VOLUME C

PRICING DOCUMENT INCLUDING PRELIMINARIES AND GENERAL SUMMARY

TENDER DOCUMENTATION

- for -

REPAIR AND MAINTENANCE WORKS FOR OCCUPIED UNITS PROPERTIES

- for -

DUBLIN CITY COUNCIL

NAME OF FIRM.....

ADDRESS .....

.....

DATE.....

SEPTEMBER 2026

PRELIMINARIES

GENERAL PARTICULARS

DEFINITIONS

Where reference is made to a particular standard, make,source,process,trademark,type or patent that is not to be regarded as the de-facto requirement and in all such cases it should be understood that such indications are to be treated strictly and solely for reference purposes only , to which the words "or equal and approved" will always be appended.

Words importing the singular only also include the plural and vice versa where the context requires.

The term "Replace" shall mean the removal of the existing item and the replacement with a new item.

The term "fixing by" used in conjunction with any method of fixing shall not be deemed to include any fixing materials but shall be interpreted as a definition of fixing method only.

The term "approved" "directed" and "selected" shall mean the approval direction and selection in writing of the Architect.

The term " flat " has been used in this document to describe work to both flat or apartment.

Abbreviations

EN ..... Relates to European Standards

NSAI ..... National Standards Authority of Ireland

CPR ..... Construction Product Regulation (EU) No. 305/2011

Where reference is made in the Contract documents to an Irish or EN Standard Specification or code of Practice, the issue shall be that of the latest addition, Imperial or Metric, as appropriate at the "Designated date"

	TENDER ITEMS AND NOTES				
A	No alterations shall be made by the Contractor in the text of the Contract documents. If any alteration or addition be made by him such alteration or addition shall not be recognised and the text of the Contract documents (as prepared by the Quantity Surveyor) will be rigidly adhered to.		Note		
B	All items in the Pricing Document Volume C must be priced . The rates, extensions and totals to be in Euro's to two decimals. The tenderer's costs and charges are to be spread over the items in the Pricing Document in a balanced manner so that the rate or price for each item fairly represents the costs and charges for the work described therein. Should any item herein be left unpriced, it shall be held to be included in the prices given for other items of the work. Bracketing or grouping together of items for pricing will not be accepted.		Item		
C	The rates inserted in Volume C will be checked to insure that they are priced in a fair and balanced manner and to ensure that there is no strategic pricing of the more commonly used items. If any tendered amounts are deemed to be abnormally low or abnormally high the Contractor will be required to provide a breakdown of their constituent elements. Any failure to provide such information ,when requested , may exclude the tender from further consideration. Should it be necessary to rebalance any rates it will be done so by D.C.C. Quantity Surveying Division with the Contractors agreement and in keeping with the original tender amount.		Item		
D	If having considered the information provided (both in the tender and in any responce for detailed breakdown of rates) ,the Employer is of the view that the Contractor's tendered rates or prices in the Pricing Document do not reflect a fair allocation of the Notional Tender Total , the Employer may reject the tender.		Item		

A	The cost of complying with all the conditions obligations and liabilities described in the Specification, Form of Tender and in the GCCC Term Maintenance Contract will be deemed to be spread over and included in the prices given in the Pricing Document except where expressly the subject of a specific item.		Item		
B	Where the Preliminaries section is not priced the Contractors rates will be deemed to include for all preliminary items associated with the works including but not limited to - attendances, insurances, waste management, scaffolding, hoisting, temporary access, protection of existing properties ; complying with health and safety requirements and building regulations; any necessary liaison with Utility companies, Specialist Sub-Contractors, state and other agencies or the Employers Representative ; obtaining of any necessary Certificates or Guarantees ; disposal of normal construction waste to authorised waste facilities and for protecting all work elements during the execution of the works. No claims relating to any of these items or any other prelimary item will be entertained.		Item		
C	Where prelims are priced - total cost of prelims will be expressed as a percentage of the total amount of the other elements in the schedule of rates and this percentage will be applied to the value of any work under the term maintenance contract		Item		
D	Persons or firms tendering are requested to refer to the Conditions of Contract Form of Tender and Specification which are to be read in conjunction with this Bill of Approximate Quantities. All of the aforementioned documents form the Contract.		Item		
E	Consultation and liasing with the relevant representatives of Dublin City Council is an important facet of this work. Include for collection and delivery of keys; collecting all certificates etc.		Item		

PRELIMINARY PARTICULARS Project Local Area Term Maintenance and Refurbishment Works Parties and Consultants Employer: Housing Housing Maintenance Block 2, Floor 3 Civic Offices Dublin 8 Architects: City Architect City Architect's Division Block 4 West , Floor 2 Civic Offices Dublin 8. Quantity Surveyors: Chief Quantity Surveyor Quantity Surveyor's Division Block 4 West , Floor 1 Civic Offices, Dublin 8.				

DESCRIPTION OF THE WORKS Dublin City Council administers the maintenance and refurbishment of the existing residential stock in it's eleven Local Electoral Housing Area's (Lot's 1 - 11) : Lot 1. Ballymun-Finglas , Lot 2. Artane - Whitehall, Lot 3.Donaghmede , Lot 4 Clontarf , Lot 5 Cabra-Glasnevin , Lot 6.North Inner City , Lot 7 South West Inner City, Lot 8 South East Inner City , Lot 9 Ballyfermot-Drimnagh , Lot 10 Kimmage-Rathmines , Lot 11 Pembroke . It is intended to establish 12 framework agreements, one for each of the eleven Housing Area's plus one extra 12.City Wide Area , to carry out maintenance and refurbishment works under the terms of the Public Works Term Maintenance and Refurbishment Works Contract and under the direction of the Housing Maintenance Section.		Note		
Work done in the City Wide Area (Lot 12) will generally be work which is not covered by rates in this Volume C , e.g. external works to flat complexes; chewing gum removal from streets; electric gates and fob access to blocks of flats. All Contractors who qualify to be included in Lot 1-11 will be automatically included in Lot 12. City Wide Area. All works carried out in Lot 12 will be awarded by way of a mini competition as set out in the Framework Agreement.		Note		
Electoral Area Map Refer to the Electoral Area Digital Map included in the tender documents showing the eleven Local Electoral Housing Area's mentioned.		Note		

TERM AND MAXIMUM SUM FOR EACH AREA Lot 1 : Ballymun-Finglas : 24 months and 4 Million Euro Lot 2 : Artane-Whitehall : 24 months and 4 Million Euro Lot 3 : Donaghmede : 24 months and 4 Million Euro Lot 4 : Clontarf : 24 months and 4 Million Euro Lot 5: Cabra-Glasnevin : 24 months and 4 Million Euro Lot 6 : North Inner City : 24 months and 4 Million Euro Lot 7 : South West Inner City : 24 months and 4 Million Euro Lot 8 : South East Inner City : 24 months and 4 Million Euro Lot 9 : Ballyfermot-Drimnagh : 24 months and 4 Million Euro Lot 10 : Kimmage-Rathmines : 24 months and 4 Million Euro Lot 11 : Pembroke : 24 months and 4 Million Euro Lot 12 : City Wide - Site Works : 24 months and 4 Million Euro				

SCOPE OF THE WORKS This Contract is for the Minor Repair and Maintenance of Dublin City Councils existing residential stock of Flats and Houses (All Occupied) in it's eleven Local Electoral Housing Area's (Lot's 1 - 11) : Lot 1. Ballymun-Finglas , Lot 2. Artane - Whitehall, Lot 3.Donaghmede , Lot 4 Clontarf , Lot 5 Cabra-Glasnevin , Lot 6.North Inner City , Lot 7 South West Inner City, Lot 8 South East Inner City , Lot 9 Ballyfermot-Drimnagh , Lot 10 Kimmage-Rathmines , Lot 11 Pembroke .Where possible in this framework the work carried out to the flats and houses will be the very MINIMUM required , e.g. deep cleaning of bathrooms and kitchens, carpentry repairs , servicing boilers and upgrading electrical systems. However all work will comply with the building regulations , health and safety regulations and with the specifications ; this may require in some cases to replace windows , doors , heating and electrical systems.		Note		
Some repairs are minor (such as a leak) and will be dealt with by way of a Repair Request , priced by contractor using rates from Volume C and adding a Call-Out charge. It is possible that this Repair Request for a leak could turn into a Task Order if the contractor finds extensive damage , the contractor will inform the Foreman/AMO and he will issue a task order for the work involved.		Note		

DCC receive approximately 70,000 Repair Requests annually , half of these repair requests will be taken care of by Direct Labour , the majority of the remainder will be by Repair Requests and a small amount by Task Order. When refurbishment and/or maintenance work is required then 'Task Orders /Repair Requests' will be issued to the contractor ranked number one in the area. 'Task Orders /Repair Requests' will be valued on the basis of the Pricing Document submitted by contractor,ranking number one under the terms of the contract.		Note		
Tasks will be allocated to framework members in accordance with the Framework Rules as set out in the 'Framework Agreement for use with Term Maintenance and Refurbishment Works Contract' document , subject to contactors demonstrating their capacity as outlined in the Service Level Agreement Document which is included in the Tender Documentation. 'Task Orders /Repair Requests' will be issued to the contractor ranked number one until such time as it is deemed by the Housing Maintenance Section that this contractor has reached his capacity. When this occurs then Task Order/Orders may be issued to contractor number 2 and so on in succession. Initially, all contractors will be treated as having a capacity of 10 tasks. Subject to the Contractor demonstrating sufficient operational capacity, satisfactory performance, and compliance with the timeframes specified by the Area Maintenance Officer, the Contracting Authority may, at its sole discretion, increase that allocation up to a maximum of forty (40) units at any one time. Where the Housing Maintenance Section determines that a Contractor has reached its operational capacity, is unable to accept further allocations, or has reached the maximum allocation permitted by the Contracting Authority, Task Orders may be issued to the next-ranked Contractor and thereafter to subsequent ranked Contractors in succession as required.		Note		
It is not possible to estimate accurately the number or value of 'Task Orders / Repair Requests' that may be required during the Contract Term or the number of 'Task Orders / Repair Requests' that each Contractor will get in each Area. The Maximum Sum stated in the Schedule is the maximum sum to be expended for the purposes of the contract, however no guarantee is given in relation to the extent of the expenditure. The amount to be expended is budget related and may not reach the level of the Maximum Sum.		Note		
The quantities and figures in the Pricing Document are notional quantities and are included for Tender assessment purposes only. They do not describe the extent of the works to be executed under the contract.		Note		

	ORDER OF THE WORKS The tender competition will establish the framework of contractors for all Area's. The framework will consist of a maximum of 25 contractors for all Area's. The Lowest Tenderer when the bids are assessed (price and quality) will be ranked number one (the highest rank) for all Area's. Tenderers whose marks for the area's under consideration is not ranked lower than position 25 of the ranking order when the bids are assessed will form the framework of contractors for those area's. In the 12th Area , the City Wide Area- Site Works , a mini competition will be held to allocate work in that area (as set out in the Framework Agreement).		Note		
A	Any works commenced or opened up by the Contractor must be completed by continuous work and closed up by him. If the contractor is unable to complete/close up work for any reason, he must ensure that all of the necessary temporary protection is in place and that all of the services (water, gas, electricity etc), temporary or otherwise, must be in good working order prior to his departure. Any failure to comply with this requirement will entitle the Housing Maintenance Section to employ another Contractor to complete the works at jobbing rates and deduct the cost from any sums due to the Contractor.		Item		

	ASBESTOS				
A	While carrying out refurbishment work for Dublin City Council under this Contract there is potential for exposure to ACM's (Asbestos Containing Material). Contractors will arrange to survey each property to identify ACM's (which may be present in insulation, floor finishes ,ceiling finishes , roofing materials etc.) so that they can be safely removed in preperation for refurbishment work to that property. Contractors will have the oppurtunity to price for this survey in the General Section of this Volume C . Where Asbestos Containing Material is required to be removed from the property prior to any refurbishment work, it's removal must be carried out by Specialist Asbestos Contractors. Following removal of the ACM's a site clearance for 'Re-occupation Certificate' must be obtained from a competent independent analyst prior to re-occupancy of the area in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.		Item		
B	The Specialist Asbestos Contractor must provide documentation showing the location, type and cost of Asbestos removed , and this documentation must be presented to DCC Quantity Surveyors prior to any payment being made for any Task Order under this contract. Payment will then be made when the Completion Certificate is issued for the property and the final account is agreed with DCC's Quantity Surveyor's.		Item		
	DISPOSAL OF RUBBISH , WHITE GOODS AND FURNITURE				
C	All the rates in this Volume C (where removal is required) are deemed to include for removal and disposal off site. Rates for Furniture and White Goods removal and disposal are included in the General Section. Skips are only required to remove rubbish from Houses (priced with 8 hours labour per skip), however Flats and some Houses will require the use of a licenced truck to remove rubbish (priced at one skip load by volume with 8 hours labour). The Area Maintenance Officer will determine the number of skips required to remove rubbish from any property.		Item		

