241 (L20/115); gaps to supporting construction filled to certification requirements (L20/810); Sizes are overall frame sizes as scheduled on Drg 5005/5006 Composite items; doors Fire-rated FD30S				
10.4	Single doorset; 1100 x 2100mm overall; DWM1.3, DWM 1.4	2.00	nr		0
10.5	Single doorset; 925 x 2000mm overall; DWM 2.3, DWM 2.5	2.00	nr		0
10.6	Single doorset; 1000 x 2000mm overall; DWM 1.6, DWM 2.2, DWM 2.6	3.00	nr		0
10.7	Double doorset; 1200 x 2100mm overall; DWM 1.12	1.00	nr		0
10.8	Double doorset; 1500 x 2100mm overall; DWM 1.13	1.00	nr		0
10.9	Double doorset; 1140 x 2100mm overall; DWM 1.14	1.00	nr		0
	Existing Doors: Relocated and Upgraded to FD30				
10.10	Take off the existing timber panelled door; 1000 x 2100mm overall; and upgrade it to FD30 to the spec. Rehang it in a new fire-rated frame within the new fire-rated partition. Fit intumescent and smoke seals, to the manufacturer's tested details. Repair and refurbish the existing frame, linings and architraves, which are retained in situ; DWM 1.2, DWM 1.5	2.00	nr		0

Code	Description	Qty	Unit	Rate	Total
	Non-fire-rated				
10.11	Single doorset; 1100 x 2100mm overall; Unglazed; DWM 1.8	1.00	nr		0
10.12	Single doorset; 1000 x 2100mm overall; Unglazed; DWM 0.3	1.00	nr		0
	Double-hung vertical sliding sash window; with an arched-head top sash and a central glazing bar to each sash; to NBS L10; Install in an existing semicircular-headed ope in the rear wall of Weighmaster's House; to Conservation Architect's Detail Drawing No. CA-TD-024; Include the box frame, sashes, cill, beads, sash furniture and glazing to the detail				
	Composite Items; Windows				
10.13	Double-hung vertical sliding sash window;1000 x 1700mm high; six-over-six panes with glazing bars; DWM 1.10	1.00	nr		0
10.14	Double-hung vertical sliding sash window; 890mm x 1000mm high; DWM 2.8, DWM 2.9	2.00	nr		0
	Existing Internal Windows: Upgraded to 60 Minute Fire Resistance				
10.15	Protect the existing fixed internal window, frame and architraves; 970 x 950mm high; retained in situ; install a new fire-rated frame with a single pane of 60-minute fire-rated glass (EI 60 to IS EN 13501-2) to the room side; DWM 1.9	1.00	nr		0
	METALWORK				
	Non-Structural				
	GLAZED METAL DOORS AND SCREENS (L10/315)				

Code	Description	Qty	Unit	Rate	Total
	Thermally broken steel glazed screen incorporating automated bi-parting sliding doors, ref. architects spec L10/315; comprising: factory-fabricated welded cold-formed galvanised steel profiles approx. 1.5mm thick with polyamide thermal break, 75mm profile depth, polyester powder-coated finish in a RAL Classic colour; double-glazed sealed units with low-E coating, warm-edge spacer and argon fill, U-value 1.2–1.4 W/m²K, with outer pane laminated security glass to BS EN 356 Class P5A (approx. 10.5mm); concealed motorised bi-parting sliding door operator to DBM 1.01 and EN 16005 with mains supply, 30-minute battery back-up, motion detector activation, photoelectric safety barriers, a key-operated control panel at the reception desk and operator casing finished to match the frame; complete assembly to resistance class RC3 to EN 1627, including anti-lift running gear protection, reinforced interlocking meeting stiles, motorised multi-point locking, a supplementary manual lock and tamper-resistant hardware; frameless structural glass pocket screens (approx. 10mm, thickness to suit structural design) set in a flush powder-coated steel ground channel; brush seals to door surrounds; the manufacturer's standard ironmongery and fixings, including all sealing, packing and flashings; all as per architechts drawings & specifications. Composite Items; Doors and door & screen units				
10.16	Pair of doors; 3100 x 3200mm overall;DWM 0.10	1.00	nr		0.00
	GLAZED METAL DOORS AND SCREENS (L10/550) Glazed metal screens and doors: non-insulated, single-glazed, flush-fitted internal steel doors and screens; uncoated steel frame members, system frame widths and 50mm depth to drawing no. 5000 (widths increased where needed for fire purposes); polyester powder-coated finish, RAL Classic colour; metal sheet panels powder-coated to match frame; safety glazing chosen by the manufacturer to achieve the scheduled fire rating, with steel screw-on beads; fire resistance to EN 13501-2 as scheduled; jointing, fire egress and fixing to manufacturer's standard; all in accordance with manufacturers drawings & specifications Composite Items; Doors and door & screen units				
10.17	Pair of doors; double-swing door leaves with a fixed sidelight to the left and a fixed glazed screen to the right 3800 x 3000mm overall; DWM 0.4	1.00	nr		0
10.18	Pair of doors; 2100 x 2600mm overall; DWM 0.7	1.00	nr		0

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
10.19	Single doorset; 1000 x 2100mm overall; DWM 0.1, DWM 0.2 Composite Items; Windows; L10/550	2.00	nr		0
10.20	Glazing to existing hatch; 610 x 460mm overall; DWM 1.11	1.00	nr		0.00
10.21	Non-fire-rated fixed glazed steel screen; 6000 x 2100mm overall; single-glazed flush-fitted safety glass throughout; DWM 0.5	1.00	nr		0
10.22	Non-fire-rated fixed glazed steel screen; 4300 x 2100mm overall; single-glazed flush-fitted safety glass throughout; DWM 0.6	1.00	nr		0
10.23	Non-fire-rated fixed glazed steel screen; 1000 x 2200mm overall; with single fixed pane of 60-minute fire-rated safety glass and glazing manifestation; DWM 0.8 **Insulation, Ironmongery, Accessories and Sundries** Ironmongery to internal doors; supply and fix as the door-by-door Ironmongery Schedule (ref. Drgs 5005 and 5006); include for supply, delivery, fixing with fasteners of matching finish supplied by the ironmongery manufacturer, holes no larger than required, protection, and checking, adjusting and lubricating all moving parts at completion (L10/820, L20/830); Items to fire-rated doors fixed so as not to compromise the tested assembly; clearances not more than 8mm unless protected by intumescent paste (L20/840). Hinges located to L20/850 or the fire-door manufacturer's recommendations; hinges to steel doors to the door system manufacturer's spec; all as per architechts drawings & specifications Ironmongery	1.00	nr		0
10.24	Butt hinge; to internal steel or timber doors as scheduled; ref. architects spec P21/320	72.00	nr		0.00
10.25	Floor mounted hinges; ref. architects spec P21/330	2.00	nr		
10.26	Overhead door closer; to internal steel or timber doors as scheduled; ref. architects spec P21/645	18.00	nr		0.00

