TENDER BILL OF QUANTITIES - REVISION A

22 Heatherview Close, Dublin D24 WKD0

Renovation and Extension for Residential Care Accommodation

Employer: Cheeverstown
Architect / Engineer: Hogan & Associates, Chartered Engineers (Project 416/01)
Quantity Surveyor: Rory Connolly QS

TENDER ISSUE - REV A - July 2026

Contents: Tender Instructions; Tender Assumptions and Qualifications (TA-01 to TA-22); Form of Tender; Summary; Bill of Quantities (Total Estimate); Schedule of PC & Provisional Sums.

This Bill of Quantities is issued unpriced for competitive tender. Rates and prices shall be entered against every item; PC and Provisional Sum allowances have been inserted by the Quantity Surveyor as the common tender pricing basis.

STATUS: Issued for Architect review. Revision A incorporates the corrections identified in the Master Discrepancy Schedule v2 (QS drawing verification + BoQ Completeness Audit, 27/07/2026). Revised and new lines are highlighted in the Bill; the pricing basis for each assumption is defined on the Tender Assumptions sheet.

TENDER INSTRUCTIONS AND PROJECT PRELIMINARIES NOTES

1. Tenders shall remain open for acceptance for a period of 90 days from the date of return.

2. Tenderers are deemed to have inspected the site and its surroundings before tendering. The works are within an occupied residential estate adjoining dwellings on three sides; working hours, deliveries and parking are restricted accordingly (Bill item 1.12).

3. Tenderers shall examine all tender documents: this Bill, the tender drawing set 416/01, the DAC Report and drawings, the Fire Safety Report and FSC drawings, the PSR certificates and DOP, and the Cheeverstown Project Installations & Components 2026 list.

4. The Tender Assumptions and Qualifications sheet (TA-01 to TA-22) forms part of the tender documents and establishes the common pricing basis. Tender prices shall be built up on those assumptions; adjustments will be made by the stated mechanism in each case.

5. Quantities marked 'Provisional', 'TBC' or 'assumed' are subject to remeasurement on completion of coordinated design information and will be adjusted at the tendered rates.

6. Rates entered shall be deemed to include: all cutting, laps, waste (in addition to any stated wastage %), sundries, fixings, samples, protection, and everything necessarily incidental to the finished work.

7. Preliminaries are measured in Section 1. Temporary services, welfare, hoarding, scaffolding (including adaptations for the two-storey extensions) and protection of the retained structure are included there.

8. The Contractor shall act as Project Supervisor Construction Stage (PSCS) and allow for all BCAR obligations, inspections and ancillary certification (Bill items 1.5, 1.9).

9. The Contractor shall set out the works and verify all site dimensions before ordering doors, windows, the entrance doorset, the glazed screen and the lift; effective clear opening widths stated in the Bill are minimum requirements.

10. The Contractor shall coordinate all specialist installers (lift, fire alarm, emergency lighting, dampers, door automation) and shall include attendance, builders work and interface wiring where measured.

11. The building is a residential care facility: all life-safety installations shall be executed and certified to I.S. 3218:2024, I.S. 3217:2023, I.S. 10101:2020 and the Fire Safety Report; accessible provisions shall comply with TGD M 2022 and the DAC Report.

12. Testing, commissioning and certification (fire alarm, emergency lighting, electrical, lift, heat pump, ventilation, airtightness, drainage, BER) are measured in Section 19 and shall be included in full.

13. The Contractor shall dispose of all demolition arisings at licensed facilities and maintain records (Bill items 1.10, 2.2.9).

14. The works are subject to the Safety, Health and Welfare at Work (Construction) Regulations; a Safety Method Statement and construction programme in bar-chart form shall be submitted with the tender.

15. Insurances: the Contractor shall maintain Public Liability, Employer's Liability and All Risks insurance as required by the contract (Bill item 1.6).

16. PC and Provisional Sum allowances are stated in the Schedule of PC & Provisional Sums and are carried in Section 20 (and items 7.3 and 16.8). They are exclusive of VAT. Attendance and profit thereon shall be included in the tendered rates.

The Employer-controlled contingency (20.8) shall be expended only on the written instruction of the Quantity Surveyor and deducted in full if not used.

17. The tender shall be returned on the Form of Tender provided. Tenderers shall expressly identify all exclusions and qualifications; otherwise the whole of the described scope is deemed included.

18. Arithmetical errors will be dealt with by correction of the extension, the rate governing. VAT shall be excluded from rates and shown only where indicated in the Summary.

19. The form of building contract and any contract-specific amendments will be confirmed at award. The Employer is not bound to accept the lowest or any tender.

20. Measurement basis: this Bill has been prepared on a project-specific basis from the tender drawing set and the compliance documents listed at instruction 3; it is not an ARM4 bill.

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TENDER ASSUMPTIONS AND QUALIFICATIONS - REV A

These assumptions establish a common pricing basis for tender comparison only; they do not amend the design intent. Where confirmed design information differs, adjustment will be made by the mechanism stated. Assumptions cross-refer to the Master Discrepancy Schedule v2 findings.

Ref.	Subject	Tender pricing assumption	BoQ reference	Adjustment mechanism
TA-01	External wall build-up	Price extension external walls as 215mm FACING BRICKWORK to match existing with insulated internal lining (100/12mm insulated plasterboard on battens plus 25mm insulation/battens at inner face) per Tender Details 01 and 04-08. Hollow block/render basis is deleted at Rev A.	3.4.1, 3.4.2, 10.1.1	Remeasure / variation if Architect confirms a different finish split
TA-02	External render extent	Price render/dash at 16 m2 to the single-storey rear extension and parapet zones only. Final elevation-by-elevation finish schedule to be issued by the Architect.	10.3.1	Remeasure at tendered rates
TA-03	Foundations	Price foundation runs as split: 28.0 m external at 900 x 350mm (Details 01/02) and 7.2 m internal at 700 x 250mm with A393 mesh and 215mm rising wall (Detail 03). Total run 35.2 m retained.	3.1.2, 3.2.1-3.2.8	Remeasure at tendered rates
TA-04	First-floor structural deck	Price 18mm OSB3/P5 tongue-and-groove structural decking glued and screwed over 175 x 44mm joists at 350mm centres.	6.1.2	Variation if Engineer amends
TA-05	Stair smoke vents	Locations corrected at Rev A: roof-mounted AOV at top of EXISTING stairway; wall-mounted side-hinged vent at PROPOSED stairway; both automatic on smoke detection with signed fire-service manual override at the entrance.	8.3.2, 8.3.3, 15.3	Correction - no adjustment
TA-06	New compartment floor ceiling (60 min)	Price 2 no. layers 15mm Gyproc FireLine per manufacturer certified system. Certification for the 60-minute build-up to be provided by the fire consultant/Gyproc before construction.	9.2	Variation if certified build-up differs
TA-07	Existing ceiling upgrade (60 min)	Price 2 no. layers 15mm Gyproc FireLine to underside of existing joists (in lieu of 1 no. layer billed pre-Rev A), pending certified assessment.	9.3	Variation if certified build-up differs
TA-08	Partition upgrades (60 min)	Price 1 no. layer 15mm Gyproc FireLine EACH SIDE of existing partitions on 60-minute lines; extent 125 m2 provisional.	10.1.3	Remeasure / variation per assessment
TA-09	Main entrance doorset	Price power-operated accessible doorset (Assa Abloy SSW150) with min 1150mm effective clear opening, per client Components 2026 and Drg 201D. DAC Report (manual doors) and Fire Safety Report (retained 750mm door) are to be updated by the design team to this basis.	11.2.5	Variation if design basis changes