	INSURANCES				
A	Provide for all insurances as outlined in Clause 11 of the Conditions of Contract		Item		
B	Providing for paying all Employer's contribution under the Social Welfare and Intermittent Unemployment Insurances Acts and for complying with the Social Welfare (Commencement of Employment) Regulations 1988 and 1989.		Item		
	SAFETY, HEALTH AND WELFARE AT WORK - DUTIES OF PSCS				
C	The Contractor shall include for complying in full with Regulation 12(1)(a) of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013). and shall provide a Safety and Health Plan and shall include for the appointment of a competent person (nominated by the Contractor and to whom the Employer does not object), to act as and carry out the duties of Project Supervisor for the duration of the construction stage as set out in the Safety and Health Act 2005 Section 17 and the Safety, Health and Welfare at Work (Construction) Regulations 2013. He shall also provide for the Project Supervisor for the Construction Stage (A) giving notice to the National Authority for Occupational Safety and Health prior to commencement of work on site in accordance with the First Schedule of the Safety, Health and Welfare at Work(Construction) Regulations, 2013 and (B) preparing a Safety File , making any necessary adjustment and on completion of the Contract delivering the Safety File to the Employer.		Item		
D	Provide for carrying out the provisions of the Conditions of Employment and Holidays (Employees) Acts, the FAS Levy-Grant Schene, the Safety and Health Act, 2005 and the Safety Health and Welfare at Work (Construction) Regulations, 2006 including the provision of a Safety Statement and all other legislation and Trade Union Conditions of employment whereby the cost of labour is affected.		Item		

	PAYMENTS				
A	Payments will be made in accordance with Clause 6 of the Conditions of Contract .		Item		
B	The Area Maintenance Officer (A.M.O.) will survey a property and generate a 'Task Order (Repair Request)' for the work to be done to that property. On receipt of the 'Task Order (Repair Request)' the Contractor will submit a priced 'Task Order (Repair Request)' at least a month before the Completion Date , based on the rates in the pricing document (Volume C) , to DCC's Quantity Surveyor. Due to the volume of payments to Contractors in any month payment can only be guaranteed where all the documentation is received by the 'noting day' includind any invoices relating to ESB, Bord Gais and Asbestos . If documentation arrives late the payment will fall into the next months schedule. Payments are on a monthly basis and are made when the priced 'Task Order (Repair Request)' and extras are agreed and upon receipt of the 'Completion Certificate' from the A.M.O. , payment will then be recommended.		Item		
C	In the case where the 'Preliminaries and Insurances' are priced in Volume C , the Preliminaries and Insurances will be payable as a percentage of the works executed i.e. the amount included in the Pricing Document for Preliminaries and Insurances will be converted into a percentage of the Tender sum(excluding cost of Preliminaries and Insurances). This percentage will be added to each Task Order to cover Preliminaries and Insurances for the Works.		Note		
D	Before a Completion Certificate is issued the Contractor will have to furnish to the A.M.O. all necessary Certificates such as RECI ,RGI, Fire , Asbestos etc.		Item		
E	Asbestos Invoices must show the location , type and cost of removal of the asbestos from any property requiring Asbestos removal.		Item		

	WORKING HOURS / CALL OUT CHARGES				
A	It is intended that work will generally be carried out during normal working hours, Monday to Friday. Normal working hours will be defined as 0800 to 1700 hours Monday to Friday. A Task Order / 'Repair Request' may be e.g. to repair a broken front door lock , the supply and fix rate in Volume C may not cover the costs involved for this one off repair item. Contractors will have the oppurtunity in the General Section to price for a Call Out charge which can be added to the final account submitted by the Contractor to the AMO on completion of every 'Repair Request' .		Item		
B	From time to time Contractors will be asked to operate outside normal working hours (Monday to Sunday - items of work outside normal working hours will most likely be emergency works). A Task Order / 'Repair Request' may be e.g. to repair a broken front door lock , the supply and fix rate in Volume C may not cover the costs involved for this one off repair item done outside normal working hours. Contractors will have the oppurtunity in the General Section to price for a Call Out charge which can be added to the final account submitted by the Contractor to the AMO on completion of every 'Repair Request' .		Item		
	FOREMAN				
C	The Contractor shall keep upon the works a competent general foreman or site agent and any instructions given to him shall be deemed to be given to the Contractor.		Item		
	WAGES AND PRICE VARIATIONS				
D	No adjustment of the rates for measured work submitted in the accepted tender will be made due to the effects of variations in the rates of wages, expenses, labour on-costs or changes in the market prices of goods and materials. The tender rates will apply for the duration of the contract		Item		

NOTES FOR TENDERING CONTRACTORS

The Pricing Document has not been prepared in accordance with ARM, but by way of measured Notional Quantities and "Spot Items" inclusive of everything necessary to restore the article or area to a standard acceptable to the Architect.

The Pricing Documents consist of the following sections;

(a) Preliminary Items

(b) Maintenance Works in Various Sections

(c) General Section

(d) General Summary

The successful Contractor will be paid at the rates contained in the Pricing Document for work done as per the Task Orders as instructed and verified by the Area Maintenance Officer.

A	Rates for Maintenance and Refurbishment Works are to include for everything necessary to bring the existing damaged construction to the level described in the Specification and to the normal standard of construction expected by Dublin City Council and in full compliance with the Building Regulations.		Item		
B	Rates for the provision of new Doors, Windows, Central Heating Systems, Electrical Systems, Bathrooms, Kitchens etc. are to include for the removal and disposal of the existing items or systems.		Item		
C	Items described as " Replace" - the rate should ALSO include for taking down and removing off site the existing works and making good up to repaired or replaced item.		Item		
D	Preparatory work should include cutting back, opening up and removal from site of damaged materials.		Item		
E	Repairing windows should include for easing and adjusting casements but removal of broken glass and cleaning rebates shall be included with reglazing.		Item		

A	Any costs incurred for carrying out investigative work shall be deemed to be included in the costs of the repairs.		Item		
B	All tipping fees and disposal charges willbe deemed to be included in the rates in this document .		Item		
C	A particular requirement of security is necessary at all times for plant, tools and vehicles while the Contractor is carrying out the works.		Item		
D	Subject to Health and Safety Requirements it is recommended that employees or representatives of the Contractor do not work alone on the sites. The rates in the Pricing Document should include for this factor.		Item		
E	All overhead costs are deemed to be included in the rates eg Insurances,Plant and Machunery ,Scaffolding , administration, travel, subsistance, welfare etc.		Item		

	CONTRACT				
	FORM TYPE AND CONDITIONS OF CONTRACT				
	The Conditions of Contract shall be the Public Works Term Maintenance and Refurbishment Works Contract (PW - CF11v 1.7) dated 25/11/ 2025.				
	A schedule of the Clause headings in the Conditions of Contract has been set out below to enable the Contractor to allow for the cost of complying with the Conditions.				
	Should any Clause be left unpriced the cost of complying with these Clauses shall be deemed to be included with the unit rates elsewhere in this Pricing Document.				
	Clauses which have been covered elsewhere by an item in the Pricing Document have been indicated.				
	Note that the Tender Price based on the Pricing Document will be classified as indicational only, to facilitate the signing of the Contract and not as a definitive representation of the quality and quantity of the works or of the Contract Sum.				
	Conditions of Contract (PW - CF11v 1.7)				
	Clause				
A	1. This Contract		Item		
B	2. Duration of Term		Item		
C	3. Task Orders		Item		
D	4. Completing Tasks		Item		
E	5. Quotation for Tasks		Item		
F	6. Payment		Item		
G	7. Site operations and Works		Item		
H	8. Contractor's Personal		Item		
I	9. Pay and conditions of employment of workers		Item		
J	10. Loss and damage		Item		

A	11. Insurances		Item		
B	12. Property		Item		
C	13. Ethics in Public Office		Item		
D	14. Law and disputes		Item		
E	15. Contractor's risk of loss and damage to the Works and Employer's existing facilities		item		
	CONTRACTORS LIABILITY				
F	The Contractor shall provide for the efficient protection of the public, the employers, officers, servants, visitors, property and all other persons occupying or using the site.		Item		
G	The Contractor is to take all reasonable precautions to minimise nuisance to the occupants/users of adjoining properties and the general public and to include for complying with all statutory regulations in this regard.		Item		
H	The Contractor shall be responsible for negotiations as may be required with the Local Authority or adjoining owners for any encroachment necessary for carrying out any work outside the site boundaries if required.		item		
	Obligations and restrictions imposed by the Employer				
	The use of any materials found on site				
I	All articles of value and/or of antiquarian or archaeological interest which may be found on the property of the Employer shall be handed over to the Area Maintenance Officer		item		
	Any other obligation or restriction				
J	The Contractor is to permit the Employer and his representatives access to the site at all times		Item		
K	Prevent trespass on adjoining property		Item		

A	Obtain permission from the owners and occupiers of adjoining properties if it is necessary to obtain access for any purpose in connection with the Works. Indemnify and insure the Employer against all charges arising therefrom		Item		
B	The Employer does not bind itself to accept the lowest or any tender. Tenderers will not be remunerated for any trouble or expense they may incur in preparing their tenders		item		
	<u>General Facilities and Obligations</u>				
	For convenience in pricing, items for the following have been given				
C	Allow for facilitating the works of Specialist Sub-Contractors and all Firms or Authorities to be employed on the site during the progress of the contract including reasonable use of scaffolding, plant, etc., as indicated in the Specification		Item		
D	Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work be recruited from the local offices of FAS to the extent that the total labour requirement of the Contract exceeds the Contractor's core workforce		item		
	<u>Supervision and co-ordination of the works</u>				
E	Provide for all necessary supervision and co-ordination of the works.		Item		
F	No claims will be entertained for costs arising from the protection of the Contractor's plant, tools or vehicles during the course of Maintenance or Associated works or at any other time during the course of the Contract		Note		
	Plant, Tools and Vehicles				
G	Provide all plant, tools and vehicles		Item		
H	Provide for bringing to site and removing on completion		Item		
I	Provide for maintaining on site for the duration of the works		Item		

A	Provide for protecting all plant, tools and vehicles		item		
	Scaffolding				
B	Provide, erect and remove on completion all scaffolding required including safetynetting and any overhead cantilevered pedestrian canopies required in the rates . Scaffolding will be required for many tasks in the refurbishment and maintenance of houses and flats including, but not limited to, work to chimneys , repairs to roofs, provision of rooflights and fireproofing of party walls where tiles need to be stripped etc.		item		
C	No claims will be entertained for costs arising from the protection of the Contractor's employees during the course of Maintenance or Associated works or at any other time during the course of theContract		Item		
	Site administration and Security				
D	Provide any temporary security as may be required during the course of the Contract, including any special security the Contractor considers necessary		Item		
E	Allow for providing all necessarywatching and artificial lighting and everything necessary by day and night for the due protection and security of the works and of the public		Item		
F	Provide for proper site administration, including the keeping ofStatutory Records		Item		
G	Allow for any protective clothing as may be deemed necessary for the satisfactory completion of the works		item		
	Task Orders				
H	Include for all costs associated with pricing the Task Orders including liasing with specialists and domestic sub-contractors		Item		
	Travel				
I	The Contractor is to include here for all travel costs associated with the works.		item		

	Transport for workpeople				
A	Provide all transport required for workpeople		Item		
	Water for work				
B	Water for the use of the Works and connections from main will be provided free by the Local Authority. Allow for paying the charges made by the Waterworks Department for connection other than for dwellings and supplying all requisite pipes and other necessary apparatus in every way complying with the Local Authorities Waterworks Regulations (See Specification)		Item		
	Lighting and power for the works				
C	Provide for the installation, maintenance, temporary distribution about site, payment of charges for current and adaption of all necessary artificial lighting and power required for the Works and remove on completion		Item		
	Welfare Facilities				
D	Provide facilities for work people in compliance with the fourth schedule of the safety and welfare at work (construction) regulations		Item		
E	Safety Health and Welfare at Work provisions		Item		
F	Provide for the operation of the Safe Pass and Construction Skills Certificates Schemes		Item		
G	Provide for safety officers and all safety supervisors, first aiders, inspectors		Item		
H	Provide for tests and certificates on plant and equipment		Item		
I	Provide for safety signs and signals		Item		
J	Provide for personal protective clothing and personal protective equipment		Item		
K	Provide and maintain emergency routes and exits and designated personnel responsible for emergency procedures		Item		
L	Provide energy distribution installations		Item		