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
10.27	Lever handles on roses; pair; to internal doors as scheduled; ref. architects spec P21/615	4.00	nr		0.00
10.28	Lever handles on roses; pair; to internal doors as scheduled; ref. architects spec P21/610	6.00	nr		0.00
10.29	Pull Handles; ref. architects spec P21/642	17.00	nr		0.00
10.30	Push Plate; ref architects spec P21/670	3.00	nr		0.00
10.31	Flush Bolt; ref. architects spec P21/583	6.00	nr		0.00
10.32	Kick plate; to internal steel or timber doors as scheduled; ref. architects spec P21/680	10.00	nr		0.00
10.33	Door Latch; ref. architects spec P21/540	9.00	nr		0.00
10.34	Bathroom Lock; ref. architects schedule P21/524	2.00	nr		0.00
10.35	Deadlock with thumbturn in inside; ref. architects spec P21/520	6.00	nr		0
10.36	Night Latch lock with thumbturn on inside and ring pull outside; ref. architects spec P21/550	1.00	nr		0
10.37	Floor Mounted Doors Stop; ref. architects spec P21/720	20.00	nr		0.00
10.38	Compression draft to seal to frame perimeter and flush-fitted brush seal to leading edges and bottom rail.	1.00	nr		0.00
10.39	Coat Hook; ref architects spec P21/811	1.00	nr		0.00
10.40	Sign; 'Fire door keep closed'; to internal steel or timber doors as scheduled; ref. architects spec P21/705	14.00	nr		0.00
10.41	Sign; 'Fire door keep closed'; to internal glazed doors as scheduled; ref. architects spec P21/700	6.00	nr		0.00
10.42	Sign; 'Universal Access WC'; to internal steel or timber doors as scheduled; ref. architects spec P21/705	2.00	nr		0.00
	PAINTING AND DECORATING				
	Painting				

Code	Description	Qty	Unit	Rate	Total
	Prepare, prime and paint one coat of primer undercoat and one coat of high quality eggshell/satin paint on the following softwood; as per architects drawings & specifications				
	Second fixings				
10.43	girth <300; architraves	237.00	m		0
10.44	girth <300; frames	88.00	m		0
10.45	girth <300; doors	77.00	m2		0
				Subtotal (carried forward):	**0.00**

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

Code	Description	Qty	Unit	Rate	Total
	(33) FLOORS, GALLERIES: COMPLETIONS				
	GLAZING				
	Glazing				
	Supply, fabricate and install 1100mm high (minimum, measured from finished floor level) glazed guarding to the mezzanine edge, made up of: Uprights: 7 no. 30×30mm mild steel square section uprights at about 1110mm centres. Each upright runs the full depth of the string and has a welded 90° crank to take the handrail. Handrail: 50×12mm mild steel flat handrail, welded to the uprights. The upright crank gives a 92.5mm offset. Glass infill: 6 no. 15mm laminated safety glass panels, about 1060 × 1220mm. They sit in glazing clamps fixed to the string, with about 890mm of glass showing above floor level. The supplier sets the final glass specification and clamp depth so the guarding meets the strength requirements in the regulations. String / floor edging: 20×270mm string formed with welded mild steel flat plate, fixed to the edge of the mezzanine structure. Sealing: mastic seal between the glass and the floor edge. Mastic specification and colour to be agreed. Finish: all mild steel painted to M60/155. Dwg No. 4108, Rev 0				
	Frameless glazed balustrades, height stated				
11.1	1100mm min guarding height	7.00	m		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(37) ROOF: COMPLETIONS				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		*note*		
	For detailed description of materials and workmanship see specification.		*note*		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		*item*		
	Brochures, data sheets, fabrication drawings and samples to be submitted for approval before ordering		*note*		
	The Contractor is to provide a sample, one meter in length, of each type of second fixing as described in this element, proposed to be incorporated into the works for the Architect's approval prior to incorporation in the works.		*item*		
	Refer to Architects Specification		*note*		
	DEMOLITION AND ALTERATIONS				
	Alterations				

Code	Description	Qty	Unit	Rate	Total
	Existing cast iron rooflights to Specification L10. Carefully remove and set aside. Refurbish: remove existing glazing, strip and grit blast the frame, repair or replace defective sections to match the original, and prime and finish in a colour to be selected. Reglaze with double-glazed argon-filled sealed units (heat-soaked toughened outer pane, laminated inner pane, low-E coating, warm-edge spacer) with continuous EPDM gaskets. Reinstate in the original opening with new flashings and closers, make good all disturbed work, and water test on completion. Composite Items; windows (L10)				
12.1	rooflights; to weighmasters house; 480mm x 740mm overall	1.00	nr		0
	METALWORK **Non-Structural** Thermally broken steel duo-pitch ridge rooflight system to Specification L10/[], contractor designed. Factory-fabricated, cold-formed galvanised steel T-profiles of welded construction, 75 mm deep × 42 mm sightlines × 1.5 mm thick, with glass-fibre-reinforced polyamide thermal break and 12 mm external cappings. Polyester powder coated, colour to be selected from the manufacturer's full range. Double-glazed argon-filled sealed units: heat-soaked toughened outer pane, laminated inner pane, low-E coating, warm-edge spacer. Pitch []°, fixed to steel support structure (measured elsewhere). Includes glazing bars, ridge, eaves, gable ends and intermediate transoms; formed 2.0 mm marine-grade aluminium cladding to external framing members, powder coated to match, with continuous EPDM gaskets, flashings and closers; structural and thermal design, fabrication drawings and samples; water testing, certification and warranty. Composite Items; Windows; L10/460				
12.2	Rooflights; to Weighmasters House; 3650mm wide x 27500mm long	1.00	nr		0
	WOODWORK **Boarding and Second Fixings**				

Code	Description	Qty	Unit	Rate	Total
	Lift shaft dormer over platform lift, approx. 2.6 x 2.1m on plan; 150 x 44mm C16 rafters at 400mm centres on 100 x 75mm wallplate, opening trimmed with C16 trimmers, stud framing to front and cheeks; Maintain 500kg lifting hook fixed to trimmers, tested and certified; 100mm mineral wool (P10/125) with air vapour control layer (P10/310); 25mm plywood (K11/515); Code 6 lead to roof, front and cheeks with wood-cored rolls at 600mm centres (H71/115); Code 5 lead apron, soakers, step and back flashings (H71/410, H71/440); slating cut and made good around; all as per Architect's drawing 4114, Engineer's drawing RKA 107 & specification; Dormers; lift shaft dormer complete				
	Boarding and sheeting				
	tops and cheeks of dormers				
12.3	>300mm wide; vertical	2.00	m2		0.00
12.4	>300mm wide; vertical	2.00	m2		0
	Roofs of dormer				
12.5	>300mm wide; horizontal	6.00	m2		0
				Subtotal (carried forward):	**0**