TA-10	Side emergency exit doorset	Price doorset to achieve min 1150mm effective clear opening with max 15mm threshold; structural ope to be confirmed by Architect before order.	11.1.7	Variation if instructed size differs
TA-11	Fire/smoke dampers	Price 4 nr fire-and-smoke activated dampers (I.S. EN 15650, ES classification) provisional, including access panels, controls and commissioning, pending final duct routes.	15.6	Remeasure at tendered unit rate
TA-12	Evacuation lift and shaft	Price lift as EVACUATION lift to BS EN 81-76:2025 with E60 landing doors and DAC 2.3.4.2 car fittings; 60-minute shaft enclosure measured separately at 36 m2 (assumed 6.0m girth x 6.06m height per 205D). Specialist quotation to be obtained.	15.1, 15.5	PC/specialist sum reconciliation
TA-13	Door closers	Price 8 nr hold-open retainers (circulation doors) and 5 nr free-swing closers to IS EN 1155 (bedroom doors).	14.2.8, 14.2.12	Tendered unit rates
TA-14	Detector bases	Price 12 nr Eaton CBAB300 standard sensor bases to match the detector count.	14.2.13	Tendered unit rate
TA-15	PA / visual information	Price 1 nr provisional item for a public address / visual information system per DAC Report 2.6.6; applicability to this dwelling type to be confirmed by the DAC consultant.	14.4.7	Omit / adjust as instructed
TA-16	Surveys and external lighting	Price a provisional R&D asbestos survey (confirm whether a client survey exists) and 4 nr external general access-route luminaires (20/100 lux per DAC 2.1.3.1).	2.2.10, 14.1.7	Omit / remeasure as instructed
TA-17	Tactile paving	Price 2 m2 tactile hazard warning paving at the entrance route crossing (previously unmeasured) plus the 1200mm dropped kerb.	17.1.4, 17.1.7	Remeasure at tendered rates
TA-18	PC & Provisional Sum allowances	Allowances inserted by the QS as the common tender basis: ceramic tiling EUR 3,000 (7.3); window blinds EUR 2,500 (16.8); solar PV EUR 15,000 (20.1); EV charger EUR 3,000 (20.2); ventilation upgrade EUR 10,000 (20.3); enhanced landscaping EUR 7,500 (20.4); utility diversions EUR 7,500 (20.7); Employer-controlled contingency EUR 25,000 (20.8). Item 20.5 (re-render 130 m2) is retained	7.3, 16.8, Section 20	Expend / omit as instructed; reconcile at final account
TA-19	Window boards	Price 17 nr window boards, covering the 6 provisional replacement windows under 11.2.6.	10.2.2, 11.2.6	Remeasure at tendered unit rate

TA-20	Structural steel and lintels	Structural steel (0.5t) and lintels to openings in existing walls are PROVISIONAL pending the Structural Engineer package and are designated Contractor Designed Portion for temporary works. Do not treat as fixed scope.	5.1-5.3	Remeasure / variation on SE design
TA-21	SuDS attenuation chamber	Price 1 nr provisional attenuation chamber (502T SuDS legend item 07); requirement to be confirmed by the Engineer.	12.11	Omit / adjust as instructed
TA-22	Certified system conditions	Roof quilt is priced as 150mm Isover Modular Roll and ceiling framing at min 38mm member width per PSR C106049 certified-system conditions; truss designer to confirm chord widths.	4.3, 9.1, 8.1.1	Variation if certificate varied

FORM OF TENDER

Project: Renovation and extension for residential care accommodation at 22 Heatherview Close, Dublin D24 WKD0
To: Cheeverstown, c/o Rory Connolly QS

Having examined the tender documents (the Tender Instructions, Tender Assumptions and Qualifications TA-01 to TA-22, this Bill of Quantities Rev A, the tender drawing set 416/01, the DAC Report and drawings, the Fire Safety Report and FSC drawings, and the Cheeverstown Project Installations & Components 2026 list), I/we offer to carry out and complete the whole of the works described for the sum of:

Tender Sum (excluding VAT): EUR _____

In words: _____

VAT at 13.5%: EUR _____

Construction period offered: _____ weeks

I/We confirm that: the whole of the described scope is included and all exclusions are stated below; the Tender Assumptions have been priced as the common basis; PC and Provisional Sum allowances are carried as stated; and this tender remains open for acceptance for 90 days.

Exclusions / qualifications (if none, state NONE): _____

Signed: _____ For and on behalf of: _____

Address: _____

Date: _____

Rory Connolly M.Sc. Q.S., P.Grad.Dip. P. M.

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Project: 22 Heatherview Close, Dublin D24 WKD0

Client: Cheeverstown

Architect: Hogan & Associates, Chartered Engineers

QS: Rory Connolly

REVISION A - 27 July 2026: incorporates all corrections from Master Discrepancy Schedule v2. QS pricing assumptions are set out on the Tender Assumptions sheet (TA-01 to TA-22) - highlighted bill lines are revised/new. Rates blank for competitive

Summary

1	PRELIMINARIES	€	-
2	DEMOLITION	€	-
3	CONCRETE, FOUNDATIONS AND WALLS	€	-
4	INSULATIONS	€	-
5	STRUCTURAL STEEL	€	-
6	FLOORS	€	-
7	TILING	€	3,000.00
8	ROOFS	€	-
9	CEILINGS	€	-
10	WALL COMPLETIONS AND FINISHES	€	-
11	WINDOWS AND DOORS	€	-
12	DRAINAGE	€	-
13	PLUMBING	€	-
14	ELECTRICAL	€	-
15	MECHANICAL	€	-
16	FITTINGS AND FURNISHINGS	€	2,500.00
17	EXTERNAL/SITE WORKS	€	-

18	MISCELLANEOUS	€	-
19	COMPLETION	€	-
20	PC & PROVISIONAL Sums	€	43,000.00
	Sub Total	€	48,500.00
	VAT @ 13.5%	€	6,547.50
	Grand Total	€	55,047.50

Rory Connolly M.Sc. Q.S., P.Grad.Dip. P. M.
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BIDDER NAME: _____