A	Provide temporary fire detection and fire fighting systems		Item		
B	Maintain appropriate working conditions and work stations		Item		
C	Provide and maintain on site traffic routes		Item		
D	Provide first aid equipment and firstaid room		Item		
	<u>Traffic regulations</u>				
E	The Contractor shall make necessary arrangements with the Garda Local Authority etc.and shall comply with their requirements including wheel washing, etc., to provide access for lorries, plant, etc., to the site. Comply with all traffic regulations or restrictions. Obtain and comply with the conditions of necessary Road Closure Order(s) required and pay all costs and expenses in connection therewith.		Item		
	<u>Maintenance of public and private roads</u>				
F	Allow for protecting the road construction including road channels or road passing through and/or adjoining the site and also all water mains, gas mains, sewers and other services on, under or over the site, against damage by the movement of plant, vehicles (particularly tracked vehicles) or workmen during the building operations, by covering trenches and agreed crossing points with hard dry materials, steel chequer plates or other approved method. The Contractor shall be held responsible for and shall make good at his own expense, all such damage		Item		
G	No mechanical plant or vehicles shall be permitted to cross a paved public footway unless there is a permanent footway crossing in existence or a temporary footway crossing has been constructed. The footway crossing shall be the only point at which mechanical plant or vehicles shall enter the site.		Item		
H	The Contractor shall at all times keep all public and private roads, footpaths, etc., entirely free of excavated materials, debris, rubbish, etc.		Item		

A	Pay all tipping fees and allow for removing all rubbish and superfluous materials associated with same, from the site with all reasonable speed from time to time keeping the roads passing through and/or adjoining the site free from mud and debris at all times and leaving the site roads and adjoining grounds absolutely clear. Burning of rubbish/debris is not allowed on site.		Item		
	<u>Temporary fencing, hoardings, screens, fans, planked footways, guardrails, gantries and similar items inclusive of safety netting</u>				
B	Provide all such as may be necessary and required by the Local Authority or State requirements.		Item		
	Control of noise pollution and compliance with statutory obligations				
C	Take adequate precautions to protect persons and property from damage or nuisance caused by noise or pollution. Any enforced delay resulting from lack of such adequate precautions will not be regarded as force majeure. Comply with all other obligations.		Item		
	<u>Protecting the Works</u>				
D	Allow for protecting the whole of the works from inclement weather, traffic or other causes and make good any damage occurring.		Item		
	Tax Clearance				
E	It will be a condition for the award of this Contract that the successful tenderer will be able to produce promptly a tax clearance certificate.		Item		
	Trade Union and Local Labour				
F	Every possible means must be availed of on the part of the Contractor and his Foreman in charge of the works to ascertain that the clauses of the General Conditions of Contract with reference to Trade Union and Local Labour are complied with.		Item		

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PRELIMINARIES				

	DEMOLITIONS - INTERNAL WALLS				
A	No hourly rates for labour or skips for removal will be allowed for any Demolition . Amounts paid for Demolition will be based on and around the rates priced in this section.		Note		
	Demolish and cart away internal wall ; include for propping to existing structures during demolition				
B	100 thick solid block with plaster both sides; make good any damage to plasterwork	200	m2		
C	Remove 100 stud partition and insulation plastered both sides	200	m2		
	Widen Ope				
D	Widen existing internal door ope by 300 (standard door ope 900 x 2100) to accomodate access for wheelchair;100 brick/block wall plastered both sides; include for any necessary support pins and lintols ; make good finishes	30	no		
	Forming Ope's ; include for propping to existing structures during demolition				
E	Break out new door ope 900 x 2100 in 100 thick block internal wall plastered both sides, fit new lintol, include for any necessary support pins and lintols ; make good finishes	30	no		
	Closing Ope's				
F	Remove existing door and frame 900 x 2100 , build up existing ope in 100 blockwork, make good and plaster both sides	30	no		
G	Remove existing door and frame 900 x 2100 , build up existing ope in 100 mm timber studding, make good and plaster both sides	30	no		

	DEMOLITIONS - EXTERNAL WALLS				
	Widen Ope's				
A	Widen existing external door ope by 300 in 330 wide cavity block/brick wall plastered both sides (standard door ope 900 x 2100) to accomodate access for wheelchair ; include for any necessary support pins and lintols ; make good finishes	30	no		
B	Widen existing external door ope by 300 in 215 hollow block wall with drylining internally (standard door ope 900 x 2100) to accomodate access for wheelchair ; include for any necessary support pins and lintols ; make good finishes	30	no		
C	Widen existing window ope from 600 x 1200 to 1600 x 1200 (330 cavity wall plastered both sides) include for any necessary support pins, lintols and sills ; make good finishes	30	no		
	Forming Ope's ; include for propping to existing structures during demolition				
D	Convert existing door ope 900 x 2100 to form Window 1600 x 1200 in 330 cavity wall plastered both sides include for any necessary support pins, lintols and sills, include for door removal ; build up cavity wall and make good finishes	30	no		
E	Convert existing Window ope 1600 x 1200 to form new door ope 900x 2100 in 330 cavity wall plastered both sides include for any necessary support pins and lintols , include for window removal ; build up cavity wall and make good finishes	30	no		
F	Break out new door ope 900 x 2100 in 215 thick hollow block external wall with drylining internally, fit new lintol, make good plasterwork and finishes.	30	no		
G	Break out new door ope 900 x 2100 in 300 thick cavity brick/ block external wall plastered both sides, fit new lintol, make good plasterwork and finishes.	30	no		

	Closing Ope's				
A	Remove existing door and frame, build up existing ope (900 x 2100) in 225 blockwork, make good and plaster both sides	30	no		
B	Remove existing door and frame, build up existing ope (900x 2100) in 330 cavity brick/block, make good and plaster both sides	30	no		
	DEMOLITION - GARDEN WALLS				
	Terraced House - limited access through house				
C	Take down and remove from site 100 thick solid concrete block wall with attached piers average 1800 above ground ;including grubbing up foundation average 750 below ground	100	m		
	End House - with Side Gate Access				
D	Take down and remove from site 100 thick solid concrete block wall with attached piers average 1800 above ground ;including grubbing up foundation average 750 below ground	100	m		

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DEMOLITIONS AND ALTERATIONS				

	BRICKWORK AND BLOCKWORK				
	Where brickwork and blockwork is to be built off and up to existing walls all preparatory work to existing surfaces is to be included				
	GARDEN WALLS				
	Terraced House - limited access through house				
A	New 100 solid concrete block garden wall ; include for excavating and removal off site ; concrete 30 N 20 foundation 450 x 300 thick , mesh; overall height 1800 above ground , 750 below ground, include for backfilling.	100	m		
B	New 450 x 450 attached piers to block garden walls ; include for excavating and removal off site ; concrete 30 N 20 foundation 675 x 300 thick , mesh ; overall height 1800 above ground , 750 below ground, include for backfilling.	20	no		
C	New (to existing wall) 450 x 450 piers stitched into existing block garden walls ; include for excavating and removal off site ; concrete 30 N 20 foundation 450 x 300 thick , mesh ; overall height 1800 above ground , 750 below ground, include for backfilling.	20	no		
	End House - with Side Gate Access				
D	New 100 solid concrete block garden wall ; include for excavating and removal off site ; concrete 30 N 20 foundation 450 x 300 thick , mesh; overall height 1800 above ground , 750 below ground, include for backfilling.	100	m		
E	New 450 x 450 attached piers to block garden walls ; include for excavating and removal off site ; concrete 30 N 20 foundation 675 x 300 thick , mesh ; overall height 1800 above ground , 750 below ground, include for backfilling.	20	no		
F	New (to existing wall) 450 x 450 piers stitched into existing block garden walls ; include for excavating and removal off site ; concrete 30 N 20 foundation 450 x 300 thick , mesh ; overall height 1800 above ground , 750 below ground, include for backfilling.	20	no		

	FIREPLACE - Refer to Appendix C in Volume A				
A	Remove fireplace surround and hearth and block up ope ; provide vent ; plaster blockwork to match existing finishes , approximate total area 2 m2 ; include repairs to floor screed	200	no		
B	Disconnect and remove existing wraparound backboiler and associated pipework and make good.	100	no		
C	Disconnect and remove existing gasfire and associated pipework and make good.	100	no		

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BRICKWORK AND BLOCKWORK ; FIREPLACE

	PRECAST				
	Supply and fit Precast concrete saddleback coping				
A	150 wide	20	m		
B	300 wide	20	m		
	Reset and repoint existing precast concrete coping				
C	150 wide	20	m		
D	300 wide	20	m		
	Supply and fit Precast concrete pier cap				
E	450x450	30	no		
	Reset and repoint existing precast concrete pier cap				
F	450 x 450	30	no		
	Precast concrete paving slabs				
G	Take up and remove 400 x 400 x 60 thick paving slabs on sand blinding, on 100 thick hardcore base	100	m2		
H	Take up and remove 600 x 600 x 60 thick paving slabs on sand blinding, on 100 thick hardcore base	100	m2		
I	Take up and remove cobblelock and 100 thick sub base	100	m2		
J	Provide new 400 x 400 x 60 thick paving slabs on sand blinding, on 100 thick hardcore base	100	m2		
K	Provide new 600 x 600 x 60 thick paving slabs on sand blinding, on 100 thick hardcore base	100	m2		
	IN-SITU PAVING				
L	Break up and remove existing concrete paving 100 thick with 150 thick filling under	100	m2		
M	Break up and remove existing concrete paving 100 thick with 150 thick filling under ; where access is limited in rear gardens	100	m2		

A	Break up and remove existing concrete paving 150 thick with 150 thick filling under	100	m2		
B	Concrete in paving , Grade 30 N 20 , 100 thick include for all tamping , trowelling etc.; 100 thick filling under; expansion joints every 6m2	100	m2		
C	Concrete in paving , Grade 30 N 20 , 100 thick include for all tamping , trowelling etc.; 100 thick filling under; expansion joints every 6m2 ; where access is limited in rear gardens	100	m2		
D	Concrete in driveways , Grade 30 N 20 , 150 thick include for all tamping , trowelling etc.; 225 thick filling under , expansion joints every 6m2	100	m2		
	Formwork to edge of paving				
E	100 high	60	m		
F	150 high	60	m		
	<u>Sundries to Paving and Driveways</u>				
G	Powerhosing existing driveways , pavings and patios ;removal of all debris	100	m2		
	<u>EXTERNAL ACCESS RAMP</u>				
H	Supply and lay concrete wheelchair ramp 1200mm wide from inside of kerbs. Ramp to falls 1:20 Grade C25 concrete include for expansion joints, 100mm thick, on top of minimum 150mm thick Cl. 804 sub base., 100mm kerb on exposed sides	60	m		
I	1200mm x 1200mm concrete landing at top of ramp. Grade C25 concrete, 100mm thick, on top of minimum 150mm thick Cl. 804 sub base., 100mm kerb on exposed sides.	30	Nr		
J	1200mm x 1200mm concrete landing at base of ramp. Grade C25 concrete, 100mm thick, on top of minimum 150mm thick Cl. 804 sub base .	30	Nr		

	IN-SITU COPINGS				
	In-Situ concrete copings , Grade 20 N 20				
A	cross-sectional area not exceeding 0.10 m2	40	m		
B	Formwork to edges of copings ; height not exceeding 250	80	m		

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CONCRETE WORK ;PAVING ;FLOOR SLAB

	GENERAL ITEMS				
A	Contractors rates are deemed to include for all preliminary items associated with the provision of external doors and windows , including but not limited to - attendances, insurances,skips and waste management, scaffolding,hoisting,protection of existing properties, complying with fire , health and safety requirements and building regulations.		Item		
B	Contractors rates are deemed to include for all making good and decoration of existing finishes as required (includes inside and outside the windows or doors).		Item		
C	Contractors rates are deemed to include for the removal and disposal of existing doors and windows, installation of new doors and windows,making good of internal and external reveals,bedding and mastic pointing, protective tape, all necessary hinges,handle and locking systems included, comissioning and testing,warranties and guarantees.		Item		
D	All Fire Doors ,Frames and Screens including ironmongry must have 3rd party independent approval certification of compliance with IS EN 1634-1 : 2008 ; entire doorsets to be installed in accordance with Test Certificate issued, a copy of which shall be supplied to the Area Maintenance Officer.		Item		
	'Circular Economy' and the International Cost Management Standard (Construction Life Cycle Costs and Carbon Emissions ICMS 3)				
E	In keeping with ICMS 3 which was mandated from 1st January 2024 , all existing uPVC Doors and Windows (under this TMC contract) that are removed should be recycled into new uPVC products. DCC are in discussion with Waste Management and private recycling firms to achieve this aim.		Item		