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(41) WALL FINISHES EXTERNALLY				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		*note*		
	For detailed description of materials and workmanship see specification.		*note*		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		*item*		
	All construction details & finishes are to be agreed with the council and in accordance with the Building Regulations		*note*		
	All materials & workmanship must be in accordance with the relevant regulations. The Euro codes are a series of standards which establish common rules for design of structures within the European Union		*note*		
	All design & construction to meet the requirements of the Irish Building Regulations including ant code reference to the relevant building regulations		*note*		
	All major finishing materials and finishes including colour selection to be indicated in the Contractor's proposals and agreed with the client / employer's representitive in entirety prior to commencement of works		*note*		
	Material shall be selected to reflect the overall quality of the development, design life and ease of maintenance as set out above. All external materials and finishes shall be fire resistant.		*note*		

Code	Description	Qty	Unit	Rate	Total
	3 no sand and cement (second coat) samples to be provided in advance of sample boards being prepared		*note*		
	Final specification, strength designations etc to be discussed and agreed with rendering sub- contractor prior to Works commencing		*note*		
	The installation shall comply with the requirements of the Building Regulations		*note*		
	Refer to Architects Specification		*note*		
	Refer to Architect's elevations drawings		*note*		
	ROOFING, CLADDING AND WATERPROOFING				
	Damp proofing				
	800 Epoxy cement waterproofing coating with primer to insulated render. Proprietary, fibre-reinforced epoxy-cement liquid waterproofing coating to the base of the external wall. Installed at the wall/paving junction to prevent water ingress, the coating shall be fully compatible with the lime-cork insulated render system in the Conservation Architect's Specification M40. The Contractor shall provide written confirmation of the product's compatibility with all elements of the render system and its warranties. Refer to the Architects specification document for more information and Architects drawing CA-TD-015 & CA - TD-016				
	vertical				
13.1	>300	8.00	m2		0
	WOODWORK				
	Boarding and Second Fixings				
	FLOOR, WALL AND CEILING FINISHINGS				
	Finishings				

Code	Description	Qty	Unit	Rate	Total
	Repoint existing walls including raking out defective mortar joints, cleaning joints, preparing surfaces and repointing in matching mortar complete Wall				
13.2	reveals; <=300 wide	41.00	m2		0.00
13.3	walls; >300 wide	159.00	m2		0.00
	Supply and apply new lime based insulated render system, 60mm total thickness, to external walls, in accordance with the Conservation Architect's Specification Section M20 and Drawing No. CA-TD-016. Including preparation of substrate, removal of loose and defective material, dampening of background, dubbing out to achieve a true surface, insulating base coats, reinforcing mesh where required, lime finish coat, stainless steel or approved beads and stops at edges, junctions and openings, curing and protection of the work from frost, rain and direct sunlight. Including the preparation of a sample panel for the Conservation Architect's approval before work starts, and all necessary materials, plant, labour and access. All in accordance with the manufacturer's recommendations. Wall				
13.4	reveals; <=300 wide	41.00	m2		0.00
13.5	walls; >300 wide	159.00	m2		0.00
	External lime based insulated render to CA specification on galvanised expanded metal lathing fixed to 25mm plywood (measured elswhere), applied in coats with mesh and finishing coat (details 4110/4111); complete with all accessories, fixings and making good; all as per Architect's drawings & specification Wall				
13.6	<=300 wide	39.00	m2		0.00
13.7	>300 wide	27.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
	Supply and install an NSAI Agrément approved external wall insulation system, in accordance with the Agrément certification, the manufacturer's recommendations and Detail 4020. Before ordering, the Contractor shall submit proposals for approval, including product brochure, data sheets, Declaration of Performance and render samples. The system comprises: Insulation: 100mm CFC/HCFC-free mineral wool façade board to EN 13162, density 140kg/m³, thermal conductivity 0.036 W/mK. Fixing: a combination of adhesive and mechanical fixings as recommended by the manufacturer (allow 8 nr fixings per m²). Support: PVC support rails and non-thermal bridging brackets, as recommended by the manufacturer. Reinforcement: standard grade non-slip alkali-resistant glass fibre mesh (tear strength > 1.5kN/50mm, 160g/m²), embedded within 1 nr coat of cement-free natural-white lime basecoat. Primer: as recommended by the manufacturer; 1 nr coat, or 2 nr coats in hot weather. Finish: 1 nr coat of cement-free natural-white lime render, specific to the manufacturer's system. Wall				
13.8	<=300 wide	57.00	m2		0.00
	External vapour-permeable mineral paint (M60/170): preparation, primer and two finish coats to selected colour; complete with all accessories, fixings and making good; all as per Architect's drawings & specification Wall				
13.9	<=300 wide	80.00	m2		0.00
13.10	>300 wide	318.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(42) WALL FINISHES INTERNALLY				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie. Volume A: General Conditions and Preliminary Items.		*note*		
	For detailed description of materials and workmanship see specification.		*note*		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		*item*		
	All construction details & finishes are to be agreed with the council and in accordance with the Building Regulations		*note*		
	Any proposed alternatives for tiling shall be subject to approval from client / client's representitives in Cork County Council		*note*		
	Cork County Council shall approve all paint colours, tiles and other finishes prior to application or installation		*note*		
	Samples of a minimum 4 types of bathroom wall tiles of 1m x 1m required; as per architect's samples schedule; Appendix A		*note*		
	The installation shall comply with the requirements of the Building Regulations		*note*		
	Refer to Architects Specification		*note*		
	Refer to Architects finishes plan drawing		*note*		

Code	Description	Qty	Unit	Rate	Total
	Refer to Architects Conservation Works Specifcation for details		*note*		
	Application of insulating plaster to be installed by specialist contrcator on the approved list of render system suppliers. Subcontractor to be approved by ER		*note*		
	Aluminium trunking within dado panelling within M&E package		*note*		
	WOODWORK				
	Insulation, Ironmongery, Accessories and Sundries				
	Thermal insulation; 100 mm mineral wool insulation to IS EN 13162, thermal conductivity 0.034 W/mK, reaction to fire class A1 (Spec P10/125 & P10/190), friction-fitted between existing vertical timber studs, joints butted with no gaps, mechanically retained where necessary to prevent slumping; to walls; all to manufacturer's instructions				
	Walls;				
14.1	>300 wide; walls	25.00	m2		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	Finishings				
	Three coat lime plaster 30mm total thickness to walls over 300mm wide, in areas shown on Conservation Architect's drawings, applied to [stone/brick/existing masonry] background including preparing and dampening background; plaster to use Natural Hydraulic Lime NHL 2 (weak strength) to I.S. EN 459-1 without additives; strength factor 2; whiteness index 76; residue at 0.09mm 5%; surface cover 11,000cm²/g; density approximately 500g/litre; expansion less than 1mm; available free lime Ca(OH)□ after slaking 50–55%; residue of quicklime after slaking less than 1%; 1st and 2nd backing coats 1 part NHL 2 to 2.5 parts washed sharp sand with hair reinforcement; finish coat 1 part NHL 2 to 1 part silica sand; as per conservation architechts drawings and specifications				
	Walls; M20/420				