Sr. #	Description	Takeoff Drawing/Spe	Qty.	UNIT	Unit Rate	Total	Notes
1.	**PRELIMINARIES**					**€ -**	
1.1	Allow for site setup including compound, temporary hoarding/fencing, signage and site offices	Site Plan 502T	1	item		€ -	
1.2	Provide welfare facilities for the duration of the works	Specs	1	item		€ -	
1.3	Allow for scaffolding to all elevations including adaptations for the two-storey extensions	203T/204T	1	item		€ -	
1.4	Provide all temporary services (power, water, lighting) including temporary connections	Specs	1	item		€ -	
1.5	Allow for Project Supervisor Construction Stage (PSCS) duties, safety file and H&S management	Specs	1	item		€ -	
1.6	Provide all insurances, bonds and warranties as required by the contract	Specs	1	item		€ -	
1.7	Protect existing retained structure, finishes and adjoining dwellings on three sides for the duration of the works	101T/501T	1	item		€ -	
1.8	Allow for site management, supervision and programme management for the duration	Specs	1	item		€ -	
1.9	Allow for BCAR inspections, ancillary certification and assigned certifier liaison	Specs	1	item		€ -	
1.10	Allow for waste management including licensed disposal and records	Specs	1	item		€ -	
1.11	Setting out of the works including engineer's checks	201T	1	item		€ -	
1.12	Allow for working within an occupied residential estate including restricted hours and deliveries management	501T/502T	1	item		€ -	
2.	**DEMOLITION**					**€ -**	
2.1	**External Demolition**						
2.1.1	Demolish existing rear shed entirely including base and cart away	502T Site Plan	9.9	m2		€ -	
2.1.2	Demolish existing low level wall to rear including grubbing up foundations and cart away	502T Site Plan	10.3	m		€ -	
2.1.3	Demolish existing single-storey rear extension in its entirety including roof, walls and floor; cart away	101T/502T	7.9	m2		€ -	
2.1.4	Break up and remove existing external access ramp including sub-base; cart away	101T/502T	8.2	m2		€ -	
2.1.5	Demolish sections of existing external walls where shown removed, including needling propping and temporary support	201T Proposed Plans	13.5	m		€ -	
2.2	**Internal Strip-Out**						
2.2.1	Demolish existing internal walls and partitions where shown removed, both floors, including temporary support	201T Proposed Plans	27.9	m		€ -	

2.2.2	Strip out existing fitted kitchen including casework, upper cupboards, worktops and appliances; cart away	101F Existing Plans	1	item		€ -	
2.2.3	Disconnect and remove existing sanitary appliances (GF shower room, FF bathroom and 2 no. ensuites) including capping services	101F Existing Plans	11	nr.		€ -	
2.2.4	Strip existing floor finishes throughout ground and first floors and cart away	101T	148.5	m2		€ -	Rev A: qty retained net of stair voids - verify vs 154 m2 gross (101T)
2.2.5	Remove existing windows where replaced or within demolished walls; cart away	102T/203T	8	nr.		€ -	
2.2.6	Remove existing external door sets; cart away	102T/203T	3	nr.		€ -	
2.2.7	Form new openings in existing retained walls including temporary support and making good jambs	201T	5	nr.		€ -	
2.2.8	Remove existing staircase balustrade/handrails as required for upgrade works and cart away	201T/205D	1	item		€ -	
2.2.9	Allow for removal of all demolition debris, licensed tip fees and records	Specs	1	item		€ -	
2.2.10	Allow for refurbishment/demolition (R&D) asbestos survey by competent surveyor prior to strip-out, including any required controlled removal	Specs	1	item		€ -	NEW Rev A: Provisional - confirm whether client survey exists (Assumption A16)
3.	**CONCRETE, FOUNDATIONS AND WALLS**					**€ -**	
3.1	**Excavation & Filling**						
3.1.1	Excavate oversite within extension footprint to reduced level, average 350mm deep, and cart away	201T/301T	21	m3		€ -	
3.1.2	Excavate foundation trenches 900mm wide to formation to EXTERNAL wall lines (Details 01/02), including trimming, planking and strutting; cart away surplus	301T Detail 01	23	m3		€ -	Rev A: split per Detail 01/02 vs Detail 03 - see 3.2.5-3.2.8 (Assumption A3)
3.1.3	Lay compacted granular hardcore fill min 225mm deep in accordance with SR21 Annex E, compacted in 150mm layers	301T Detail 01	59	m2		€ -	
3.1.4	Lay 50mm sand blinding to hardcore	301T Detail 01	59	m2		€ -	
3.2	**Foundations & Rising Walls**						
3.2.1	Pour in-situ concrete strip foundations 900mm wide x 350mm deep with 1 layer A393 mesh to EXTERNAL wall lines (Details 01/02)	301T Details 01/02	28	m		€ -	Rev A: external run only (Assumption A3)
3.2.2	Supply and lay A393 mesh reinforcement to external strip foundations including laps and chairs	301T	25	m2		€ -	Rev A (Assumption A3)
3.2.3	Build 350mm solid blockwork rising walls from foundation to floor level	301T Detail 01	26	m2		€ -	
3.2.4	Build 2 courses of thermal blockwork (440 x 215 x 100mm) at floor level to rising walls	301T Details 01-03	15	m2		€ -	
3.2.5	Excavate foundation trench 700mm wide to formation to INTERNAL rising wall line (Detail 03), including trimming; cart away surplus	301T Detail 03	3	m3		€ -	NEW Rev A: Detail 03 previously unmeasured (Assumption A3)
3.2.6	Pour in-situ concrete strip foundation 700mm wide x 250mm deep with 1 layer A393 mesh to internal rising wall (Detail 03)	301T Detail 03	7.2	m		€ -	NEW Rev A (Assumption A3)
3.2.7	Supply and lay A393 mesh reinforcement to internal strip foundation including laps and chairs	301T Detail 03	5.5	m2		€ -	NEW Rev A (Assumption A3)
3.2.8	Build 215mm solid blockwork internal rising wall from foundation to floor level (Detail 03)	301T Detail 03	4.5	m2		€ -	NEW Rev A (Assumption A3)
3.3	**Ground Floor Slab**						
3.3.1	Lay DPM/Radon barrier, high grade, with sealed laps, dressed up at perimeters	301T/205F	65	m2		€ -	
3.3.2	Pour 150mm in-situ concrete ground floor slab with 1 layer A393 mesh, tamped finish	301T Detail 01	59	m2		€ -	
3.3.3	Supply and lay A393 mesh to slab including laps	301T	65	m2		€ -	
3.4	**Superstructure Walls**						