	EXTERNAL DOORS - Specification L 20				
	EXTERNAL TIMBER DOORS TO EXISTING FRAMES				
	Remove existing front door and replace with two panel door ; hardwood bottom panel and safety glass to top panel to existing frames , including butt hinges , nightlatch ,letter box , numerals and mortice deadlock with thumb latch internally ; include for painting two undercoats and one gloss coat				
A	overall size 900 x 2040 x 44mm	100	no		
	EXTERNAL TIMBER DOOR SETS				
	Remove existing front door and frame ; replace with two panel hardwood door and frame ; hardwood bottom panel and safety clear glass to top panel , overall thickness 44mm ; 44 x 100mm hardwood frame and approved threshold ,making good of internal and external reveals ; include for white deal architrave to one side of door frame ;complete with nightlatch ,butt hinges , letterbox ,numerals and mortice deadlock with thumb latch internally; include for painting two undercoats and one gloss coat ; sealed with Airtight Sealing Tape				
B	overall size 900 x 2100 x 44mm	100	no		
	Extra over for glazed side screen and frame ; hardwood frame and midrail , including glass side panels fixed to frame ,26mm double glazed units ; include for painting two undercoats and one gloss coat				
C	overall size 500 x 2100 mm (glazed side screen)	100	no		
	Extra over for glazed top screen and frame ; hardwood frame and glass top screen panel fixed to frame ,26mm double glazed unit ; include for painting two undercoats and one gloss coat				
D	overall size 900 x 450mm (glazed top screen)	100	no		

	SUNDRIES				
	Replace to existing Doors				
A	cylinder night latch	100	no		
B	letter box	100	no		
C	mortice deadlock with thumb latch	100	no		
D	barrel bolt and receiver	100	no		
E	proprietary draught excluders for external doors	100	no		
F	proprietary metal threshold ; hook bar or equel interlocking type	100	no		
	Repairs to existing				
G	Rehang external door and adjust lock	100	no		
H	Repair damaged door frame ; piecing in small sections of frame as required	100	no		
	Door Stops				
I	door stops fixed to concrete	100	no		
J	door stops fixed to timber flooring	100	no		
	SHED DOORS AND SIDE DOORS				
K	Remove existing shed door and frame ; replace with ledged and sheeted door including new frame ; complete with all ironmongry; include for painting two undercoats and one gloss coat	100	no		
L	Remove existing side passage door and frame ; replace with ledged and sheeted door including new frame ; complete with all ironmongry; include for painting two undercoats and one gloss coat	100	no		

	uPVC REPLACEMENT DOORS AND SCREENS - refer to General Items 39A-E				
	Front Doors				
	Remove existing door/frame and replace with uPVC glazed door and frame ; invalid threshold and midrail; solid bottom panel; toughened safety double glazed top panel; five point locking ; thumb latch internally; complete with letterbox and numerals ; sealed with Airtight Sealing Tape ,making good of internal and external reveals.				
A	overall size 900 x 2100 X 44mm	100	no		
	Extra over for glazed side screen and frame ; uPVC frame including midrail ,glass side panels fixed to frame ,26mm double glazed units				
B	overall size 500 x 2100 mm (glazed side screen)	100	no		
	Extra over for glazed top screen and frame ; uPVC frame ,glass side panel fixed to frame ,26mm double glazed unit				
C	overall size 900 x 450mm (glazed top screen)	100	no		
	Rear Doors				
D	Remove existing door/frame and replace with uPVC glazed door and frame ; invalid threshold and midrail; solid bottom panel; toughened safety double glazed top panel; five point locking ; thumb latch internally;sealed with Airtight Sealing Tape ,making good of internal and external reveals.				
E	overall size 900 x 2100 X 44mm	100	no		
	Patio Door				
	Remove existing door/frame and replace with uPVC Sliding Patio door double glazed with in-line permavents; toughened safety double glazed units; locking system with thumb latch internally; sealed with Airtight Sealing Tape , making good of internal and external reveals.				
F	overall size 1800 x 2100 x 44mm	100	no		

	SUNDRIES				
	Replace to existing uPVC Doors				
A	euro cylinder	100	no		
	EXTERNAL FIRE DOOR SETS ; in compliance with IS EN 1634-1 : 2008				
	EXTERNAL TIMBER FIRE DOOR SETS				
	Remove existing front door/frame and replace with a self closing FD30 (S) (minimum 30 minute fire resistance with a smoke seal) ; hardwood door fixed to frame ; including butt hinges , nightlatch ,fire rated letter box and eye viewer , numerals and mortice deadlock with thumb latch internally ;include for white deal architrave to one side of door frame; include for painting two undercoats and one gloss coat				
B	overall size 900 x 2100 x 44mm	100	no		
	Remove existing front door/frame and replace with a self closing FD30 (S)VP fire door set with vision panel ; hardwood bottom panel and fire resisting glass to top panel fixed to frame ; including butt hinges , nightlatch ,fire rated letter box and eye viewer , numerals and mortice deadlock with thumb latch internally ;include for white deal architrave to one side of door frame; include for painting two undercoats and one gloss coat				
C	overall size 900 x 2100 x 44mm	100	no		
	Extra over for glazed side screen and frame (installed to comply with current fire regulations) ; hardwood frame and midrail , fire resisting glass to side panels fixed to frame ,26mm double glazed units ; include for painting two undercoats and one gloss coat				
D	overall size 500 x 2100 mm (FD30 additional glazed side screen)	100	no		

	Extra over for glazed top screen and frame (installed to comply with current fire regulations) ; hardwood frame and fire resisting glass to top screen panel fixed to frame ,26mm double glazed unit ; include for painting two undercoats and one gloss coat				
A	overall size 900 x 450mm (FD30 additional glazed top screen)	100	no		
	COMPOSITE FIRE DOOR SETS				
	GRP Faced Composite Door Leaves in uPVC Frame				
	Remove existing front door/frame and replace with a FD30 (S) fire door set ; Glass-reinforced plastic faced (GRP) composite door leaf in uPVC frames ; GRP fire doorsets tested in accordance with IS EN 1634-1 : 2008 ;include for white deal architrave to one side of door frame ; fire rated letter box and eye viewer ; factory fit ironmongry with thumb latch internally ; include for add-on extensions				
B	overall size 900 x 2100 x 44mm	100	no		
	Remove existing front door/frame and replace with a FD30 (S)VP fire door set with vision panel ; Glass-reinforced plastic faced (GRP) composite door leaf in uPVC frames ; glazed panels 26mm double glazed units ; GRP fire doorsets tested in accordance with IS EN 1634-1 : 2008 ; include for white deal architrave to one side of door frame ; fire rated letter box and eye viewer ;factory fit ironmongry with thumb latch internally; include for add-on extensions				
C	overall size 900 x 2100 x 44mm	100	no		
	Extra over for glazed side screen and frame (installed to comply with current fire regulations) ; Fire resisting uPVC outerframe system with midrail , fire resisting glass 26mm double glazed units				
D	overall size 500 x 2100 mm (FD30 additional glazed side screen)	100	no		

	Extra over for glazed top screen and frame (installed to comply with current fire regulations) ; Fire resisting uPVC outerframe system , fire resisting glass 26mm double glazed units				
A	overall size 900 x 450mm (FD30 additional glazed top screen)	100	no		
	Extra over for Fire Rated FD60 Stud Partition to side of Fire Door ; timber stud frame and midrail , M6 steel anchor bolts, 60mm rockwool with FireKern FP-900 boards or similar approved 9mm thick both sides butt jointed ; K Rend Silicone TC15 Render or similar approved product , intumesent mastic sealant				
B	overall size 500 x 2100 mm (additional FD60 fire rated panel)	100	no		
	Sundries to New Doors				
C	Supply and fix numerals to new entrance doors	100	no		

	WINDOWS - Ref. Appendix A in Volume A ; refer to General Items 39A-E				
	DOUBLE GLAZED				
	uPVC Replacement Windows ; Double Glazed ; with restrictors ; keyless window handles ; 'A' rated glass ; sealed with Airtight Sealing Tape ; all units to be designed to conform with the most severe ratings as set down in IS EN 14351-1 ; 2006 +A1 : 2010 ; to B.S. 7412 and 7413:1991; include for new red deal window board 225 x 32 ; rounded edges-1 with each window provided ; include for permavents				
	Isolated Windows (one or two per dwelling); including new window board and making good of reveals ; include for permavents				
A	500 x 900mm ; one number opening sash; window board	50	no		
B	900 x 1200mm; one number opening sash ; window board	50	no		
C	1600 x 1200mm; two number opening sashes ; window board	50	no		
D	1800 x 1200mm; two number opening sashes ; window board	50	no		
E	1800 x 1500mm; two number opening sashes ; window board	50	no		
F	1950 x 1200mm; two number opening sashes ; window board	50	no		
G	2050 x 1200mm; three number opening sashes ; window board	50	no		
H	2400 x 1200mm: four number opening sashes ; window board	50	no		
I	900 x 1200mm; one number full opening, tilt and turn ; window board	50	no		
J	900 x 1200mm; transome; one number opening, tilt and turn; one number fixed pane ; window board	50	no		

	Windows to complete dwelling ; including new window board and making good of reveals ; include for permavents				
A	500 x 900mm ; one number opening sash ; window board	50	no		
B	900 x 1200mm; one number opening sash; window board	50	no		
C	600 x 900mm; one number opening sash ; window board	50	no		
D	600 x 1200mm; one number opening sash; window board	50	no		
E	1300 x 1200mm; two number opening sashes ; window board	50	no		
F	1600 x 1200mm; two number opening sashes ; window board	50	no		
G	1800 x 1500mm; two number opening sashes ; window board	50	no		
H	1950 x 1500mm; two number opening sashes ; window board	50	no		
I	2050 x 1200mm; two number opening sashes ; window board	50	no		
J	2050 x 1200mm; three number opening sashes ; window board	50	no		
K	2400 x 1200mm: four number opening sashes ; window board	50	no		
L	900 x 1200mm; one number full opening, tilt and turn ; window board	50	no		
M	900 x 1200mm; transome; one number opening, tilt and turn; one number fixed pane ; window board	50	no		

	ROOFLIGHTS : Double Glazed				
	Pitched Roof				
	To Pitched Roof ; Replace existing Rooflight with Double - glazed unit with clear float glass to EN 14351 ; exterior extruded aluminium alloy , polyester powder coated ; softwood interior factory finish ; sealed with Airtight Sealing Tape ; flashings and fixings as per manufacturer's recommendations ; include for any necessary hoists ,scaffolding etc.				
A	780 x 980mm ; centre pivot	30	no		
	To Pitched Roof; Form Ope in Roof and provide New Rooflight with Double - glazed unit with clear float glass to EN 14351 ; exterior extruded aluminium alloy , polyester powder coated ; softwood interior factory finish ; sealed with Airtight Sealing Tape ; flashings and fixings as per manufacturer's recommendations ; include for any necessary hoists ,scaffolding etc.				
B	780 x 980mm ; centre pivot	30	no		
	Flat Roof				
	To Flat Roof ; Form Ope in Roof and provide New Rooflight with Double Glazed glass unit comprising of the following ,Outer Pane: 6mm Toughened glass with Spacer: 16mm 90% Argon filled cavity and Inner: 9.5mm Heat Strengtened Laminated low E softcoat.glazed unit ; Ventilated ; Manual Opening ; Direct fixing to preformed and pre weathered upstand as per manufacturer's recommendations ; include for any necessary hoists ,scaffolding etc.				
C	900 x 900mm	30	no		

	EXISTING WINDOWS				
	Window Board ,red deal , wrot (only where windows are not being replaced by AMO)				
A	window board 225 x 32 ; roundededges-1	300	m		
	Repair works to Existing Windows				
B	Service, ease and adjust existing window	1000	no		
C	Fit restrictors to existing windows	1000	no		
D	Remove existing handles and fit new cockspur handles to existing window	500	no		
E	Remove existing hinges and fit pairs of 200mm top hung friction stay hinges to existing window	100	Pairs		
F	Remove existing hinges and fit pairs of 400mm fire escape egress hinges to existing window	100	Pairs		
G	Remove existing espagnolette locking system and handle and fit newespagnolette locking system to existing PVC-U windows; espagnotette 550mm long	100	no		
H	Remove existing espagnolette locking system and handle and fit newespagnolette locking system to existing PVC-U windows; espagnotette 750mm long	100	no		
	Repairs to Reveals (making good to reveals are included where new windows are installed)				
I	Repair internal reveals to existing window	500	m		
J	Repair external reveals to existing window	500	m		
	Sundries				
K	Deep clean existing window and frame (normal window cleaning included with cleaning of dwelling)	1000	no		
L	Remove existing window blind , curtain rail and curtains to window , make good finishes	1000	no		

	GLAZING				
	Note : Reglazing to include removal of broken glass and cleaning out rebates				
	6 thick clear safety glass to existing rebates; average pane size				
A	900 x 450 (fanlight)	50	no		
	6 thick rough cast safety glass to existing rebates; average pane size				
B	900 x 450 (fanlight)	50	no		
	Reglazing double glazed windows				
C	500 x 900mm	50	no		
D	500 x 1200mm	50	no		
E	600 x 900mm	50	no		
F	600 x 1200mm	50	no		
G	1300 x 1200mm	50	no		
H	1600 x 1200mm	50	no		
I	1800 x 1500mm	50	no		
J	1950 x 1500mm	50	no		
K	2050 x 1200mm	50	no		
	Reglazing triple glazed windows				
L	500 x 900mm	50	no		
M	500 x 1200mm	50	no		
N	600 x 900mm	50	no		
O	600 x 1200mm	50	no		
P	1300 x 1200mm	50	no		
Q	1600 x 1200mm	50	no		
R	1800 x 1500mm	50	no		
S	1950 x 1500mm	50	no		
T	2050 x 1200mm	50	no		