Code	Description	Qty	Unit	Rate	Total
14.2	>300 wide; walls	971.00	m2		0.00
14.3	<=300 wide; reveals	40.00	m2		0.00
	40mm Cork Board bonded to wall using suitable bonding mortar, 10 fixings per sq. m. if required. Apply 4mm bonding mortar, alkali resistant mesh, 4mm bonding mortar, 3mm top coat lime plaster skim.				
	Walls;				
14.4	>300 wide; walls	5.00	m2		0.00
	Small format tiles; Ceramic wall tiles; manufacturer to be approved by design team, colour to be approved by architect allow for 3 no. different colours; finish to be glazed, size modular 200 x 100mm; thickness 6mm; to be installed onto existing painted blockwork and new skimmed plasterboard partitions; preparation as per manufacturer's instructions; allow for an adhesive bed, notched trowel method, adhesive to manfacturer's instructions; joint width 3mm, grout to be approved by architect, allow for corner beads and stop beads as required to all external corners & exposed edges; refer to specification for details; refer to architects drawing L01-DR-CAD-AR for locations				
	Walls; Tiling; M40/110				
14.5	>300 wide; walls	46.00	m2		0.00
14.6	<=300 wide; reveals	7.00	m2		0.00
	Wall lining; 12.5 mm tapered-edge gypsum plasterboard to IS EN 520 Type A (K10/401), screw-fixed to timber battens; joints to K10/560; joints filled and taped; perimeter gaps sealed to K10/510; vapour chaeck P10/310;to walls exceeding 300 mm wide; including skim refer to architect specification; refer to architect's detail 4110 for buildup				
	Walls; K10/401				
14.7	>300mm wide;	25.00	m2		0.00
	PAINTING AND DECORATING				
	Painting				

Code	Description	Qty	Unit	Rate	Total
	Special coating; finish paint over internal vapour permeable insulation and lime plaster; product type proposals to be submitted; 2 coats vapour open breathable, water based internal paint compatible with lime plaster and cork insulated plaster; colour to be confirmed; as per conservation architect specification for details				
	Walls; M60/180				
14.8	girth >300; general areas; to internal walls	971.00	m2		0.00
	Painting to walls; Emulsion paint to new internal walls; Use high-quality, high-opacity, low-VOC, cleanable emulsion with a Class 1 scrub rating to ISO 11998 and a Type C scrub rating to BS 7719 (product to approval); Prepare surfaces clean and dry; and caulk junctions with dissimilar materials; Apply one thinned initial coat to the manufacturer's recommendations, then two finishing coats of washable matt vinyl				
	Walls; M60/110				
14.9	>300 wide; plasterboard / stud walls	206.00	m2		0.00
14.10	<=300 wide; reveals	7.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(43) FLOOR FINISHES				
	WOODWORK				
	Boarding and Second Fixings				
	Square-top European oak harwood skirting boards to BS 1186-3; moisture content 10–14% at time of fixing; prepared and primed, as Specification M60; top and bottom nailed at 400mm centres, nail heads punched and filled; including mitres, angles and scribing; acoustic seal to base of perimeter walls as detailed; sample to Architect's approval; painted finish to M60/155 (measured elsewhere). Refer to Architects specification document				
	Second fixings				
15.1	skirtings 200mm high	207.00	m		0
	Retain and repair existing skirtings see conservation architects spec: K20/20				
15.2	skirtings 200mm high	78.00	m		0
	FLOOR, WALL AND CEILING FINISHINGS				
	Replacement of Historic Floorboards, Like for Like; New or salvaged pitch pine boards to match existing in thickness, width and grain, butt jointed, primed and secret nailed to joists; Extent indicative, to be confirmed on site by the Conservation Architect; Fill gaps, lightly hand sand and clean down ready for floor coating (measured elsewhere); Protect adjacent finishes; All debris cleared from site; All in accordance with Conservation Architect's Specification K20, clause 10.				
	Finishes; Floors				
15.3	>300mm wide	191.00	m2		0

Code	Description	Qty	Unit	Rate	Total
	Replacement of Historic Floorboards, Like for Like; New or salvaged pitch pine boards to match existing in thickness, width and grain, butt jointed, primed and secret nailed to new and including 44x60mm treated s/w Battens onto and including DPC underlay at 450mm centres; Extent indicative, to be confirmed on site by the Conservation Architect; Fill gaps, lightly hand sand and clean down ready for floor coating (measured elsewhere); Protect adjacent finishes; All debris cleared from site; All in accordance with Conservation Architect's Specification K20, clause 10.				
15.4	>300mm wide	128.00	m2		0.00
	Replacement of Historic Floorboards to Mezzanine, Like for Like; New or salvaged pitch pine boards to match existing in thickness, width and grain, butt jointed, primed and secret nailed to joists; Extent indicative, to be confirmed on site by the Conservation Architect; Fill gaps, lightly hand sand and clean down ready for floor coating (measured elsewhere); Protect adjacent finishes; All debris cleared from site;Refer to drawing SE-XXX-L01-DR-CAD-AR Rev 0 & Architects specification document.				
	Finishes; Floors				
15.5	>300mm wide	76.00	m2		0
	Oak Threads to Ramps; Formed with 300mm wide x 40mm deep planks of laminated solid FSC-certified European White Oak; Threads cut and fitted to the ramp profile, with edges eased; Fixed to ramp substrate with concealed fixings, pelleted in matching oak, all as detailed; Varnished finish to Specification M60/155; Submit a 300 x 300 x 40mm sample for approval before ordering; Protect adjacent finishes during the works; All debris cleared from site; Refer to drawing SE-XXX-L01-DR-CAD-AR Rev 01 & Architects specification document				
	Finishes; Floors				
15.6	>300mm wide	3.00	m2		0