3.4.1	Build 215mm brickwork external walls at ground floor in facing brick to match existing, including wall ties, DPCs and closing cavities at opes (Tender Details 01/04-08)	201T/205F/302T Details 04-08	70	m2		€ -	Rev A: hollow block deleted - brickwork per tender details (Assumption A1)
3.4.2	Build 215mm brickwork external walls at first floor in facing brick to match existing, including gables	201T/205F	62	m2		€ -	Rev A: as 3.4.1 (Assumption A1)
3.4.3	Build 215mm blockwork parapet wall to single-storey flat roof including DPC	204T/302T	7.8	m		€ -	
3.4.4	Build 100mm solid blockwork internal partitions at ground floor carried up to underside of floor	201T/205F	82	m2		€ -	
3.4.5	Supply and build in padstones, movement joints and stainless wall ties/restraint straps as required	205F	1	item		€ -	
3.4.6	Cast/set precast concrete cills to new and altered opes	302T Detail 05	12	m		€ -	
4.	**INSULATIONS**					**€ -**	
4.1	Lay 2 no. layers 100mm Xtratherm XT/UF floor insulation with protective membrane between insulation and screed	301T Detail 01	59	m2		€ -	
4.2	Fix 100 x 25mm Xtratherm floor upstand perimeter insulation	301T Details 01-03	35	m		€ -	
4.3	Lay 150mm Isover Modular Roll insulation to new roof ceilings between/over joists (per PSR C106049 certified system)	205F	59	m2		€ -	Rev A: product aligned to certificate (Assumption A22)
4.4	Install airtightness membrane to new roofs, taped and sealed	205F	71	m2		€ -	
4.5	Install flat roof insulation to falls to single-storey rear extension roof	302T/204T	12.2	m2		€ -	
5.	**STRUCTURAL STEEL**					**€ -**	
5.1	Supply and erect structural steel beam(s) at window head/wall plate including padstones, bolts and fire protection, to Structural Engineer's design (Contractor Designed Portion pending SE package)	302T Detail 07	0.5	TON		€ -	Provisional - to Structural Engineer's detail | Rev A: retain as Provisional - do NOT tender as fixed scope (Assumption A20)
5.2	Supply and build in galvanised steel/precast concrete lintels over new openings in new blockwork walls	302T/201T	14	m		€ -	
5.3	Supply and build in lintels over new openings formed in existing walls	201T	5	nr.		€ -	To Structural Engineer's detail | Rev A: Provisional - SE schedule required before fixing scope (Assumption A20)
6.	**FLOORS**					**€ -**	
6.1	**Floor Construction**						
6.1.1	Lay 40-60mm screed with underfloor heating pipework over insulation to extension ground floor	301T Detail 01	59	m2		€ -	
6.1.2	Construct new suspended timber first floor with 175 x 44mm joists at 350mm centres including strutting, noggins, trimming to openings and 18mm OSB3/P5 tongue-and-	205F	30	m2		€ -	Rev A: 6mm ply (underlay only) replaced by structural deck; coordinate with 60-min
6.1.3	Overlay existing first floor with 6mm plywood fixed to existing boarding to receive new floor finish	205F	74	m2		€ -	
6.2	**Floor Finishes (Infection Control)**						
6.2.1	Supply and lay Gerflor Tarasafe Standard 7773 Storm safety flooring to kitchen/dining	Components 2026/205F	23	m2		€ -	
6.2.2	Supply and lay Gerflor Tarasafe H2O Rhine to wet areas (bathroom, W.C, utility, shower room)	Components 2026	29	m2		€ -	
6.2.3	Supply and lay Polyflor Forest FX Classic Oak 3100 R10 to common areas and bedrooms	Components 2026	191	m2		€ -	
6.2.4	Form welded coved skirting/upstand to vinyl flooring for infection control, both floors	205F/Components 2026	280	m		€ -	
6.2.5	Supply and fit recessed entrance matwell and mat at main entrance	DAC Report 2.2	1	nr.		€ -	

7.	**TILING**					**€ 3,000.00**	
7.1	Supply and fix Altro Whiterock wall covering, fully adhered with welded joints, to wet room walls (accessible bathroom, W.C and shower room)	Components 2026	83	m2		€ -	
7.2	Supply and fix splashback panels to kitchen and utility worktop areas	Architect's spec	5	m2		€ -	Rev A: PC rate to apply
7.3	Allowance for ceramic wall/floor tiling if selected in lieu of sheet finishes	Specs	1	item	€ 3,000.00	€ 3,000.00	PC Sum | Rev A: QS allowance EUR 3,000 inserted as common tender basis (TA-18)
8.	**ROOFS**					**€ -**	
8.1	**New Pitched Roofs**						
8.1.1	Supply and erect prefabricated timber trussed roofs to two-storey extensions to match existing profile, including bracing, straps and wall plates	202T/205F	59	m2		€ -	
8.1.2	Lay breathable roofing membrane and treated timber battens	205F	70	m2		€ -	
8.1.3	Supply and lay natural slate roof tiles to match existing including fixings	205F/203T	70	m2		€ -	
8.1.4	Supply and fix ridge and hip cappings	202T	16.2	m		€ -	
8.1.5	Form lead-lined valleys and junctions with existing roof	202T	9.2	m		€ -	
8.1.6	Supply and fix lead flashings, soakers and stepped flashings at abutments	202T/302T	1	item		€ -	
8.1.7	Make good existing slate roof at junctions with new works	202T	1	item		€ -	
8.2	**Flat Roof**						
8.2.1	Construct warm flat roof to single-storey rear extension including firrings to falls, deck and high-performance membrane dressed up parapet upstands	204T/302T	12.2	m2		€ -	
8.2.2	Supply and fix parapet capping with DPC over	302T Detail 08	7.8	m		€ -	
8.2.3	Install flat roof outlet(s) and rainwater connection	202T	1	item		€ -	
8.3	**Roof Accessories & Rainwater**						
8.3.1	Supply and install Velux double-glazed rooflight (4mm toughened) approx 1300 x 1300mm including flashing kit and upstand	202T/FS Report 4.5.6	1	nr.		€ -	
8.3.2	Supply and install roof-mounted AOV vent (min 1.0m2 openable) at top of EXISTING stairway, automatic opening on smoke detection, connected to fire alarm system	201CF/202F	1	nr.		€ -	Rev A: location corrected per FS Report 6.2.1
8.3.3	Supply and install wall-mounted side-hinged vent (min 1.0m2 openable) at PROPOSED stairway, automatic opening on smoke detection, connected to fire alarm system	201CF/204F	1	nr.		€ -	Rev A: location corrected per FS Report 6.2.1
8.3.4	Supply and fix fascia, soffit and PVC gutters to new roofs	203T/204T	24	m		€ -	
8.3.5	Supply and fix rainwater downpipe assemblies complete with fixings, shoes and connections	203T/204T	4	nr.		€ -	
9.	**CEILINGS**					**€ -**	
9.1	Fix 2 no. layers 12.5mm Gyproc WallBoard to new ceilings on timber joists/trusses at 600mm centres (min 38mm member width) with 38x38mm noggins at face-layer board edges (30 min FR per PSR C106049)	205F/PSR C106049	59	m2		€ -	Rev A: certificate conditions added - confirm truss chord width with truss designer
9.2	Fix 2 no. layers 15mm Gyproc FireLine ceiling to underside of new first floor extension (60 min compartment floor) per manufacturer's certified system	205F/Gyproc cert TBC	30	m2		€ -	Rev A: build-up assumed 2 x 15mm FireLine pending Gyproc/PSR assessment (Assumption A6)
9.3	Upgrade existing ground floor ceilings with 2 no. layers 15mm Gyproc FireLine fixed to underside of existing joists (60 min FR) per manufacturer's certified system	205F/Gyproc cert TBC	74	m2		€ -	assumed 2 x 15mm pending assessment (Assumption A7)
9.4	Fix 1 no. layer 12.5mm Glasroc F multiboard to underside soffits of both stairways (30 minutes fire protection per manufacturer's system	205F	2	nr.		€ -	Rev A: rating stated
9.5	Skim finish and prepare all new and upgraded ceilings	205F	243	m2		€ -	
9.6	Apply 2 no. coats emulsion paint to all ceilings including mist coat	Components 2026	243	m2		€ -	