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EXTERNAL DOORS , WINDOWS AND G LAZING

	GENERAL ITEMS				
A	Contractors rates are deemed to include for all preliminary items associated with the provision of internal doors and kitchens including but not limited to - attendances, insurances, skips and waste management , making good and decoration of existing finishes as required, complying with fire , health and safety requirements and building regulations.		Item		
B	Contractors rates are deemed to include for the removal and disposal of skirting ,doors , kitchens and installation of new ; making good ; all necessary hinges,handle and locking systems included, comissioning and testing,warranties and guarantees.		Item		
C	All Fire Doors ,Frames and Screens including ironmongry must have 3rd party independent approval certification of compliance with IS EN 1634-1 : 2008 ; entire doorsets to be installed in accordance with Test Certificate issued, a copy of which shall be supplied to the Area Maintenance Officer.		Item		
	SKIRTING				
	Skirting to Houses				
D	Two Bed - Replace skirting board througout typical 2 bed house (approx. 64m); including all necessary bonding and filling	100	no		
E	Three Bed - Replace skirting board througout typical 3 bed house (approx. 80m); including all necessary bonding and filling	100	no		
F	Extra over 3 Bed rate for an additional bedroom (approx. 14m); including all necessary bonding and filling	100	no		

	Skirting to Flats				
A	Bed Sit - Replace skirting board througout typical Bed Sit flat (approx.40m); including all necessary bonding and filling	100	no		
B	One Bed - Replace skirting board througout typical 1 bed flat (approx.50m); including all necessary bonding and filling	100	no		
C	Two Bed - Replace skirting board througout typical 2 bed flat (approx. 64m); including all necessary bonding and filling	100	no		
D	Extra over 2 Bed rate for an additional bedroom (approx. 14m); including all necessary bonding and filling	100	no		
	Isolated Skirting				
E	Replace skirting board 100 x 19 ; including all necessary bonding and filling (where whole flat / house is not been replaced)	1000	m		
F	50 x 50 grounds or battens	1000	m		
	TIMBER BOXING				
	Provide Timber boxing to exposed pipework at skirting , vertical and ceiling level ; various lengths ; include for support battens and all necessary bonding and filling as per Specification (this rate is for boxing extra over the 15m included with each new heating system - see Mechanical Services, New Heating Systems).				
G	at skirting ,vertical and ceiling level timber boxing to pipework	1000	m		

	STUD PARTITIONS				
	Stud Partition ; white deal ; sawn				
A	New Internal studding non-load bearing ; 100 x 50 studwork in partitions at 400 centres with single header and sole pieces ; including noggings ; filling with insulation ; plasterboard finish measured in wall finishes	500	m2		
	HOT PRESS				
B	Provide spar shelving to hot press (2 rows)	300	no		
	STAIRS				
C	Provide handrail to staircase , fixing with steel brackets ; in various lengths	100	m		
D	Replace handrail and balustrades complete to entire staircase to comply with building regulations	100	no		
E	Replace newel posts to existing staircase	50	no		
F	Replace steel brackets to handrail	50	no		

	INTERNAL DOORS				
	TIMBER DOORS				
	DOORS TO EXISTING FRAMES				
	Remove internal door and replace with solid core flush door to existing frames ; hardwood facing with square edge hardwood lipping; including 3 butt hinges , ironmongry and thumb turn lock				
A	overall size 900 x 2040 x 44mm	50	no		
	Remove internal double door and replace with pair of solid core flush door to existing frames ; hardwood facing with square edge hardwood lipping ; including butt hinges , thumb turn lock and sliding bolts				
B	overall size 1400 x 2040 x 44mm	50	no		
	Replace Door Architraves				
C	white deal 75 x 25mm architrave to both sides of existing internal door frame (approx. length 10m)	50	no		
	Replace Door Saddles				
D	Door saddles 150 x 22 splayed ; countersinking, plugging	100	m		
E	Provide half saddle splayed ; countersinking, plugging	100	m		
	Repairs to Existing Door and Frame				
	Door Frames				
F	Repair damaged door frame ; piecing in small sections of frame as required	200	no		
G	Remove glazed panel over internal door and replace with plywood panel	100	no		
	Existing Doors				
H	Rehang internal door and adjust lock	200	no		
I	Replace mortice lock and lever furniture	200	no		
J	Replace existing lock and fit new thumb lock and lever furniture	200	no		

	DOOR SETS				
	Remove internal door and frame ; replace with solid core flush door set overall thickness 44mm ; hardwood facing with square edge hardwood lipping and 44 x 100mm hardwood frame , include for door saddle and 50 x 12mm door stop fixed to frame; include for white deal architrave to both sides of door frame; include for all necessary ironmongry and thumb turn lock				
A	overall size 900 x 2100 x 44mm	100	no		
	Remove internal door and frame with fanlight over and replace with solid core flush door set with glazing in fanlight ; hardwood facing with square edge hardwood lipping and 44 x 100mm hardwood frame ; with door saddle and 50 x 12 door stop fixed to frame; include for white deal architrave to both sides of door frame; include for all necessary ironmongry and thumb turn lock				
B	overall size 900 x 2450 x 44mm	100	no		
	UNDERSTAIRS DOOR				
C	Provide flush door door and frame to understairs ; include for all ironmongry , architrave and door stops.	100	no		

	INTERNAL FIRE DOORS				
	FIRE DOOR SETS				
	FIRE DOOR / FRAME ; half hour fire doors				
	FD 30 (S) (Some Hot Press doors without closer) ; Remove internal door and frame and replace with solid core flush half hour fire door set ; 36 thick solid core with 4mm hardwood skin , 9mm square hardwood lipping to all edges, overall thickness 44 ; 44 x 100 hardwood frame include for all necessary instumescent sealing all round; with door saddle and 50 x 12 door stop fixed to frame; include for white deal architrave to both sides of door frame; include for all necessary ironmongry and thumb latches				
A	overall size 900 x 2100 x 44mm	100	no		
	FD 30 (S) SC (Self Closer) ; Remove internal door and frame and replace with solid core flush half hour fire door set with self closing unit ; 36 thick solid core with hardwood 4mm skin , 9mm square hardwood lipping to all edges ,overall thickness 44 ; 44 x 100 hardwood frame include for all necessary instumescent sealing all round; with door saddle and 50 x 12 door stop fixed to frame; include for white deal architrave to both sides of door frame; include for all necessary ironmongry and thumb latches and overhead door closer				
B	overall size 900 x 2100 x 44mm	100	no		
	Extra over for glazed fanlight and frame (installed to comply with current fire regulations) ; hardwood frame and fire resisting glass to fanlight fixed to frame ,26mm double glazed unit ; include for painting two undercoats and one gloss coat				
C	overall size 900 x 450mm (FD30 additional glazed fanlight screen)	100	no		

	FD 30 (S) SC ;Remove non-standard internal door and frame and replace with solid core flush half hour fire door set with self closing unit ; 36 thick solid core with hardwood 4mm skin , 9mm square hardwood lipping to all edges, overall thickness 44 ; 44 x 100 hardwood frame include for all necessary instumescent sealing all round; with door saddle and 50 x 12 door stop fixed to frame; include for white deal architrave to both sides of door frame; include for all necessary ironmongry and thumb latches and overhead door closer				
A	from 900 - 1250 x 2100 x 44mm	100	no		
	Extra over for glazed fanlight and frame (installed to comply with current fire regulations) ; hardwood frame and fire resisting glass to fanlight fixed to frame ,26mm double glazed unit ; include for painting two undercoats and one gloss coat				
B	overall size 900- 1250 x 450mm (FD30 additional glazed fanlight screen)	100	no		
	Sundries to Doors				
	Door Stops				
C	door stops fixed to concrete	100	no		
D	door stops fixed to timber flooring	100	no		
	Replace to existing doors and frames				
E	overhead door closer	100	no		

	KITCHEN UNITS				
	Refer to N11 in Specification (Volume A)		Note		
	Refer to typical flat kitchen layout in 'Drawings' section Volume A		Note		
	(A) Worktop :				
	38mm chipboard worktop core to EN 312 (P3) with selected laminate finish				
	(B) Floor and Wall units : to standard EN 14749				
	Carcase , doors and drawers , 18mm melamine faced chipboard with laminate finish , backing sheet and laminate edges.				
	(C) Doors :				
	18mm melamine faced chipboard with laminate finish ; all doors to have 110 degree concealed stainless steel soft close sprung hinges; bi-fold hinges to corner unit doors ; integrated handlesin extruded silver anodised aluminium fixed into rebate in bottom of doors.				
	Remove existing kitchen units and replace with new as per Specification ; including all barge boards,gable ends ,top and bottom strips, ironmongry,shelving, mastic sealant and stainless steel joint strips. Reconnect all services on completion.				
A	Replace 1000 sink base unit , complete with single drawer and mock drawer front at sink (excluding sink top and taps).	200	no		
B	Replace 1000 base unit	200	no		
C	Replace 400 base unit	200	no		
D	Replace 500 base unit	200	no		
E	Replace 600 base unit	200	no		
F	Replace corner unit	200	no		
G	Replace end panel at exposed lower level unit same width as worktop	200	no		
H	Replace 400 wall unit; to softwood ground	200	no		
I	Replace 500 wall unit; to softwood ground	200	no		

A	Replace 1000 wall unit; to softwood ground	200	no		
B	Replace worktop support; 20 division support	200	no		
C	Replace worktop; 600 wide veneered counter top	1000	m		
	Additional Units				
D	Provide standard press around wall mounted gas heating boiler	200	no		
E	Provide full height press around wall mounted gas heating boiler	200	no		
F	Provide standard press around E.S.B. meter box and fuseboard	200	no		
G	Provide extractor hood Cabinet and fan with 3m ducting over cooker	200	no		
	EXISTING KITCHEN UNITS				
	EXISTING KITCHEN UNITS				
H	Carefully take down and set aside all Kitchen Units in typical Flat , worktops including sink to enable electrical and plumbing work to be carried out and refit,seal and connect all units on completion of work.	200	no		
I	Carefully take down and set aside all Kitchen Units in typical House , worktops including sink to enable electrical and plumbing work to be carried out and refit,seal and connect all units on completion of work.	200	no		
J	Replace hinges and rehang door to existing base unit	500	no		
K	Replace hinges and rehang door to existing wall unit	500	no		
L	Replace door to existing 400 base unit	500	no		
M	Replace door to existing 600 base unit	500	no		
N	Replace door to existing 400 wall unit	500	no		
O	Replace door to existing 500 wall unit	500	no		

A	Supply and fit new chrome handles to existing kitchen units	500	no		
B	Adjust kitchen cabinet door hinges (2 No per Door)	500	no		
C	Replace shelf to existing 400 base unit	500	no		
D	Replace shelf to existing 600 base unit	500	no		
E	Replace shelf to existing 500 wall unit	500	no		
F	Replace shelf to existing 1000 wall unit	500	no		

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WOODWORK, INT. DOORS AND KITCHEN UNITS

	NOTE				
A	The following Rates are to include for all scaffolding required including safetynetting and any overhead cantilevered pedestrian canopies required .		Note		
	FLAT ROOFS				
B	Refer to Section J41 and J42 Volume A		Note		
C	Remove existing flat roof consisting of three layers of felt on chipboard	200	m2		
D	Remove corrugated metal sheeting	200	m2		
E	Remove existing flat roof carcassing timbers also include for removing fascia ,soffit, gutters, insulation and plasterboard ceiling under	200	m2		
F	Supply and fit New 225x44 roofing joists @400 centres	100	m		
G	Supply and fit OSB3 18mm T&G Decking Boards	200	m2		
H	Supply and fit 22 thick WBP roofing grade plywood	200	m2		
I	Provide 100 thick foil backed PU foam rigid insulation to flat roofs	200	m2		
J	Provide 150 thick fibreglass insulation quilt to flat roofs	200	m2		
K	Provide 300 thick fibreglass insulation quilt to flat roofs	200	m2		
L	New Code 5 lead flashing atjunction of flat roof and house; prepare 50 deep groove in existing wall; 300 girth flashing ,one end bedded and pointed in groove other end dressed down over flat roof	100	m		