Code	Description	Qty	Unit	Rate	Total
	40mm solid oak N10/170 stepped seating to Benched Areas; Formed with 300mm wide x 40mm deep planks of laminated solid FSC-certified European White Oak; Threads cut and screw fixed through to face into plywood substrate with countersunk wood screws; fitted to the bench profile, with edges eased; screw heads to be concealed with matching oak pellets/ plugs; grain alligned and sanded flush Varnished finish to Specification M60/155; Submit a 300 x 300 x 40mm sample for approval before ordering; Protect adjacent finishes during the works; All debris cleared from site; Refer to drawing SE-XXX-L01-DR-CAD-AR Rev 01& DR 4102 & Architects specification document Finishes; Floors				
15.7	>300mm wide	13.00	m2		0
	25mm solid oak N10/170 risers to stepped seating to Benched Areas; Formed with 25mm solid FSC-certified European White Oak, cut and fitted to the bench profile, with edges eased; Screw-fixed through the face into plywood substrate with countersunk wood screws; Screw heads concealed with matching oak pellets/plugs, grain aligned and sanded flush; Varnished finish to Specification M60/155; Submit a sample for approval before ordering; Protect adjacent finishes during the works; All debris cleared from site; Refer to drawing SE-XXX-L01-DR-CAD-AR Rev 01 & DR 4102 and Architect's specification document. Finishes; Risers				
15.8	>300mm wide	6.00	m2		0
	Proprietary self-levelling compound, average 15mm thick, applied to existing concrete screed base to receive 200 x 200 x 6mm non-slip glazed ceramic floor tiles (measured elsewhere); Prepare the concrete screed base: remove dust, laitance and contaminants, and fill cracks and holes; Apply compatible primer to manufacturer's instructions before laying; Mix and apply in accordance with the manufacturer's instructions, finished to a smooth, level surface to suit the tile adhesive and tiles; Product to be compatible with the specified tile adhesive; Protect from traffic until cured; Refer to drawing L01-DR-CAD-AR for locations. Finishes; Levelling compound;				
15.9	to all tiled areas	99.00	m2		0

Code	Description	Qty	Unit	Rate	Total
	Small format ceramic tiles; Ceramic floor tiles consistent with tiles selected for M40/110 in the spec document; manufacturer to be approved by design team, colour to be approved by architect; finish to be non-slip glazed, size 200 x 200mm; thickness 6mm and slip potential up to R11 standards; to be installed with concrete screed, allow for a layer of levelling compound to provide even background; allow for an adhesive bed, notched trowel method, adhesive to manfacturer's instructions; joint width 3mm, grout to be approved by architect, allow for mastic seal to junctions; refer to specification for details; refer to architects drawing L01-DR-CAD-AR for locations Finishes; Floors				
15.10	> 300 mm wide	8.00	m2		0.00
	Ceramic tile skirtings to match floor tiles to M40/110, 200 x 200 x 6mm, non-slip glazed; Fixed in adhesive by notched trowel method; 3mm joints with coloured grout TBC; Mastic seal to floor junction; Including cutting and angles; Samples for approval. Refer to Architects specifications document Finishes; Skirtings				
15.11	>150mm <=300mm girth; 200 x 200 x 6mm Tiled skirtings	17.00	m		0
	Terracotta Floor Tiles; 300 x 300 x 15mm terracotta floor tiles, colour and finish to Architect's approval, with sample submitted before ordering; to screed (measured elsewhere); Joints 10mm wide, set out from centre lines to avoid small cuts at perimeters; grout colour TBC; Apply final sealer coats in accordance with the manufacturer's instructions; Including all cutting and fitting around obstructions; Protect finished floor until completion; All debris cleared from site. Finishes; Floors				
15.12	> 300 mm wide	91.00	m2		0
	PAINTING AND DECORATING **Painting;**				

Code	Description	Qty	Unit	Rate	Total
	Internal; Painting to Softwood Skirting Boards; Prepare surfaces and wash down; Apply primer, two undercoats and one finishing coat of satinwood paint, to Specification M60/155; All in accordance with the manufacturer's printed instructions.				
	Second fixings;				
15.13	girth ≤ 300mm; skirtings	285.00	m		0

Subtotal (carried forward): **0.00**

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

Code	Description	Qty	Unit	Rate	Total
	(44) STAIRS, RAMPS: FINISHES				
	Insulation, Ironmongery, Accessories and Sundries				
	WOODWORK				
	Insulation, Ironmongery, Accessories and Sundries				
	70mm thick rock mineral fibre board coated one side with smoke + fire resistant ablative coating. R3efer to Architets detail drawing 4120				
	Insulation; Themal				
5.10	>300mm wide; horizontal	12.00	m2		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	Boarding and Second Fixings; new 250 x 30mm planed softwood sarking boards, preservative treated, to underside of rafters over stairwell WM-SW01, butt jointed, secret fixed to each rafter; as per Architect's drawing 4120 & specification;				
	Finishes; Ceilings				
	<=300 wide	12.00	m2		0
	Extra over				
	30 min Fire rated board; sloping	12.00	m2		0.00
	PAINTING AND DECORATING				
	Emulsion Paint to Skimmed Plasterboard Ceiling Soffits; Prepare, make good, fill, sand and wash down surfaces, caulking junctions; Apply one thinned base coat and two finishing coats of washable matt vinyl emulsion, low-VOC, Class 1 ISO 11998 scrub rating, or similar approved; Allow for 5 no. 1m² sample panels; All in accordance with the manufacturer's instructions. Refer to Architect's specification.				
	Painting; ceilings				

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

Code	Description	Qty	Unit	Rate	Total
14.3	>300mm wide; horizontal	12.00	m2		0.00

Subtotal (carried forward): 0

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(45) CEILING FINISHES & (35) SUSPENDED CEILINGS				
	Insulation, Ironmongery, Accessories and Sundries				
	WOODWORK				
	Insulation, Ironmongery, Accessories and Sundries				
	70mm thick rock mineral fibre board coated one side with smoke + fire resistant ablative coating. R3efer to Architets detail drawing 4105.				
	Insulation; Themal				
16.1	>300mm wide; horizontal	228.00	m2		0.00
16.2	>300mm wide; sloping	227.00	m2		0.00
	FLOOR, WALL AND CEILING FINISHINGS				
	12.5mm thick high density plasterboard; drilled and screwed at 230mm centres on approved 25mm ceiling battens to plasterboard manufacturers recommendations; sealing as detailed; 3mm skim coat plaster finish with 'Expamet' plasterboard stop & beads or equivalent and as recommended by board manufacturer; all in accordance with drawings and specifications. Refer to Architects specification document				
	Finishes; ceilings				
16.3	>300mm wide; horizontal	228.00	m2		0.00
16.4	>300mm wide; sloping	227.00	m2		0.00
	extra over				
16.5	Moisture Board Bathroom	8.00	m2		0.00
16.6	30 min Fire rated board; horizontal	228.00	m2		0.00
16.7	30 min Fire rated board; sloping	227.00	m2		0.00

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

Code	Description	Qty	Unit	Rate	Total
	PAINTING AND DECORATING				
	Emulsion Paint to Skimmed Plasterboard Ceiling Soffits; Prepare, make good, fill, sand and wash down surfaces, caulking junctions; Apply one thinned base coat and two finishing coats of washable matt vinyl emulsion, low-VOC, Class 1 ISO 11998 scrub rating, or similar approved; Allow for 5 no. 1m² sample panels; All in accordance with the manufacturer's instructions. Refer to Architect's specification.				
	Painting; ceilings				
16.8	>300mm wide; horizontal	228.00	m2		0.00
16.9	>300mm wide; sloping	227.00	m2		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(47) ROOF FINISHES				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items.		note		
	For detailed description of materials and workmanship see specification.		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonized standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Whether specifically stated or not, where debris arises from demolitions and alterations in any or all of the following the contractor is to include for the removal from site to a licensed landfill.		note		
	(47) ROOF FINISHES				
	ROOFING, CLADDING AND WATERPROOFING				
	Slate and Tile Coverings				