10.	**WALL COMPLETIONS AND FINISHES**					**€ -**	
10.1	**Internal Linings & Fire Upgrades**						
10.1.1	Fix 100/12mm insulated plasterboard on battens to internal face of new external walls including 25mm insulation and battens at inner face per Details 04-08, vapour control layer taped and sealed, and skim	302T/205F	128	m2		€ -	Rev A: full build-up per tender details (Assumption A1)
10.1.2	Dry-line internal face of existing external walls with 100mm thermal board including skim	205F	110	m2		€ -	(TBC) - extent to be confirmed
10.1.3	Upgrade existing partitions on 60-minute fire lines with 15mm Gyproc FireLine layers as required to achieve 60 minutes per certified system (assumed 1 no. layer each side) including skim	205F/201DF	125	m2		€ -	(TBC) | Rev A: (TBC) extent + build-up assumed pending assessment (Assumption A8)
10.1.4	Construct 30-minute fire rated timber stud partitions (75 x 38mm studs at 600mm centres, 1 no. 12.5mm WallBoard each side) at first floor	PSR A026001/201DF	55	m2		€ -	
10.1.5	Skim finish to blockwork partitions and new linings both sides	205F	164	m2		€ -	
10.2	**Decoration & Trim**						
10.2.1	Prepare and apply 2 no. coats emulsion paint to all internal wall surfaces including mist coat, colours to client selection	Components 2026	650	m2		€ -	
10.2.2	Supply and fix window boards to all new and replacement windows	302T Detail 05	17	nr.		€ -	Rev A: increased to include 6 provisional replacement windows under 11.2.6 (Assumption A19)
10.2.3	Apply mastic seals at junctions of frames, boards and finishes throughout	302T	1	item		€ -	
10.3	**External Finishes**						
10.3.1	Apply external render and dash finish to single-storey rear extension walls and parapet zones only; principal extension walls in facing brickwork measured in Section	205F/203T/302T Detail 08	16	m2		€ -	Rev A: remeasured per finish assumption - elevation-by-elevation schedule to confirm
10.3.2	Make good existing render/dash at demolition scars, junctions and altered opes	203T	25	m2		€ -	
11.	**WINDOWS AND DOORS**					**€ -**	
11.1	**New Windows & Screens (Extensions)**						
11.1.1	Supply and fix double-glazed window 1500 x 1300mm (rear elevation, Bedroom 02 and Bedroom 05)	203T/203F	2	nr.		€ -	
11.1.2	Supply and fix double-glazed window 900 x 1200mm (side elevation, first floor)	204T/204F	1	nr.		€ -	
11.1.3	Supply and fix double-glazed window 1000 x 1100mm (side elevation, ground floor)	204T/204F	1	nr.		€ -	
11.1.4	Supply and fix double-glazed window 500 x 1100mm (side elevation, ground floor)	204T/204F	1	nr.		€ -	
11.1.5	Supply and fix glazed screen 3700 x 2100mm to single-storey rear extension including fixed lights and opening sections	203T/203F	1	nr.		€ -	
11.1.6	Supply and fix external glazed doorset 1613 x 2100mm to rear extension with level threshold max 15mm	203T/203D	1	nr.		€ -	
11.1.7	Supply and fix emergency exit double doorset (structural ope to suit minimum 1150mm effective clear opening width) with push-bar furniture, maximum 15mm	204T/201BF/201D	1	nr.		€ -	Rev A: clear-width requirement per DAC 2.2.4 / 201D; 1177mm overall deleted (Assumption A10)
11.2	**Replacement Windows & Entrance (Existing House)**						
11.2.1	Supply and fix replacement double-glazed window 1850 x 1300mm (front elevation, first floor)	203T/203F	2	nr.		€ -	
11.2.2	Supply and fix replacement double-glazed window 2030 x 1300mm (front elevation, first floor)	203T/203F	1	nr.		€ -	
11.2.3	Supply and fix replacement double-glazed window 2030 x 1370mm (front elevation, ground floor)	203T/203F	2	nr.		€ -	

11.2.4	Supply and fix replacement double-glazed window 1860 x 1280mm (rear elevation, first floor)	203T/203F	1	nr.		€ -	
11.2.5	Supply and fix replacement accessible main entrance doorset 1613 x 2120mm with glazed sidelights, power-operated (Assa Ablov SSW150), minimum 1150mm effective	203T/DAC Report 2.2/Components 2026	1	nr.		€ -	Rev A: power operation retained per Components 2026 + Drg 201D - DAC/FSC documents to be
11.2.6	Replace remaining existing windows to rear and side elevations	102T/203T	6	nr.		€ -	Provisional | Rev A: PS 20.6 omitted - this item carries the full balance of replacements
11.2.7	Apply permanent manifestations to glazed doors and screens at two levels per TGD M	203D	1	item		€ -	
11.3	**Internal Doorsets & Ironmongery**						
11.3.1	Supply and fix E60Sa self-closing fire doorsets (60 min, smoke control) including frames, smoke/drop seals, closers, fire-rated vision panels where serving protected	201DF/FS Report	9	nr.		€ -	Rev A: vision panels + Part M widths/forces added (FS 1.9.3.5 / DAC 2.3.3.2)
11.3.2	Supply and fix E30Sa self-closing fire doorsets (30 min, smoke control) including frames, smoke/drop seals, closers, fire-rated vision panels where serving protected routes, and furniture; including dedicated E30Sa doorset separating Utility from Kitchen/Dining (201DF)	201DF	4	nr.		€ -	Rev A: Sa classification + utility separation door named (FS Table 3-6)
11.3.3	Supply and fix standard internal doorsets including frames and furniture	201T	3	nr.		€ -	
11.3.4	Supply and fix KCC Modus KF-8101A/2 (or similar) lever handles and ironmongery sets to internal doors where furniture is not already included within doorset items	Components 2026	16	nr.		€ -	Rev A: overlap with doorset furniture to be reconciled via door schedule
11.3.5	Fit wide-angle viewers at 1050mm and 1500mm to accessible bedroom entrance doors	DAC Report 2.5.6	5	nr.		€ -	
11.3.6	Minimum 900mm effective clear opening widths and visual contrast to accessible bedroom doors	DAC Report 2.5.6	1	item		€ -	
12.	**DRAINAGE**					**€ -**	
12.1	Supply and lay ACO threshold/channel drainage including gratings and connections	301T Detail 02/CAL	9.5	m		€ -	
12.2	Excavate and lay foul drainage connection from new/altered sanitary locations to existing manhole including bedding and backfil	502T	7	m		€ -	
12.3	Construct/alter inspection chamber(s)/access junctions on foul line	502T	2	nr.		€ -	(TBC)
12.4	Connect rainwater downpipes and flat roof outlet to surface water/soakaway system including gullies	502T	4	nr.		€ -	
12.5	Supply and install Eco Planter rain garden boxes	502T SuDS	2	nr.		€ -	
12.6	Supply and install water butt with diverter connection	502T SuDS	1	nr.		€ -	
12.7	Form filter strip drainage to boundary verge	502T SuDS	8.5	m		€ -	
12.8	Form rain garden/planted attenuation area to rear garden	502T SuDS	1	item		€ -	Provisional
12.9	Install radon sump and vent pipe to extension floor	301T	1	nr.		€ -	
12.10	CCTV survey existing drainage and report	Specs	1	item		€ -	
12.11	Provisional: SuDS attenuation chamber including excavation, bedding and connections requirement to be confirmed by engineer (502T SuDS legend item 07)	502T SuDS	1	item		€ -	NEW Rev A: Provisional (Assumption A21)
13.	**PLUMBING**					**€ -**	
13.1	**Heating**						
13.1.1	Supply and install Joule HXSH-G6-Kxxx air-to-water heat pump outdoor unit including base, connections and commissioning	Components 2026	1	nr.		€ -	
13.1.2	Supply and install Joule HUGH-G63090-3C hot water cylinder including safety group and pipework	Components 2026	1	nr.		€ -	