	Torch On Felt				
A	Provide 'Torch-On' felt fixed to plywood roofing ; including two coats of Solar reflective paint	200	m2		
B	Downstand at eaves to gutters in 'Torch-On' felt	50	m		
C	Upstands to copings in 'Torch-On' felt	50	m		
	Sundries				
D	Repair leak in flat roof with 'Torch-On' felt ; including two coats of solar reflective paint ; approximate area of felt required 2m2	30	no		
	PITCHED ROOFS - Refer H65				
E	Remove existing slating , battens and felt ; provide new battens and breather roofing membrane and reslate in fibre cement slates	200	m2		
F	Fit Code 5 lead roll at junction between properties at roof line	30	m		
G	Remove existing concrete interlocking tiles , battens and felt ; provide new battens , breather roofing membrane and retile in concrete interlocking tiles	200	m2		
H	Replace individual damaged fibre cement slates in isolated locations	60	no		
I	Replace damaged fibre cement slates in isolated areas ; approximate area 2 m2	30	no		
J	Replace individual damaged concrete interlocking tiles in isolated locations	60	no		
K	Replace damaged concrete interlocking tiles in isolated areas ; approximate area 2 m2	30	no		
L	Replace damaged ridge tiles, bedding and pointing in mortar	50	m		
M	Repoint and reset existing ridge tiles	50	m		
N	Replace Code 5 , milled lead lining to secret gutters ; 350 girth	40	m		

A	Replace Code 5 , milled lead counter flashing to secret gutters ; 350 girth	40	m		
B	New Code 5 cover flashing at junction of existing tiled roof and existing wall; prepare groove 50 deep in existing wall; 300 girth flashing ,one end bedded and pointed in groove in existing wall , other end dressed down over roof tiling	40	m		
C	Replace damaged step flashing to chimney ; repoint ; two-storey house	40	m		
D	Replace damaged step flashing to chimney ; repoint ; three-storey house	40	m		
	<u>Sundries to chimney stack</u>				
E	Remove aerial and brackets from chimney stack	30	no		
F	Supply and fit a crow guard on existing chymney pot	30	no		
G	Suppy and fit a stainless steel anti downdraft wind driven cowl on a existing chymney pot	30	no		
	<u>Roof timbers ; white deal ; sawn</u>				
H	Replace 100 x 75 wall plate ; include for bolting	60	m		
I	Replace 100 x 35 rafters	60	m		
J	Replace 125 x 50 rafters	60	m		
K	Replace 100 x 35 collars	60	m		
L	Replace 112 x 37 ceiling joists	60	m		
M	Replace 200 x 44 roof joists	60	m		
N	Replace 200 x 44 floor joists	60	m		
O	Replace 2oo wide barge boards	60	m		
P	Replace 200 x 44 bridging to joists at400 centres	60	m		
Q	Replace joist hangers for 200 x 44 joists	100	no		
R	Firring pieces	60	m		
S	Drip batten	60	m		

	ATTIC				
	Fire Break - Ref. Specification P12 and Appendix D in Volume A				
A	Party wall firebreak between dwellings ; include for all work as per fire regulations and specification both sides of attic ; typical 3 bed house, terraced	100	no		
B	Party wall firebreak between dwellings ; include for all work as per fire regulations and specification one side of attic ; typical 3 bed house, end house	100	no		
C	Firestopping of pipework taken in Mechanical Section		Note		
	Attic access hatch				
D	Replace access hatch with Airtight Insulated access hatch minimum 600 x 600 ;include for forming new ope and all framing and cover slips .	100	no		
E	Replace access hatch with 30 minute fire resisting access hatch minimum 600 x 600 ;include for forming new ope and all framing and cover slips .	100	no		
F	Replace access hatch with 60 minute fire resisting access hatch minimum 600 x 600 ;include for forming new ope and all framing and cover slips .	100	no		
	Attic Walkway				
	Access walkway from the access hatch to the water tank consisting of 50 x 50mm softwood battens laid across ceiling joists, notched over pipes and cable crossings and screw fixed to rafters, 19mm floor grade chipboard screw fixed to softwood battens to form the walkway; walkway to be supported above the first layer of insulation to prevent any compaction below the walkway				
G	600mm wide; average 4m long	100	no		

	Attic Storage Area				
	Storage area of 2.88m2 (2400mm x 1200mm sheet) should be installed to the attic space consisting of 19mm floor grade chipboard laid on top of 125mm thick PIR board laid on and screw fixed to existing ceiling joists				
A	2400mm x 1200mm	100	no		
	FASCIA and SOFFIT Boarding				
	Red deal , wrot				
B	Replace existing with red deal fascia board 175 x 32 , to existing roofs	100	m		
C	Replace existing with red deal soffit board 400 x 19 , to existing roofs	100	m		
D	Replace existing with OSB fascia board 175 x 32 , to existing roofs	100	m		
E	Replace existing with OSB soffit board 400 x 19 , to existing roofs	100	m		
F	Replace damaged section of fascia board in lengths up to 1m	50	no		
G	Replace damaged section of soffit board in lengths up to 1m	50	no		
	uPVC boarding				
H	Replace existing with uPVC fascia board 175 x 32 , to existing roofs ; backed with waterproof plywood	100	m		
I	Replace existing with uPVC soffit board 400 x 19 , to existing roofs ; backed with waterproof plywood	100	m		
J	Replace existing with uPVC barge board 250 x 32 , to existing roofs ; backed with waterproof plywood	100	m		

	Gutters				
A	Refurbish, paint and clean out existing cast iron gutters , including fixing holes, replacing damaged bolts, brackets, fixing where necessary, resealing joints (entire terraced house)	50	no		
B	Refurbish, paint and clean out existing cast iron gutters , including fixing holes, replacing damaged bolts, brackets, fixing where necessary, resealing joints (entire end house)	50	no		
C	Refurbish and clean out existing uPVC gutters , including replacing damaged brackets, fixing where necessary, resealing joints (entire terraced house)	50	no		
D	Refurbish and clean out existing uPVC gutters , including replacing damaged brackets, fixing where necessary, resealing joints (entire end house)	50	no		
E	Replace existing gutters and downpipes with new uPVC gutters and downpipes to typical two storey terraced house	50	no		
F	Replace existing gutters and downpipes with new uPVC gutters and downpipes to typical two storey end house	50	no		
G	Replace existing gutters and downpipes with new uPVC gutters and downpipes to typical three storey terraced house	50	no		
H	Replace existing gutters and downpipes with new uPVC gutters and downpipes to typical three storey end house	50	no		
	Sundries				
I	Replace stop ends to uPVC gutters	50	no		
J	Replace nozzle outlets to uPVC gutters	50	no		
K	Reconnect R.W.P. to outlet of uPVC gutter	50	no		

	Downpipes				
A	Replace existing downpipe and brackets to houses with uPVC downpipe and brackets (average length 6m)	50	no		
B	Bends to downpipe	50	no		
C	Outlet to downpipe	50	no		
D	Remove existing Cast Iron downpipe fixed to balcony wall of flats and replace with uPVC ; include for coring balcony slab (average length 3m)	50	no		
E	100 PVC branch	50	no		
F	100 PVC bend	50	no		
G	100 PVC boss	50	no		
H	100 PVC cowl	50	no		

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ROOFING ; ATTIC; GUTTERS

	FLOOR FINISHES				
	Removal				
A	Take up and remove carpet and felting	1000	m2		
B	Take up and remove laminate timber flooring	1000	m2		
C	Take up and remove sheet vinyl	1000	m2		
D	Take up and remove vinyl floor tiles	1000	m2		
E	Take up and remove ceramic floor tiles	1000	m2		
F	Take up and remove existing T&G floor boarding and battens (fixed to concrete slab)	1000	m2		
	Whole Units - levelling compound				
G	Two Bed House - apply approved levelling compound to concrete floors ; average area 55-80m2	100	no		
H	Three Bed House - apply approved levelling compound to concrete floors ; average area 75-100m2	100	no		
I	Extra over 3 Bed rate for an additional bedroom (approx. 12 m2) - apply approved levelling compound to concrete floors	50	no		
J	Bed Sit Flat - apply approved levelling compound to concrete floors ; average area 30-40m2	100	no		
K	One Bed Flat - apply approved levelling compound to concrete floors ; average area 40-60m2	100	no		
L	Two Bed Flat - apply approved levelling compound to concrete floors ; average area 55-80m2	100	no		
M	Extra over 2 Bed rate for an additional bedroom (approx. 12 m2) - apply approved levelling compound to concrete floors	50	no		

	Finishes				
A	Approved levelling compound to concrete floors (where whole unit is not required to be levelled)	1000	m2		
B	Vinyl tiles 300 x 300 x 2mm thick to prepared surfaces	1000	m2		
C	Sheet Vinyl 3mm standard R10 to prepared surfaces	1000	m2		
D	Sheet Vinyl 3mm non slip R11 (Bathrooms and Kitchens) to prepared surfaces	1000	m2		
E	Slip resistant ceramic tile	500	m2		
F	Slip resistant ceramic skirting tile	100	m		
G	Provide new cement and sand screed for a thickness of 50mm ;levelling ; leave surface ready to receive floor finishes	500	m2		
	Timber Flooring				
H	6mm thick WBP plywood fixed to existing floorboards	1000	m2		
I	Remove damaged T&G flooring / chipboard flooring and replace with 18 thick flooring grade plywood	1000	m2		
	Asphalt to Balcony Areas				
J	Asphalt finish to balcony area in flats , 35mm thick	500	m2		
K	Asphalt skirting , 100mm high	100	m		
L	Aluminium cover flashing to asphalt skirting , 50mm wide set in wall	100	m		

	WALL FINISHES				
	WALL FINISHESINTERNALLY				
	Remove Wallpaper, Thistle Bond and Skim Whole Unit				
	Whole Units - Remove wallpaper, walls to be repaired , holes filled and sanded before Thistle Bond and Skim ; include for any necessary dropping/refitting of radiators				
A	Two Bed House - Remove wallpaper ,Thistle Bond and Skim plastered walls , 5mm thick to entire Two bedroom House including reveals and any necessary repair work	100	no		
B	Three Bed House - Remove wallpaper , Thistle Bond and Skim plastered walls , 5mm thick to entire Three bedroom House including reveals and any necessary repair work	100	no		
C	Extra over 3 Bed rate for an additional bedroom - Remove wallpaper , Thistle Bond and Skim plastered walls , 5mm thick including reveals and any necessary repair work	50	no		
D	Bed Sit Flat - Remove wallpaper ,Thistle Bond and Skim plastered walls , 5mm thick to entire One bedroom Flat including reveals and any necessary repair work	100	no		
E	One Bed Flat - Remove wallpaper ,Thistle Bond and Skim plastered walls , 5mm thick to entire One bedroom Flat including reveals and any necessary repair work	100	no		
F	Two Bed Flat - Remove wallpaper , Thistle Bond and Skim plastered walls , 5mm thick to entire Two bedroom Flat including reveals and any necessary repair work	100	no		
G	Extra over 2 Bed rate for an additional bedroom - Remove wallpaper , Thistle Bond and Skim plastered walls , 5mm thick including reveals and any necessary repair work	50	no		
	Sundries				
H	Extra over Whole Flat Rate for increase in circulatory space where Flat is a Duplex	40	no		
I	Extra over Whole House Rate for increase in circulatory space where House is Three Storey	40	no		

	Remove plasterboard and provide new plasterboard to whole unit				
	Whole Units - Remove existing plasterboard to all walls in unit ; including removal of all dado rails,cornices ,wall finishes ,tiling ; include for any necessary dropping/refitting of radiators. Provide new 12.5mm plasterboard to walls and studs ; 12,5mm moisture resistant board to bathrooms and 15mm fire resistant board to kitchen ; provide skim coat to all walls and leave ready for decoration.				
A	Two Bed House - remove plasterboard and finishes ; provide new plasterboard and skim finish	100	no		
B	Three Bed House - remove plasterboard and finishes ; provide new plasterboard and skim finish	100	no		
C	Extra over 3 Bed rate for an additional bedroom - remove plasterboard and finishes ; provide new plasterboard and skim finish	50	no		
D	Bed Sit Flat - remove plasterboard and finishes ; provide new plasterboard and skim finish	100	no		
E	One Bed Flat - remove plasterboard and finishes ; provide new plasterboard and skim finish	100	no		
F	Two Bed Flat - remove plasterboard and finishes ; provide new plasterboard and skim finish	100	no		
G	Extra over 2 Bed rate for an additional bedroom- remove plasterboard and finishes ; provide new plasterboard and skim finish	50	no		
	Sundries				
H	Extra over Whole Flat Rate for increase in circulatory space where Flat is a Duplex	40	no		
I	Extra over Whole House Rate for increase in circulatory space where House is Three Storey	40	no		