Code	Description	Qty	Unit	Rate	Total
	Roof covering; natural slate; to Weighmaster's House pitched roof; fixed to rafters at 400mm centres (taken elsewhere); pitch 25 degrees; include for vapour permeable underlay; laid taut with minimum 100mm vertical laps and fixed with 20 x 3mm extra-large clout head nails; include for 35 x 50mm battens fixed to rafters with 65 x 3.35mm galvanised nails; Welsh slate type, Heather Blue in colour; minimum 500 x 300mm slate size; water absorption less than 0.25%; to BS EN 12326-1 standards; minimum headlap 100mm; slates centre-nailed twice with copper or aluminium clout nails to BS 1202; include for all fixings needed; as per Architect's specification Section H62				
	Coverings; H62/105				
17.1	sloping: >25° <=45°; >300 wide; pitched roof (BOH)	164.00	m2		0.00
17.2	sloping: >25° <=45°; >300 wide; pitched roof (FOH)	97.00	m2		0.00
	Clay ridge tiles (H62/105); existing tiles cleaned and relaid, new to match where required; bedded and pointed in scantle mix mortar (Z21/320 CA); all as per Architect's drawing 4115 & specification				
17.3	Ridges and hips; <300mm girth	16.00	m		0.00
	Verges to natural slate roof (H62/105); bedded and pointed in scantle mix mortar (Z21/320 CA); all as per Architect's drawings 4104, 4120 & specification;				
17.4	verges <= 150mm girth	21.00	m		0.00
	Rigid Sheet Coverings and Decking				
	Special fittings				
	Proprietary in-line slate ventilator with insect mesh, matched to slate (H62/105); at 1000mm centres above eaves; all as per Architect's drawings & specification				
17.5	Vents	66.00	m		0
	Flexible Sheet Metal Coverings				
	Lead flashing; milled sheet lead to comply with BS 12588, code Nr. 4; fixing with plugs to be fitted at 300mm c/c; chase and flashing to be pointed with suitable weatherproof selant; 2 nr. coats of patination oil				

Code	Description	Qty	Unit	Rate	Total
	Flashing				
17.6	girth 500mm; valley Lead Flashing; (H71/470) to abutment; top course head-nailed, slates cut and fixed close to upstand, minimum 150mm wide, copper nailed; all as per Architect's drawing 4112 & specification; Abutments; top edge Flashings	13.00	m		0.00
17.7	Horizontal; girth >=150mm ; rooflight upstand, West & East side Lead flashing; to chimney stack (H71/470); underlay turned up 100mm; all as per Architect's drawing 4104 & specification Flashings	56.00	m		0.00
17.8	Horizontal; girth 300mm; chimney roof junction Rolled lead sheet to IS EN 12588, Code 5 unless otherwise stated (H71/470); lead welding (H71/515); stainless steel clips generally at 300mm centres and at laps (H71/715); complete with all accessories, fixings and making good; all as per Architect's drawings & specification Flashing	13.00	m		0.00
17.9	Horizontal; <=150mm girth; Code 5 lead flashings with capping lead-welded to raised glazing bars; ridge glazing (4112)	29.00	m		0.00
17.10	Raking; <=150mm girth; Code 5 lead flashings at glazing ends and gable of skylights (4120)	7.00	m		0.00
17.11	Flashings; Stepped; <=150mm girth; Code 5 lead soakers and stepped flashings; chimney and west abutment (H71/440) Aprons/sills	13.00	m		0.00

Code	Description	Qty	Unit	Rate	Total
17.12	Aprons; Horizontal; <=150mm girth; Code 5 lead apron and back gutter to chimney (H71/410) Rolled lead sheet to IS EN 12588, Code 6 unless otherwise stated (H71/470); stainless steel clips generally at 300mm centres and at laps (H71/715); complete with all accessories, fixings and making good; all as per Architect's drawings & specification	13.00	m		0.00
17.13	Flashing; stepping; 750mm girth; Code 6 lead flashing roof to sides of dormer	4.00	m		0
17.14	Flashing; horizontal; 750mm girth; Code 6 lead flashing roof to sides of dormer Lead capping; bolted to hardwood wall plates and 203 x 102 UB23 ridge steel with M12 threaded rods in staggered pattern; joints scarfed and glued over supports; preservative treatment free of copper where in contact with lead; all as per Architect's drawings 4112 Detail 03 & 4120 and specification;	4.00	m		0
17.15	Ridge capping; <300mm girth **Insulation, Ironmongery, Accessories and Sundries** Mineral wool batts to EN 13162 (P10/125), 0.034 W/mK, A1, 100mm thick, friction fitted between rafters with min. 50mm ventilation space above; diffusible air and vapour control layer (P10/310) below rafters, joints lapped 150mm and taped; complete with all accessories, fixings and making good; all as per Architect's drawings & specification Insulation; roofs; sloping	29.00	m		0.00
17.16	100mm mineral wool between rafters **PAINTING AND DECORATING** **Painting** Special coating finish paint to historic timber trusses and beams (M60/190 CA): clean, prepare and apply coating system; complete with all accessories, fixings and making good; all as per Architect's drawings & specification General surfaces; height >4.00m	261.00	m2		0.00