13.1.3	Supply and install Stuart Turner VariQ circulation pumps	Components 2026	2	nr.		€ -	
13.1.4	Install underfloor heating manifold, zones and controls to extension ground floor	301T	59	m2		€ -	
13.1.5	Supply and install heat emitters/radiators to existing ground floor and first floor rooms including pipework	Specs	12	nr.		€ -	(TBC)
13.2	**Sanitary Installations (Part M)**						
13.2.1	Fit out wheelchair accessible unisex WC (TGD M Diagram 15b): Sonas Standard Level Part M pack (white rails), WC, finger rinse basin, standing-height basin, grab rails and emergency assistance alarm pull cord	DAC Report 2.4/Components 2026	1	nr.		€ -	Rev A: room-by-room component schedule (Sonas selections) to be appended at tender
13.2.2	Fit out accessible bathroom (TGD M Diagram 22): bath with 400mm transfer seat, WC, washbasin 500 x 450mm, grab rails and accessories	DAC Report 2.4	1	nr.		€ -	Rev A: room-by-room component schedule to be appended at tender
13.2.3	Fit out accessible shower room (TGD M Diagram 21): Triton Omnicare electric shower, wall-mounted drop-down support rails, slip-resistant tip-up seat, WC and washbasin	DAC Report 2.4/Components 2026	1	nr.		€ -	Rev A: room-by-room component schedule (Triton selections) to be appended at tender
13.2.4	Supply and fit Triton Leona manual mixer valves	Components 2026	3	nr.		€ -	
13.2.5	Supply and fit utility sink unit with hot and cold supply and waste	201T	1	nr.		€ -	
13.2.6	Install hot and cold water distribution, wastes, traps and overflows throughout including insulation	Specs	1	item		€ -	
14.	**ELECTRICAL**					**€ -**	
14.1	**General Installation**						
14.1.1	Rewire complete dwelling to I.S. 10101:2020 including new consumer unit/distribution board and certification	Specs	243	m2		€ -	
14.1.2	Supply and fit socket outlets, switches and controls at Part M heights (400-1200mm), visually contrasting	DAC Report 2.5.7	1	item		€ -	
14.1.3	Supply and fit Collingwood H4 range LED downlighters	Components 2026	35	nr.		€ -	(assumed)
14.1.4	Supply and fit Light Solutions Excel 330/400 surface bulkhead luminaires (general lighting)	Components 2026	8	nr.		€ -	(assumed) | Rev A: product assignment corrected per Components 2026 (emergency fittings now under
14.1.5	Supply and fit LUXOMAT PD3-1C ceiling motion detectors to circulation areas	Components 2026	4	nr.		€ -	
14.1.6	Illuminate protected corridors/lobbies to min 100 lux at tread level	201BF/FS Report	1	item		€ -	
14.1.7	Supply and install external general lighting to access routes: min 20 lux to level/gently sloped routes and 100 lux at ramps and steps, measured at tread level	DAC Report 2.1.3.1	4	nr		€ -	NEW Rev A: assumed 4 no. fittings (Assumption A16)
14.1.8	Provisional: lockable fire-resisting enclosure to consumer unit/distribution board if located within stair enclosure	FS Report 1.9.10	1	nr		€ -	NEW Rev A: Provisional - confirm DB location
14.2	**Fire Detection & Alarm (L1, I.S. 3218:2024)**						
14.2.1	Supply and install Eaton DF6100 fire alarm panel	Components 2026/201CF	1	nr.		€ -	
14.2.2	Supply and install CTU communication/monitoring unit	201CF	1	nr.		€ -	
14.2.3	Supply and install mains smoke alarms/optical detectors (Eaton SFBWOPTDET), interlinked	201CF	12	nr.		€ -	
14.2.4	Supply and install alarm sounders Grade B (Eaton CASBB384 bases)	201CF	12	nr.		€ -	
14.2.5	Supply and install heat detector to kitchen/dining	201CF	1	nr.		€ -	
14.2.6	Supply and install break glass units Type M (Eaton CBG 370S MBG813 / FXN501)	201CF	5	nr.		€ -	Rev A: full model designation per Components 2026
14.2.7	Supply and install fire alarm sounder strobe light unit	201CF	1	nr.		€ -	
14.2.8	Supply and install fire door magnetic hold-open retainers (Cooper MDR240/MDR24L) interlinked to alarm, to CIRCULATION space doors only	Components 2026/FS Report	8	nr.		€ -	Provisional | Rev A: bedrooms changed to free-swing closers per FS 1.9.3.7 - see 14.2.12 (Assumption A13)
14.2.9	Wire system in 1-hour fire resisting cable to sounders, CIE and power supplies; commission and certify	FS Report App B	1	item		€ -	