	Generally				
A	Remove wallpaper ,Thistle Bond and skim plastered walls (where whole unit is not being plastered), 5mm thick including any necessary repair work (walls to be repaired , filled and sanded) ; include for any necessary dropping/refitting of radiators.	1000	m2		
B	Bond existing walls ;, 5mm thick including any necessary repair work (walls to be repaired , filled and sanded) ; include for any necessary dropping/refitting of radiators.	1000	m2		
C	Hack off existing internal wall plaster and cart rubble off site	1000	m2		
D	12.5mm thick plasterboard mushroom fixed to concrete block walls	1000	m2		
E	12.5mm thick plasterboard to timber studs(timber studs elsewhere measured)	1000	m2		
F	12.5mm thick moisture resistant plasterboard to timber studs(timber studs elsewhere measured)	600	m2		
	Wall Tiles				
G	Hack off wall tiles, bond and skim existing wall; leave ready for decoration (decoration elsewhere measured)	1000	m2		
H	150 x 150 x 5mm thick glazed ceramic tiles, fixed with waterproof adhesive to walls	1000	m2		
I	150 x 150 x 5mm thick glazed ceramic tiles over W.H.B.(line1000 x 150 high), fixed with waterproof adhesive to walls ; include for seal between WHB	400	no		
J	150 x 150 x 5mm thick glazed ceramic tiles over Bath (2400 x 600 high) fixed with waterproof adhesive to walls ; include for seal between bath	400	no		
K	150 x 150 x 5mm thick glazed ceramic tiles between Kitchen Worktop and Wall units (5000 x 450 high) , fixed with waterproof adhesive to walls ; include for seal between worktop	400	no		
L	Supply and fix tile trim to edge of tiles	1000	m		

	<u>PVC Wall Panels ; provide data sheets and test reports to show compliance with fire regulations</u>				
A	PVC wall panels 10mm thick fixed directly to wall in bathroom shower areas ; include for chrome trim and chrome corner quadrant ; sealant and panel adhesive	1000	m2		
B	PVC wall panels 10mm thick fixed to and including 18mm thick WBP plywood backing to shower areas in bathroom ; include for chrome trim and chrome corner quadrant ; sealant and panel adhesive	1000	m2		
	<u>WALL FINISHES EXTERNALLY</u>				
C	Roughcast plaster to blockwork generally, 35 thick work	500	m2		
D	Hack off existing damaged roughcast plaster; re-scud, apply two coats of cement and sand plaster; finish in roughcast to match existing	500	m2		
E	Cement and sand plaster to blockwork generally; 26mm thick work, with waterproof additive	500	m2		
F	Repair nap finished plaster	500	m2		
G	Re-tyrolean walls	500	m2		
H	Repair damaged reveals to doors	500	m		
I	Repair damage to plinths	100	m		

	CEILING FINISHES				
	New ceiling to whole unit				
	Whole Units - remove existing ceilings, fixing nails and 100mm attic insulation ; provide new ceiling and skim finish				
A	Two Bed House -remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to ceilings include for Skim coat 2-3 thick of hardwall plaster ; average area 55-80m2	100	no		
B	Three Bed House - remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to ceilings include for Skim coat 2-3 thick of hardwall plaster ; average area 75-100m2	100	no		
C	Extra over 3 Bed rate for an additional bedroom - remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to ceilings include for Skim coat 2-3 thick of hardwall plaster	50	no		
D	Bed Sit Flat - remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to concrete ceilings include for Skim coat 2-3 thick of hardwall plaster ; average area 30-40m2	100	no		
E	One Bed Flat - remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to concrete ceilings include for Skim coat 2-3 thick of hardwall plaster ; average area 40-60m2	100	no		
F	Two Bed Flat - remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to concrete ceilings include for Skim coat 2-3 thick of hardwall plaster ; average area 55-80m2	100	no		
G	Extra over 2 Bed rate for an additional bedroom -remove existing ceilings including insulation and provide new 12.5mm thick plasterboard to concrete ceilings include for Skim coat 2-3 thick of hardwall plaster	50	no		

	Whole Units - ceilings to be repaired , filled and sanded before Thistle Bond and Skim				
A	Two Bed House -Thistle Bond and skim plastered ceilings ,5mm thick to entire Two bedroom House including any necessary repair work ; include for curved work ; average area 55-80m2	100	no		
B	Three Bed House -Thistle Bond and skim plastered ceilings ,5mm thick to entire Three bedroom House including any necessary repair work ; include for curved work ; average area 75-100m2	100	no		
C	Extra over 3 Bed rate for an additional bedroom -Thistle Bond and skim plastered ceilings ,5mm thick including any necessary repair work include for curved work ;	50	no		
D	Bed Sit Flat -Thistle Bond and skim plastered ceilings ,5mm thick to entire One bedroom Flat including any necessary repair work ; include for curved work ; average area 30-40m2	100	no		
E	One Bed Flat -Thistle Bond and skim plastered ceilings ,5mm thick to entire One bedroom Flat including any necessary repair work ; include for curved work ; average area 40-60m2	100	no		
F	Two Bed Flat -Thistle Bond and skim plastered ceilings ,5mm thick to entire Two bedroom Flat including any necessary repair work ; include for curved work ;average area 55-80m2	100	no		
G	Extra over 2 Bed rate for an additional bedroom - Thistle Bond and skim plastered ceilings ,5mm thick including any necessary repair work include for curved work ;	50	no		

	Generally				
A	12.5mm thick plasterboard to timber ceilings joists include for Skim coat 2-3 thick of hardwall plaster (where whole unit is not being plastered); include for any curved work.	1000	m2		
B	Thistle Bond and skim plastered ceilings , 5mm thick; ceilings to be repaired , filled and sanded before bond and skim (where whole unit is not being plastered) include for curved work	1000	m2		
C	Hack off ceiling plaster remove all fixing nails and leave ready for new finish ;remove rubble off site	1000	m2		
D	12.5mm thick plasterboard mushroom fix to concrete ceilings	1000	m2		
E	Replaster damaged ceiling; in isolated areas; thistle bond and skim	1000	m2		
F	Double layer of 12.5mm thick plasterboard; joints staggered , to ceilings	500	m2		
G	Insulated plasterboard 37.5mm thick fixed to concrete ceiling in flats ; include for skim coat and leave ready for decoration	1000	m2		
H	Provide rockwool insulation between rafters to sloping ceiling and provide new plasterboard and skim finish	200	m2		
I	Remove polystyrene tiles from ceiling; bond and skim existing ceiling; leave ready for decoration (decoration elsewhere measured)	500	m2		
J	Hack off ceiling cornice, make good ceiling and remove rubble from site	300	m		

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FLOOR, WALL AND CEILING FINISHES

	NOTES				
A	The attention of the contractor is drawn to the 'Typical Flat Layouts' and the description of materials and workmanship required in connection with the painting and decorating as set forth in Volume A.		Note		
B	The painting of external walls to both flats and houses will be assessed seperately from the inclusive dwelling rates .		Note		
C	Painting to new and existing surfaces to include all preparatory work, rubbing down between coats etc.and protection of existing finishes and surfaces.		Note		
	HOUSES				
	Intermediate House				
D	Two Bed - prepare and repaint an entire typical Two bedroom House internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front / back doors, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		
E	Three Bed - prepare and repaint an entire typical Three bedroom House internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front / back doors, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		
F	Extra over 3 Bed rate for an additional bedroom - prepare and repaint internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front / back doors, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	50	no		

	<u>End House</u>				
A	Two Bed - prepare and repaint an entire typical Two bedroom end House internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front / back doors, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		
B	Three Bed - prepare and repaint an entire typical Three bedroom end House internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front / back doors, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		
C	<u>Extra over</u> 3 Bed rate for an additional bedroom - prepare and repaint internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front / back doors, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	50	no		
	<u>FLATS</u>				
D	Bed Sit - prepare and repaint an entire Bed Sit Flat internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front door, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		
E	One Bed - prepare and repaint an entire One bedroom Flat internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front door, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		
F	Two Bed - prepare and repaint an entire Two bedroom Flat internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front door, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	100	no		

A	Extra over 2 Bed rate for an additional bedroom - prepare and repaint internally (including doors, skirting, walls ,ceilings and radiators) and externally (including front door, fascia / soffit boards, window / door reveals, cills and plinth), all in accordance with the Specification.	50	no		
	Sundry Items to existing work				
B	Extra over Whole House Rate for increase in circulatory space where House is Three Storey	40	no		
C	Extra over Whole Flat Rate for increase in circulatory space where Flat is a Duplex	40	no		
	External				
D	Powerhosing walls to remove grit , moss etc prior to painting	500	m2		
E	Two coats approved external quality paint to dashed plaster finish	1000	m2		
F	Two coats approved external quality paint to smooth plaster finish	1000	m2		
G	Two coats approved external quality paint to blockwork walls	1000	m2		
H	Paint precast concrete copings; 300 wide	100	m		
	Wood surfaces; burning off, rubbing down, knotting and stopping, and repainting wood surfaces; external; three coats of approved paint				
I	not exceeding 150 girth	400	m		
J	150 - 300 girth	400	m		
K	over 300 girth	500	m2		

	Internal to existing surfaces(in situations where whole dwelling is not being painted)				
	Wood surfaces;burning off, rubbing down, knotting and stopping, and repainting wood surfaces; internal; three coats of approved paint				
A	not exceeding 150 girth	400	m		
B	150 - 300 girth	400	m		
C	over 300 girth	500	m2		
	Washing, rubbing down, filling cracks and painting three coats emulsion				
D	over 300 girth; to walls	1000	m2		
E	over 300 girth; to ceilings	1000	m2		
F	One coat of approved paint, matt finish, to existing ceilings	250	m2		
	New Work				
	Wood surfaces; external; three coats of approved paint				
G	not exceeding 150 girth	250	m		
H	150 - 300 girth	250	m		
I	over 300 girth	100	m2		
	Wood surfaces; internal; three coats of approved paint				
J	not exceeding 150 girth	250	m		
K	150 - 300 girth	250	m		
L	over 300 girth	100	m2		

	Painting Metal Surfaces				
	Wire brushing; one undercoat, one finishing coat of approved paint to				
A	single gates and frames	100	no		
B	double gates and frames	100	no		
C	cast iron gutters	100	m		
D	cast iron downpipes	100	m		
E	mild steel railings; 1200 high including 2 No. horizontal rails and vertical bars at 100 centres	100	m		
	WALLPAPER				
F	Contractors to allow for the removal of two layers of wallpaper in the rates for removal of wallpaper from Houses or Flats. Additional layers of wallpaper will be calculated as per rates below. Four Bed Houses and Three Bed Flats will be adjusted as per the rates.		Note		
	Houses				
G	Remove wallpaper from a typical Two bedroom House; leave ready for skim plaster finish (elsewhere measured)	100	no		
H	extra over for additional layer of wallpaper in Two bed House	100	no		
I	Remove wallpaper from a typical Three bedroom House; leave ready for skim plaster finish (elsewhere measured)	100	no		
J	extra over for additional layer of wallpaper in Three bed House	100	no		
	Flats				
K	Remove wallpaper from a typical Bed Sit Flat; leave ready for skim plaster finish (elsewhere measured)	100	no		
L	extra over for additional layer of wallpaper in Bed Sit Flat	100	no		

A	Remove wallpaper from a typical One bedroom Flat; leave ready for skim plaster finish (elsewhere measured)	100	no		
B	extra over for additional layer of wallpaper in One bed Flat	100	no		
C	Remove wallpaper from a typical Two bedroom Flat; leave ready for skim plaster finish (elsewhere measured)	100	no		
D	extra over for additional layer of wallpaper in Two bed Flat	100	no		

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PAINTING AND DECORATING

	NOTE				
A	The attention of the contractor is drawn to the description of materials, workmanship and supervision required in connection with Insulation / Ventilation as set forth in the Specification included with the contract documents - Appendix B in Volume A .		Item		
B	Contractor to include for any necessary scaffolding or platform required in the contract rates		Item		
	CAVITY WALL INSULATION				
	Cavity wall insulation installed in accordance with the specification; existing buildings should be assessed in accordance with BS 8208: Part 1: 1985; cavity filling with expanded polystyrene should not be carried out where PVC sheathed electrical cables are passing through the cavity but are not protected within electrical conduits; If the cavity is uncapped, it must be closed at the top of the wall and at the top of any opening in order to comply with the Building Regulations Technical Guidance Document (Part B, 2007); particular attention should be paid to ensuring that gas, oil and solid fuel appliances are correctly ventilated as per the system supplier's specifications and the Building Regulations (Part J); ventilation openings must be checked to ensure there are no obstructions due to the insulant; all flues must also be checked for obstructions using an appropriate test (e.g. smoke test)				
C	cavity; full fill; 2 bed unit (approx area 55-80m2)	50	no		
D	cavity; full fill; 3 bed unit (approx area 75-100m2)	50	no		
E	cavity; full fill; 4 bed unit (approx area 85-110m2)	50	no		