Code	Description	Qty	Unit	Rate	Total
17.17	Roof truss type A	13.00	m2		0.00
17.18	Roof truss type B	26.00	m2		0.00
17.19	Roof truss type C	13.00	m2		0.00
17.20	Existing Truss Stay in location	5.00	m2		0.00
	DRAINAGE				
	Disposal above Ground				
	Cast-iron half-round rainwater goods (R10/382; to match drawing CA-TD-015), factory primed with two-pack polyurethane topcoat to selected colour, stainless steel fixings, gutters to falls (R10/615); complete with all accessories, fixings and making good; all as per Architect's drawings & specification				
	Gutters				
17.21	<150mm girth half-round cast-iron gutter on brackets	66.00	m		0.00
17.22	extra over for stop end	4.00	nr		0.00
17.23	extra over for outlet	5.00	nr		0.00
	Downpipes				
17.24	100mm dia. cast-iron downpipe with flush fixing ears	30.00	m		0.00
17.25	extra over for shoe/connection to drainage	5.00	nr		0.00
17.26	extra over for new hopper	1.00	nr		0.00
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(5-) SERVICES (MAINLY PIPED & DUCTED GENERALLY)				
	MECHANICAL INSTALLATIONS				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items.		note		
	For detailed description of materials and workmanship see specification.		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agrement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Whether specifically stated or not, where debris arises from demolitions and alterations in any or all of the following the contractor is to include for the removal from site to a licensed landfill.		item		
	Mechanical Installations - Tender Sum				
	Tendered Sum for work to be executed by a Specialist Contractor:				
18.1	Tendered Sum for the Mechanical Services Installation complete including Fire Stopping employing the services of an approved Specialist Contractor forward from the Summary of the Services Engineers separate Volume C: Pricing Document	1.00	item		0.00
18.2	Add for profit	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	Tendered Sum for the HVAC Services Installation complete including Fire Stopping employing the services of an approved Specialist Contractor forward from the Summary of the Services Engineers separate Volume C: Pricing Document				
18.3	Add for profit	1.00	item		
	Enter here the name of the Contractors selected Mechanical Services Installation Specialist Sub-contractor:		note		
	ATTENDANCES				
	General Attendance; in accordance with ARM5 Work Section 02 Preliminaries 04 Contractor's genrealfacilities and obligations (04):				
18.4	As required	1	item		
	Special Attendance in accordance with ARM5 Work Section :				
	Lifting and craneage				
	Special scaffolding additional to Main Contractors standing scaffolding together with ladders, platforms, any necessary moving, alterations and adaptations.				
	Temporary access roads and hardstandings in connection with heavy items of plant, equipment and the like.				
	Unloading, distributing, hoisting and placing in position all sub-contractors materials.				
	Covered and lockable storage and accommodation including lighting and power thereto.				
	Single and three phase power around the site.				
	Marking the position of holes, chases etc.				
	Maintaining humidity/temperature levels necessary to protect the works.				
18.5	BUILDERS WORK	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	ARM 4 departure; builders work in conection with this element has not been measured out in detail, the Contractor is to examine the Services Engineers, Architects and Structural Engineers detailed design drawings and specifications and to inculde for the cost of all builders work to the following items based on the examination of same.		note		
	Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services are concealed allow for the following Builders Work complete include for all cutting and trimming, lintols, beams, structural framing to openings including support gantries or secondary steelwork, special special fabricated closer pieces, sleeves, foam/polypropylene fillers, mastic pointing, sleeves, transition pieces, casings to conceal conduit and trunking internally, builder supplied grilles, cabinets, waterproofing and tanking, insulation; decoration of exposed metal conduit and trunking, insulated pipework, brackets, trays, concrete bases and plinths, gantries, steelwork, etc:				
	New and Existing; Within Existing Building				
18.6	Holes	1	item		
18.7	Chases	1	item		
18.8	Recesses	1	item		
18.9	Opes for grilles and the like	1	item		
18.10	Penetrations through Internal and External Walls	1	item		
18.11	Penetrations through Floors	1	item		
18.12	Penetrations through Roof	1	item		
18.13	Encasings to trunking and conduit	1	item		
18.14	Concrete bases and plinths under equipment	1	item		
18.15	Brackets, support trays, suspension systems	1	item		
18.16	Structural Steelwork	1	item		

Code	Description	Qty	Unit	Rate	Total
18.17	Insulation	1	item		
18.18	Boxing out and encasings to verticl service runs and across ceilings both horizontal and sloping	1	item		
18.19	Painting and decorating of exposed items (Note: All exposed items at high level or back stage are to be painted black)	1	item		
18.20	All other Builders Work items necessary to leave the building complete and fit for purpose	1	item		
	FIRESTOPPING Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services areconcealed, allow for the full Firestopping of the Mechanical Services Installation complete by a Specialist Firm: To Contractors Design and in compliance with the Fire Certificate				
18.21	Generally	1	item		0
				Subtotal (carried forward):	**0.00**

Code	Description	Qty	Unit	Rate	Total
	(6-) SERVICES (MAINLY ELECTRICAL and TRANSPORT/LIFT) GENERALLY				
	(6-) SERVICES (MAINLY ELECTRICAL) GENERALLY				
	INFORMATION				
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Pricing Document No.1, General Conditions and Preliminary Items.		note		
	For detailed description of materials and workmanship see specification.		note		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agrement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		item		
	Whether specifically stated or not, where debris arises from demolitions and alterations in any or all of the following the contractor is to include for the removal from site to a licensed landfill.		item		
	Electrical Installations - Tender Sum				
	Tendered Sum for work to be executed by a Specialist Contractor:				
19.1	Tendered Sum for the Electrical Services Installation complete including Fire Stopping employing the services of an approved Specialist Contractor forward from the Summary of the Services Engineers separate Volume C: Pricing Document	1.00	item		0.00
19.2	Add for profit	1.00	item		0.00

Code	Description	Qty	Unit	Rate	Total
	Enter here the name of the Contractors selected Mechanical Services Installation Specialist Sub-contractor:		note		
	ATTENDANCES				
	General Attendance; in accordance with ARM5 Work Section 02 Preliminaries 04 Contractor's genrealfacilities and obligations (04):				
19.3	As required	1	item		
	Special Attendance in accordance with ARM5 Work Section :				
	Lifting and craneage				
	Special scaffolding additional to Main Contractors standing scaffolding together with ladders, platforms, any necessary moving, alterations and adaptations.				
	Temporary access roads and hardstandings in connection with heavy items of plant, equipment and the like.				
	Unloading, distributing, hoisting and placing in position all sub-contractors materials.				
	Covered and lockable storage and accommodation including lighting and power thereto.				
	Single and three phase power around the site.				
	Marking the position of holes, chases etc.				
	Maintaining humidity/temperature levels necessary to protect the works.				
19.4	BUILDERS WORK	1.00	item		0.00
	ARM 4 departure; builders work in conection with this element has not been measured out in detail, the Contractor is to examine the Services Engineers, Architects and Structural Engineers detailed design drawings and specifications and to inculde for the cost of all builders work to the following items based on the examination of same.		note		

Code	Description	Qty	Unit	Rate	Total
	Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services are concealed allow for the following Builders Work complete include for all cutting and trimming, lintols, beams, structural framing to openings including support gantries or secondary steelwork, special special fabricated closer pieces, sleeves, foam/polypropylene fillers, mastic pointing, sleeves, transition pieces, casings to conceal conduit and trunking internally, builder supplied grilles, cabinets, waterproofing and tanking, insulation; decoration of exposed metal conduit and trunking, insulated pipework, brackets, trays, concrete bases and plinths, gantries, steelwork, etc:				
	New and Existing; Within Existing Building				
19.5	Holes	1	item		
19.6	Chases	1	item		
19.7	Recesses	1	item		
19.8	Opes for grilles and the like	1	item		
19.9	Penetrations through Internal and External Walls	1	item		
19.10	Penetrations through Floors	1	item		
19.11	Penetrations through Roof	1	item		
19.12	Encasings to trunking and conduit	1	item		
19.13	Concrete bases and plinths under equipment	1	item		
19.14	Brackets, support trays, suspension systems	1	item		
19.15	Structural Steelwork	1	item		
19.16	Insulation	1	item		
19.17	Boxing out and encasings to verticl service runs and across ceilings both horizontal and sloping	1	item		

