Ferbane Garda Station UA

Project No. B1289-21-0001
Status: TENDER
Issue Date: 03/02/26
Revision

1.0 REQUIREMENTS

1.1 General

The work to be carried out under this contract shall include all mechanical and electrical works required to complete the project as described in the documentation and drawings attached.

The Electrical contractor shall complete, in full, the associated Tender Breakdown of Costs.

The electrical contractor shall act as Subcontractor to the Main contractor.

1.2 Queries and Clarifications

Where this specification is at variance with any other tender documents or drawings, the tendering party shall obtain clarification before submitting their tender. Failure to do so will be deemed to imply that the most onerous requirements have been included for.

All electrical works shall comply with IS.10101

1.3 Working Times

All work to be carried out during normal working hours (8am to 6pm Monday to Friday) However, any work likely to cause excessive noise, dust or other hazards to any person, staff or members of the public, may be carried out outside of normal working hours.

Out of hours working can only take place following consultation and agreement with the OPW.

1.4 Overview of Works

The existing Public area of the Garda Station Building is to be refurbished to provide Universal access. The existing electrical, life safety services and infrastructure within the designated work area are to be removed with new complete systems and services installed. This will include the full electrical rewire within the designated work area.

Chasing of walls to accommodate M&E services shall be avoided where possible

1.5 Use of "Similar Approved" Materials & Equipment

Where equipment or materials are specifically named within a section of the below specification the tendering contractor is free to propose an alternative of similar or equal quality and function. If the tendering contractor wishes to propose alternate materials/equipment, these should be detailed separately at the end of the pricing document along with any associated cost saving. The pricing document shall be completed using the materials/equipment specified

2.0 PARTICULAR ELECTRICAL SPECIFICATION

2.1 Strip-Out

The existing wiring, accessories and containment are to be stripped out and removed from site. None of the existing wiring, accessories or surface containment shall be retained or reused with the exception of the fire alarm panel and external Garda sign.

Any conduits installed within internal walls can be reused to avoid new chasing.

2.2 Distribution Board

The existing Distrusting Board shall be retained with additions to cater for all new services.

There shall be at least two spare general service RCBOs, two spare lighting MCBs and two spare power MCBs available within the board following completion. An Astro Theben 2 Channel Digital time clock shall be installed for external lighting controls.

All final sub circuits shall have a dedicated protective device for over-current / short circuit protection and earth leakage protection, where required by IS.10101

2.3 Cables and Containment

Wiring routes shall be accommodated within the new ceiling void.

Cables installed within the ceiling void shall be grouped along a single route and supported on galvanised cable tray.

Any newly installed cables shall be LS0H and of sufficient csa for the loads supplied, i.e. minimum of 2.5mm^2 for 20A circuits and 1.5mm^2 for 10A circuits.

Unless otherwise agreed or shown, all outlets and accessories shall be surface mounted, preference is for three compartment dado trunking throughout for all vertical surface cable drops feeding multiple accessories.

2.4 General Services Installation

General Service sockets, fused spur outlets and isolator switches shall be installed as shown on the relevant drawing.

A portable hearing loop shall be supplied and installed on the public counter.

Unless otherwise stated each socket point marked on the relevant drawings is to be taken as a twin switched socket.

All accessories shall be surface mounted white plastic (MK Logic Plus or similar approved). Sockets shall be twin switched unless otherwise agreed

2.5 Lighting / Emergency Lighting Installation

Lighting installation shall be as per the relevant drawing (see luminaire schedule)

All accessories shall be surface mounted white plastic (MK Logic Plus or similar approved). External lighting and Garda light shall be connected to new Astro 2 channel time clock.

Emergency luminaires shall be constructed to OPW standard and sourced from an approved manufacturer, i.e. NEL, Emcon, Profile, Ventilux or Lighting Solutions. Recently installed outdoor lighting shall be rerouted to the new distribution board.

Lighting in office area to be dimmable from local rocker switches

2.6 Space Heating

Additional Electric heating shall be installed as per associated drawings

2.7 Communications Installation

Cat6 cable and accessories are to be used throughout. Cables and accessories are to be sourced from the approved OPW list, i.e. Amp, Brand-Rex, Hellerman Tyton, Krone, Nexans (LANmark 6 Solution) or Systimax

Data points are to be wired and installed as shown on the relevant drawing. Unless otherwise indicated each point marked on the relevant drawings is to be taken as a **twin** RJ45 outlet.

The existing communications cabinet is to be retained in the 1st floor alcove area.

5 no. Cat 6 cables shall be installed and left behind blank plates as per relevant drawings for possible future CCTV.

All new Data cables to be contained in new Galvanised tray.

A dedicated 10mm^2 bonding conductor shall be installed to the communications cabinet from the distribution board.

2.8 Fire Alarm Installation

The Existing Fire detection system shall be retained in full with existing devices moved below the new ceiling with 1 additional Smoke detector & 1 additional Break glass unit as per associated drawings.

2.9 Intruder Alarm Installation

The existing intruder alarm and equipment shall be retained in full. The Front door contact shall be removed and reinstated to allow for the door upgrade, internal PIR's in the designated work area shall be moved below the new ceiling level.

2.10 Door access / intercom

A door access / intercom system shall be installed at the front door, to call back to a handset at the Garda side of the Public office. Door intercom shall be a Hikvision DS-KD8003-IME (or equal and approved) cabled back to comms cab for possible future recording. Door access shall be an Abloy 520 complete with a Vanderbilt 1500 host controller, power supply & Vanderbilt pin / Prox key pad (or equal and approved)

The Abloy lock shall purchased by the Electrical Contractor & free issued to Building Contractor for fitting. All cabling to be concealed.

2.11 Induction Hearing

Induction hearing shall be provided by using a portable Signet PL1/K1 hearing loop to be located at public counter.

2.12 Testing, Commissioning & O&M Manuals

All electrical and life safety systems shall be tested and certified to the relevant standard by a suitably competent person.

All commissioning certificates shall be available at practical completion stage with full O&M manuals to following no more than two weeks from the date of practical completion.

O&M manuals are to contain all test records, commissioning records and certificates. Details of all equipment installed shall also be provide in addition to recommended servicing procedures and service intervals.

A full OPW Schedule of Maintainable Items shall be completed by the contractor and included within the O&M. Available by email from john.doyle@opw.ie