14.2.10	Supply and wall-mount fire extinguishers (foam and dry powder stations)	201CF	9	nr.		€ -	
14.2.11	Supply and fix fire blanket to kitchen	201CF	1	nr.		€ -	
14.2.12	Supply and fix free-swing door closers to IS EN 1155 to bedroom fire doorsets	FS Report 1.9.3.7	5	nr		€ -	NEW Rev A: bedrooms require free-swing, not hold-open (Assumption A13)
14.2.13	Supply and install Eaton CBAB300 standard sensor bases to detector heads	Components 2026	12	nr		€ -	NEW Rev A: client-list component previously omitted (Assumption A14)
14.3	**Emergency Lighting & Signage (I.S. 3217:2023)**						
14.3.1	Supply and install internal 3hr emergency luminaires (8 no. anti-panic type A; 6 no. bulkhead type C), Ventilux VISOR / Solaris per Components 2026, to I.S. 3217:2023	201BF/Components 2026	14	nr.		€ -	Rev A: product assignment corrected per Components 2026
14.3.2	Supply and install external IP65 emergency luminaires along escape footpath route	201BF/502F	3	nr.		€ -	Provisional
14.3.3	Supply and install 3hr maintained LED exit signs to I.S. 3217:2023	201BF	13	nr.		€ -	
14.3.4	Supply and install emergency voice communication (EVC) outstations at refuge areas plus master refuge panel	FS Report 1.9.14	3	nr.		€ -	
14.4	**Assistance, Security & Ancillary**						
14.4.1	Supply and install emergency assistance alarm systems (pull cord, reset, overdoor signal) to accessible sanitary rooms and bedrooms, wired to central control point	DAC Report 2.4/2.5.6	8	nr.		€ -	
14.4.2	Supply and install HKC Quantum intruder alarm pack	Components 2026	1	nr.		€ -	
14.4.3	Wire and connect entrance door automation, lift, AOV vents, gate maglocks and mechanical plant	Components 2026/201CF	1	item		€ -	
14.4.4	Supply and install visual fire alarm signal and door-visitor indicator to each accessible bedroom	DAC Report 2.5.6	5	nr.		€ -	
14.4.5	TV/data outlets to bedrooms and TV room	Specs	7	nr.		€ -	(assumed)
14.4.6	Supply and install accessible door entry/intercom system at main entrance with audible and visual indication, usable by persons with hearing, vision, speech or	DAC Report 2.2.3	1	nr		€ -	NEW Rev A: previously omitted
14.4.7	Provisional: public address / audible plus visual information system per DAC Report 2.6.6 - applicability to be confirmed with DAC consultant	DAC Report 2.6.6	1	item		€ -	NEW Rev A: Provisional (Assumption A15)
15.	**MECHANICAL**					**€ -**	
15.1	Supply, install and commission EVACUATION lift to BS EN 81-76:2025, min clear 1100 x 1400mm car, power-operated horizontal sliding doors min 800mm clear, E60	DAC Report 2.3.4/201DF/FS 1.9.9	1	nr.		€ -	Rev A: specialist package - obtain lift performance specification and quotation; shaft construction
15.2	Supply and install mechanical extract ventilation to wet rooms, utility and kitchen, including extract-duct smoke detection and automatic shutdown/changeover interface if any recirculating system is used (FS Report 3.7.3)	Specs	6	nr.		€ -	(TBC) | Rev A: fire interface added (TBC pending ventilation design)
15.3	Supply and install actuators and controls for AOV roof vent and side-hinged stair vent, interlinked to fire alarm, including clearly signed manual override switch at fire service entrance	201CF	2	nr.		€ -	Rev A: fire-brigade override + signage added (FS 6.2.1)
15.4	Whole-dwelling background ventilation to Part F	Specs	1	item		€ -	(TBC)
15.5	Construct 60-minute fire-rated protected lift shaft enclosure including framing/blockwork, linings, E60 landing door assemblies' builders work and fire-stopping at floor penetrations	201DF/205D	36	m2		€ -	NEW Rev A: assumed 6.0m girth x 6.06m shaft height (Assumption A12)
15.6	Supply and install fire-and-smoke activated dampers to I.S. EN 15650 (ES classification of element penetrated) where ductwork crosses compartment lines or protected	FS Report 3.7.3	4	nr		€ -	NEW Rev A: Provisional pending final duct routes (Assumption A11)
16.	**FITTINGS AND FURNISHINGS**					**€ 2,500.00**	

16.1	Supply and install accessible kitchen (TGD M Diagram 30) with worktop max 850mm high, 1800 x 1800mm manoeuvring space, standard ex-stock units and appliances	DAC Report 2.5.5/Components	1	item		€ -	Rev A: kitchen schedule / PC sum for appliances to be appended; accessible heights and clearances
16.2	Supply and install utility room fitted units and worktop	201T	1	item		€ -	
16.3	Supply and fit built-in wardrobes to bedrooms (doors opening through 180 degrees, easy-grip contrasting handles)	201T/DAC Report 2.5.6	5	nr.		€ -	
16.4	Supply and fit desks to bedrooms as shown	201T	4	nr.		€ -	
16.5	Supply and fix embossed bedroom number signage at 1200-1600mm above FFL	DAC Report 2.5.6	5	nr.		€ -	
16.6	Supply and fix statutory fire safety and Part M wayfinding signage throughout including refuge area signage	FS Report/DAC Report	1	item		€ -	
16.7	Supply and fit mirrors, toilet roll holders, towel rails and accessories to sanitary rooms	DAC Report 2.4	3	nr.		€ -	
16.8	Window blinds throughout	Specs	1	item	€ 2,500.00	€ 2,500.00	Provisional | Rev A: QS allowance EUR 2,500 inserted as common tender basis (TA-18)
17.	**EXTERNAL/SITE WORKS**					**€ -**	
17.1	**Paving & Surfaces**						
17.1.1	Excavate, lay sub-base and construct resin-bound permeable paving to front driveway (extent to bolt-release side gate)	502T SuDS 01	82	m2		€ -	
17.1.2	Excavate, lay sub-base and construct permeable paving to rear and side areas	502T SuDS 01	74	m2		€ -	
17.1.3	Form gently sloped level access routes max 1:20 with firm slip-resistant surface	201D/502D	1	item		€ -	
17.1.4	Supply and lay 1200mm dropped kerb at entrance route crossing	502D	1.2	m		€ -	Provisional | Rev A: tactile paving now measured separately under 17.1.7
17.1.5	Form setting down area to front driveway	502D	1	nr.		€ -	
17.1.6	Designate disabled parking provision 2500 x 5000mm with 1200mm access zones (unmarked per client)	502D/DAC Report 2.1.5	1	nr.		€ -	
17.1.7	Supply and lay tactile hazard warning paving at entrance route crossing	502D/DAC 2.1.4	2	m2		€ -	NEW Rev A: previously unmeasured (Assumption A17)
17.2	**Boundaries, Gates & Landscaping**						
17.2.1	Relocate existing side access gate including new posts and fixings	502T	1	nr.		€ -	
17.2.2	Supply and install bolt-release gates with maglocks interlinked to fire detection and alarm system	502F/201BF	2	nr.		€ -	
17.2.3	Make good and repair front boundary walls following low-level wall removal and gate works	502T	22	m		€ -	
17.2.4	Soft landscaping: topsoil, planting beds and lawn to remaining garden areas	502T	20	m2		€ -	
17.2.5	Supply and fix external guarding with cane detection rail to TGD M Diagram 2 where level changes occur	203D/204D	6	m		€ -	
17.2.6	External escape route footpath surface with min 100 lux external lighting provision	201BF/502F	1	item		€ -	
18.	**MISCELLANEOUS**					**€ -**	
18.1	Fire-stop all service penetrations through compartment walls/floors; intumescent collars to uPVC pipes over 40mm	FS Report 3.7	10	nr.		€ -	(assumed) | Rev A: Provisional - remeasurable on completion of coordinated M&E routes; fire-stopping register per 19.8
18.2	Fit intumescent acoustic putty pads to all electrical back boxes in fire rated walls	FS Report	40	nr.		€ -	(assumed) | Rev A: Provisional - remeasurable
18.3	Supply and install cavity barriers (min E30/I15) throughout per Table 16 TGD B including above 60-minute walls	FS Report 3.6/201DF	30	m		€ -	(TBC) | Rev A: Provisional - fire consultant to mark up full cavity-barrier extent