Code	Description	Qty	Unit	Rate	Total
19.18	Painting and decorating of exposed items (Note: All exposed items at high level or back stage are to be painted black)	1	item		
19.19	All other Builders Work items necessary to leave the building complete and fit for purpose FIRESTOPPING Based on the Services Consultant's Design Layout Drawings and Specification for the Mechanical Services Installation plus the Architects and Structural Engineers detailed design drawings and specifications, in which all services areconcealed, allow for the full Firestopping of the Mechanical Services Installation complete by a Specialist Firm: To Contractors Design and in compliance with the Fire Certificate	1	item		
19.20	Generally	1	item		0

Subtotal (carried forward): **0.00**

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

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

20. LIFT INSTALLATION

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

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

Subtotal (carried forward): 0.00

Code	Description	Qty	Unit	Rate	Total
	SANITARY PLUMBING INSTALLATION				
	Fittings, Equipment and Furniture				
	Allow for supply & installation of the following sanitary ware; as per sanitary ware schedule; all sanitary fittings installed as per manufacturers instructions including all associated fixings, supports, sundries, accessories, trims, etc.				
	Fittings; sanitary				
21.1	White powdercoated stainless steel automatic hand dryer, vandal resistant with IP13 protection rating, brush-type motor, 1400W power output, 650W motor power, 750W heating power, 15 sec drying time, air speed 70 m/s, 122 m3/h air volume, filter included, complete with 2-year warranty	2.00	nr		0.00
21.2	Satin-finish, grade 304 stainless steel wall-mounted soap dispenser, with keylock top-opening; 1- litre capacity	2.00	nr		0.00
21.3	Top-mount single bowl kitchn sink in satin-steel finished grade 304 stainless steel	1.00	nr		0.00
21.4	Single lever kitchen mxer tap, 'anthracite' finished stainless steel	1.00	nr		0.00
21.5	White Vitreous China raised height close-coupled WC, integrated seat, no cover. 4.5L single flush cistern with secure cover fastener and spatula lever. Matching wall-mounted 370mm washbasin with right righthand taphole, no overflow or chainstay hole, single sequential long lever themostatic mixer tap	2.00	nr		0.00
21.6	35mm dia. painted steel rails as follows: 1 x 450mm horizontal door pull rail 3 x 600mm vertical grab rails 1 x 800mm hinged pull-down rail with toilet roll holder	1.00	nr		0.00
21.7	Wall-mounted, foldable changing table with dampended gas spring folding operation, solid wood cosntruction with stainless steel locks and hinges, table front in high quality durable laminate, complete with purpose-made pvc-free polyether foam changing mat	1.00	nr		0

Subtotal (carried forward): **0.00**

Employer: Cork City Council **Document:** WEIGHMASTERS HOUSE TBQ

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

Code	Description	Qty	Unit	Rate	Total
	(70) FITTINGS & FURNITURE				
	INFORMATION				
	Product data sheets and samples to be sumbitted for approval before ordering.		*note*		
	This element of the works has been measured from the Architect's, Engineers and Services Engineer's Drawings, Specifications and other documents as per the Appendix A to Bill of Quantities No.1 ie.. Volume A: General Conditions and Preliminary Items.		*note*		
	For detailed description of materials and workmanship see specification.		*note*		
	All materials are to be "proper materials" meaning materials which are fit for the use in which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonized standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any state which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. Allow for the full cost of this requirement including testing as required.		*note*		
	FITTINGS				
	Furniture, furnishings, details stated				
	Supply and install Built in units; approximately 4000mm wide x 600mm deep x 2635mm high overall in three bays (N11/310); carcasses with fixed shelving,fixed to walls and floor; 18mm plywood counter top with high pressure laminate to both faces, finish selected from manufacturer's range, 38 x 10mm solid oak lipping on 18 x 35mm solid timber block, varnished (N11/340, M60/160); mastic seal to 3 edges of counter (N11/390) ; 12mm compact grade laminate plinth (K32/140) with selected coloured mastic seal to floor; timber doorsets (L20/415); complete with all accessories, fixings and making good; all as per Architect's drawing 4122 & specification				
	internal furnishings				

Code	Description	Qty	Unit	Rate	Total
22.1	Built in units - 1st floor landing Supply and install; approximately 3800mm long x 600mm deep x 950mm high to counter (N11/310); base unit carcasses with internal shelf, 5 no. flush cupboard doors and 1 no. 4-drawer unit on runners, selected oak door knobs varnished (M60/160); 18mm plywood counter top with high pressure laminate to both faces, finish selected from manufacturer's range, 38 x 10mm solid oak lipping on 18 x 35mm solid timber block, varnished (N11/340, M60/160); selected coloured mastic seal to 3 edges of counter (N11/390); 12mm compact grade laminate plinth (K32/140) with mastic seal to floor; units scribed and fixed to walls and floor; complete with all accessories, fixings and making good; all as per Architect's drawing 4123 & specification	1	nr		0
22.2	Built in units- 2nd floor landing Supply and install oak stepped seating; framing is 75 x 50mm treated softwood struts at 400mm centres, each double screw-fixed to wall plates, with 18mm plywood to EN 636-2 screw-fixed to the frame at 400mm centres as the substrate; Seats are 40mm solid oak bench tops and the risers are 25mm solid oak, both screw-fixed through the face into the plywood with countersunk wood screws. All screw heads to be concealed with matching oak pellets/plugs, grain aligned and sanded flush; All cutting, jointing, mitres, fixings, wall plates and making good to be included; ref dwg 3103; all as per architects drawings & specifications built-in seating	1	nr		0
22.3	Oak Stepped Seating; N10/170; Two risers 550mm high x 7910mm long Supply and install a complete blackout curtain system in accordance with EN 13773 Class 1. The item includes heavyweight woven blackout fabric of at least 300 g/m², with an integral blackout coating or a separate bonded or sewn blackout lining. Fabric and lining colours are to be selected from the manufacturer's full solid-colour range. Make up with a wave heading, double-turn side hems and a weighted bottom hem with a concealed chain or weights. Fix to a heavy-duty extruded aluminium track, factory curved to approx. 200 mm radius. Recess the track within the ceiling batten zone so it finishes flush with the ceiling. Fit ball-bearing or low-friction carriers for smooth hand operation through the curves without snagging. Include all brackets, fixings and accessories.	1.00	nr		0

Code	Description	Qty	Unit	Rate	Total
	curtains or blinds				
22.4	3800 × 3000 mm	1.00	nr		0.00
22.5	4200 × 2130 mm	1.00	nr		0.00
22.6	5800 × 2130 mm	1.00	nr		0.00
				Subtotal (carried forward):	**0.00**