18.4	Fire-stop head junctions of 60-minute compartment/separating walls at underside of roof structure or floor slab, full width of wall, new and existing lines	201DF/205F/FS Report 3.5	93.2	m		€ -	Rev A: Provisional - remeasurable against final compartment lines
18.5	Airtightness taping and sealing at junctions, opes and penetrations	205F	1	item		€ -	
18.6	Builders work in connection with mechanical, electrical and lift installations	Specs	1	item		€ -	
18.7	Handrails to both stairways: 50mm circular profile at 1000mm, continuous with 300mm extensions, visually contrasting	DAC Report 2.3.4.5	4	nr.		€ -	
18.8	Upgrade existing stairway: guarding, balustrade and contrasting nosings	205F/205D	1	item		€ -	
18.9	Construct new timber stairway (250mm going, 189mm rise, 37 degree pitch) with strings, treads, risers, guarding and handrails	205D/205F	1	nr.		€ -	
19.	**COMPLETION**					**€ -**	
19.1	Builders clean on completion including all glazing and floors	Specs	1	item		€ -	
19.2	Snagging and making good all trades	Specs	1	item		€ -	
19.3	Test and commission all systems: fire alarm (I.S. 3218), emergency lighting (I.S. 3217), electrical (I.S. 10101), lift, heat pump, ventilation; provide certificates	FS Report App B/C	1	item		€ -	
19.4	Compile and hand over safety file, O&M manuals, fire register and BCAR	FS Report B12	1	item		€ -	
19.5	Demonstration and training for client staff on all systems	Specs	1	item		€ -	
19.6	Carry out whole-dwelling airtightness testing to I.S. EN ISO 9972 on completion and provide report	Specs	1	item		€ -	NEW Rev A: testing/handover gap
19.7	Air/water test all new and altered drainage and provide as-built CCTV survey and records	Specs	1	item		€ -	NEW Rev A
19.8	Compile fire-stopping inspection register with photographic records and product certification for all penetrations and barriers	FS Report 3.5-3.7	1	item		€ -	NEW Rev A
19.9	Provide BER assessment and published certificate on completion	Specs	1	item		€ -	NEW Rev A
20.	**PC & PROVISIONAL Sums**					**€ 43,000.00**	
20.1	Provisional Sum: Solar PV installation	Client brief	1	item	€ 15,000.00	€ 15,000.00	Provisional | Rev A: QS allowance EUR 15,000 inserted as common tender basis (TA-18)
20.2	Provisional Sum: Electric vehicle charging point	Client brief	1	item	€ 3,000.00	€ 3,000.00	Provisional | Rev A: QS allowance EUR 3,000 inserted as common tender basis (TA-18)
20.3	Provisional Sum: Whole-dwelling ventilation system upgrade (pending specification)	Client brief	1	item	€ 10,000.00	€ 10,000.00	Provisional | Rev A: QS allowance EUR 10,000 inserted as common tender basis (TA-18)
20.4	Provisional Sum: Enhanced landscaping works	Client brief	1	item	€ 7,500.00	€ 7,500.00	Provisional | Rev A: QS allowance EUR 7,500 inserted as common tender basis (TA-18)
20.5	Provisional Sum: Re-render/re-dash existing elevations in full	Client brief/203T	130	m2		€ -	Provisional | Rev A: retained as measured provisional quantity - rate by tenderer
20.6	OMITTED (Rev A): scope overlap - balance of window/door replacement is carried under item 11.2.6	Client brief	0	item		€ -	Provisional | Rev A: omitted to remove double-count with 11.2.6 (Assumption A18)
20.7	Provisional Sum: Utility diversions and unforeseen existing services	Specs	1	item	€ 7,500.00	€ 7,500.00	Provisional | Rev A: QS allowance EUR 7,500 inserted as common tender basis (TA-18)

SCHEDULE OF PC & PROVISIONAL SUMS - REV A

All allowances are exclusive of VAT and have been inserted by the Quantity Surveyor as the common tender pricing basis (TA-18). Attendance and profit shall be included in the tendered rates. Sums will be expended wholly or in part as instructed, or deducted in full if not used.

Bill ref.	Description	Basis	Allowance (EUR)	Amount carried (EUR)
7.3	Ceramic wall/floor tiling if selected in lieu of sheet finishes	PC Sum - supply and fix	3,000	3,000
16.8	Window blinds throughout	Provisional Sum	2,500	2,500
20.1	Solar PV installation	Provisional Sum	15,000	15,000
20.2	Electric vehicle charging point	Provisional Sum	3,000	3,000
20.3	Whole-dwelling ventilation system upgrade (pending specification)	Provisional Sum	10,000	10,000
20.4	Enhanced landscaping works	Provisional Sum	7,500	7,500
20.7	Utility diversions and unforeseen existing services	Provisional Sum	7,500	7,500
	TOTAL ALLOWANCES CARRIED			**48,500**

MEASURED PROVISIONAL QUANTITIES / RATE-ONLY ITEMS (remeasurable at tendered rates)

20.5	Re-render/re-dash existing elevations in full - 130 m2 measured provisional quantity, rate by tenderer
2.2.10	R&D asbestos survey and controlled removal - provisional
5.1-5.3	Structural steel and lintels - provisional pending SE package (TA-20)
12.11	SuDS attenuation chamber - provisional pending Engineer confirmation (TA-21)
14.1.8	Fire-resisting DB enclosure - provisional pending DB location
14.4.7	PA / visual information system - provisional pending DAC confirmation (TA-15)
15.6	Fire/smoke dampers 4 nr - provisional pending duct routes (TA-11)
18.1-18.4	Fire-stopping, putty pads, cavity barriers and head junctions - remeasurable against final compartment layouts

CONTRACTOR-DESIGNED PORTIONS

1.3 / 1.7	Scaffolding, temporary works and protection design incl. statutory inspections
5.1-5.3	Temporary works and connection design for structural steel/opening support (permanent design by SE)
15.1 / 15.5	Evacuation lift package: performance specification, EN 81-76 compliance, interfaces and certification
14.2.9	Fire detection and alarm system design certification to I.S. 3218:2024 (L1)