	INTERNAL INSULATION				
	Insulated plasterboard to internal leaf of external wall				
A	37.5mm thick insulated plasterboard fixed to external wall; tape joints (skim coat elsewhere measured)	1000	m2		
B	62.5mm thick insulated plasterboard fixed to external wall; tape joints (skim coat elsewhere measured)	1000	m2		
C	37.5mm thick insulated plasterboard fixed to window reveals ; tape joints (skim coat elsewhere measured)	500	m		
	Insulated plasterboard with Vapour Control Layer (VCL); 70x50mm battens at 400mm centres fixed to blockwork wall ; 70mm insulation fixed between battens ;Vapour control layer ; 25mm solid insulation fixed over VCL layer between 25mm counter battens ; 12.5mm plasterboard ready for skim and decoration (skim and decoration elsewhere measured)				
D	fixed to concrete block wall ; tape joints ; finish elsewhere measured	1000	m2		
	ATTIC INSULATION				
	Removal				
E	Take up and remove 100 mm existing attic insulation	1000	m2		
	HOUSES; ATTIC INSULATION				
	Insulation to attic; insulation comprising of mineral wool rolls ;contractor to ensure that all ventilation and clearance (from eaves, cavity walls/ flues or chimneys/ electrical items) requirements are met in accordance with the specification document.				
F	100mm Thick Top-Up	1000	m2		
G	200mm Thick Top-Up	1000	m2		
H	300mm Thick Top-Up	1000	m2		
I	See Ceiling Finishes for insulation to ceilings in Flats		Note		

	Plumbing Insulation				
A	25 insulation to 12 pipework	1000	m		
B	25 insulation to 19 pipework	1000	m		
C	25 insulation to 25 pipework	1000	m		
D	Lagging jacket to standard size copper cylinder	200	no		
E	Insulation to 240 Litre water storage tank	200	no		
	VENTILATION				
	Roof Ventilation				
	Approved Soffit Ventilators installed in accordance with manufcturer's instructions.				
	Soffit Ventilators				
F	single storey house	300	no		
G	2 storey house	300	no		
H	3 storey house	300	no		
	Approved Vent Tiles / Slates ; installed in accordance with manufcturer's instructions.				
	Vent tiles				
I	tile vent 600 x 300mm, to suit existing concrete tile	300	no		
	Vent slates				
J	slate vent 600 x 300mm, to suitexisting fibre cement slate	300	no		

	Wall Ventilation				
	Approved wall ventilators to provide background ventilation; including making good around vents both internally and externally; installed in accordance with manufcturer's instructions				
A	External louvre vent unit; hit and miss PVC grill internally; core drill 300mm thick cavity wall , include for approved liner to ope; make good both sides.	500	no		
B	Remove internal vent grille and provide PVC hit and miss vent grille	500	no		
C	Remove wall vent (internal and external cover); block up and make good finishes to match existing	500	no		
	DRAUGHTPROOFING				
	Draught strips to comply with BS 7386 (1990) Class 3; fitted on the two vertical sides and the top horizontal side of door frame and to all sides of windows and access hatches; rebate seals to be used in instances where strips are unsuitable ; bottom horizontal edge of the doors to be fitted with a draught brush cut to the width of the door				
D	draught proofing windows	3000	m		
E	draught proofing doors	1500	m		
F	draught proofing letter box	250	no		
G	draught proofing 600 x 600 mm attic hatch / vertical hatch	250	no		

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INSULATION AND VENTILATION

GAS CENTRAL HEATING INSTALLATIONS				
Note: Refer to Drawings and Specifications				
The attention of the contractor is drawn to the 'Typical Mechanical Service Layouts' and the description of materials, workmanship and supervision required in connection with the mechanical services installation's as set forth in the 'Mechanical Services Specification Boiler Replacement Programme 2021-1 ' included with the contract documents .		Note		
The'Mechanical Services Specification Boiler Replacement Programme 2021-1 ' will take precedence over the Bill of Quantities in any area of dispute.		Note		
Refer to typical flat layout in'Drawings' section Volume A		Note		
Note : Re Pricing Heating Installations				
Installation Rates should include for testing , commissioning and everything necessary to complete the installation as set forth in the specification.		Note		
Installation Rates should include for the removal of existing central heating system and the laying of dust sheets.		Note		
Installation Rates should include for making all necessary ways, and make good afterwards including the moving and refitting of furniture, kitchen units, lifting of carpet , lino and floorboards where necessary .		Note		
Installation Rates should include for all Preliminary Items and for complying with all Health & Safety Regulations.		Note		

	Two Bed House - Gas Central Heating				
A	Replace existing heating installation in Two Bedroom House with new gas central heating installation as specified , to include timber boxing :-	100	no		
	New wall hung High Efficiency Condensing Boiler HE with the required output ,heating controls, boiler interlock , automatic bypass and safety valve with a pressure gauge to be fitted.				
	6 No. Radiators with thermostatic radiator valves and lock shield valves fitted .				
	Copper hot water storage cylinder fitted with an indirect heating coil , factory insulated . A 27 litre fill tank or approved filling method.				
	Heating pipework shall be installed in half-hard Irish Copper Tube to IS 238 , insulated as specified.				
	High points on the heating system are to be fitted with air vents , 'S' plan system to be fitted to comply with the regulations				
	A minimum of 19mm gas supply pipework to be taken from the meter to the boiler and a 15mm supply for a gas cooker provided.				
	Heating circulating pump in the category of EuP EEL (Energy Efficiency Index) ; expansion vessel .				
	Magnetic filtration unit to be fitted to the heating system.				
	Provide for all builder's work and removal / refitting of kitchen units etc ; remove old heating system, put down dust sheets ; provide timber boxing to exposed pipework (15m per house) as per Specification.				
	When the water ,gas and electrical supplies have been connected to the system allow for commissioning ,testing and cleaning as specified .				
	Demonstrate and leave documentation with tenant on proper use of new central heating system.				

	Three Bed House - Gas Central Heating				
A	Replace existing heating installation in Three Bedroom House with new gas central heating installation as specified , to include timber boxing :-	100	no		
	New wall hung High Efficiency Condensing Boiler HE with the required output ,heating controls, boiler interlock , automatic bypass and safety valve with a pressure gauge to be fitted.				
	7 No. Radiators with thermostatic radiator valves and lock shield valves fitted .				
	Copper hot water storage cylinder fitted with an indirect heating coil , factory insulated . A 27 litre fill tank or approved filling method.				
	Heating pipework shall be installed in half-hard Irish Copper Tube to IS 238 , insulated as specified.				
	High points on the heating system are to be fitted with air vents , 'S' plan system to be fitted to comply with the regulations				
	A minimum of 19mm gas supply pipework to be taken from the meter to the boiler and a 15mm supply for a gas cooker provided.				
	Heating circulating pump in the category of EuP EEL (Energy Efficiency Index) ; expansion vessel .				
	Magnetic filtration unit to be fitted to the heating system.				
	Provide for all builder's work and removal / refitting of kitchen units etc ; remove old heating system, put down dust sheets ; provide timber boxing to exposed pipework (15m per house) as per Specification.				
	When the water , gas and electrical supplies have been connected to the system allow for commissioning , testing and cleaning as specified .				
	Demonstrate and leave documentation with tenant on proper use of new central heating system.				

	Sen.Citizen Bed-Sit Flat - Gas Central Heating				
A	Replace existing heating installation in Senior Citizen Bed-Sit Flat with new gas central heating installation as specified , to include timber boxing :-	100	no		
	New wall hung High Efficiency Condensing Boiler HE with the required output , heating controls,boiler interlock , automatic bypass and safety valve with a pressure gauge to be fitted.				
	4 No. Radiators with thermostatic radiator valves and lock shield valves fitted .				
	Copper hot water storage cylinder fitted with an indirect heating coil , factory insulated. A 27 litre fill tank or approved filling method.				
	Heating pipework shall be installed in half-hard Irish Copper Tube to IS 238 , insulated as specified.				
	High points on the heating system are to be fitted with air vents , 'S' plan system to be fitted to comply with the regulations				
	A minimum of 19mm gas supply pipework to be taken from the meter to the boiler and a 15mm supply for a gas cooker provided.				
	Heating circulating pump in the category of EuP EEL (Energy Efficiency Index) ; expansion vessel .				
	Magnetic filtration unit to be fitted to the heating system.				
	Provide for all builder's work and removal / refitting of kitchen units etc ; remove old heating system, put down dust sheets ; provide timber boxing to exposed pipework (15m per flat) as per Specification.				
	When the water ,gas and electrical supplies have been connected to the system allow for commissioning ,testing and cleaning as specified .				
	Demonstrate and leave documentation with tenant on proper use of new central heating system.				

	<u>One Bed Flat - Gas Central Heating</u>				
A	Replace existing heating installation in One Bedroom Flat with new gas central heating installation as specified , to include timber boxing :-	100	no		
	New wall hung High Efficiency Condensing Boiler HE with the required output ,heating controls, boiler interlock , automatic bypass and safety valve with a pressure gauge to be fitted.				
	5 No. Radiators with thermostatic radiator valves and lock shield valves fitted .				
	Copper hot water storage cylinder fitted with an indirect heating coil , factory insulated. A 27 litre fill tank or approved filling method.				
	Heating pipework shall be installed in half-hard Irish Copper Tube to IS 238 , insulated as specified.				
	High points on the heating system are to be fitted with air vents , 'S' plan system to be fitted to comply with the regulations				
	A minimum of 19mm gas supply pipework to be taken from the meter to the boiler and a 15mm supply for a gas cooker provided.				
	Heating circulating pump in the category of EuP EEL (Energy Efficiency Index) ; expansion vessel .				
	Magnetic filtration unit to be fitted to the heating system.				
	Provide for all builder's work and removal / refitting of kitchen units etc ; remove old heating system, put down dust sheets ; provide timber boxing to exposed pipework (15m per flat) as per Specification.				
	When the water ,gas and electrical supplies have been connected to the system allow for commissioning ,testing and cleaning as specified .				
	Demonstrate and leave documentation with tenant on proper use of new central heating system.				

	Two Bed Flat - Gas Central Heating				
A	Replace existing heating installation in Two Bedroom Flat with new gas central heating installation as specified , to include timber boxing :-	100	no		
	New wall hung High Efficiency Condensing Boiler HE with the required output ,heating controls, boiler interlock , automatic bypass and safety valve with a pressure gauge to be fitted.				
	6 No. Radiators with thermostatic radiator valves and lock shield valves fitted .				
	Copper hot water storage cylinder fitted with an indirect heating coil , factory insulated. A 27 litre fill tank or approved filling method.				
	Heating pipework shall be installed in half-hard Irish Copper Tube to IS 238 , insulated as specified.				
	High points on the heating system are to be fitted with air vents , 'S' plan system to be fitted to comply with the regulations				
	A minimum of 19mm gas supply pipework to be taken from the meter to the boiler and a 15mm supply for a gas cooker provided.				
	Heating circulating pump in the category of EuP EEL (Energy Efficiency Index) ; expansion vessel .				
	Magnetic filtration unit to be fitted to the heating system.				
	Provide for all builder's work and removal / refitting of kitchen units etc ; remove old heating system, put down dust sheets ; provide timber boxing to exposed pipework (15m per flat) as per Specification.				
	When the water ,gas and electrical supplies have been connected to the system allow for commissioning ,testing and cleaning as specified .				
	Demonstrate and leave documentation with tenant on proper use of new central heating system.				

	Sundry Items to New Gas Central Heating Installations				
	Houses				
A	Extra on above heating systems for additional bedroom to house	100	no		
B	Extra for additional radiators to above systems including thermostatic valves and necessary pipework	300	no		
C	Extra for Three Zones heating controls package where a dwelling is 100m2 or more.	100	no		
D	Extra for installing heating system in a three storey house	100	no		
	Flats				
E	Extra on above heating systems for additional bedroom to flat	100	no		
F	Extra for additional radiators to above systems including thermostatic valves and necessary pipework	300	no		
G	Extra for installing heating system in atwo storey flat	100	no		
	Boilers				
H	Extra over above heating systems for a Combi Boiler	100	no		
I	Flue extension on balcony for Gas Heating System	100	no		
J	Condensate drain kit and condensate neutraiiser trap	100	no		
	Gas Meter				
K	Provide for all builders work for relocation of Gas Meter	400	no		

	KITCHEN				
A	Replace stainless steel sink top to base unit include for mastic seal ; include for monoblock lever taps; include for supplying and fitting two isolating valves and two flexi hoses; include for connection and waste to washing machine	500	no		
B	Provide separate gas supply for cooker	200	no		
	HOT AND COLD WATER SUPPLY AND WASTE PIPES				
C	Replace all Hot / Cold water Supply Pipes and Waste Pipes to House Unit; include for all builder's work	300	no		
D	Extra over for additional bathroom to House	100	no		
E	Replace all Hot / Cold water Supply Pipes and Waste Pipes to Flat Unit ; include for all builder's work	300	no		
	WATERMAINS				
F	Replace existing lead watermain with 15 hydrodare main from front boundary wall at footpath to water storage tank in attic average total length of pipe approximately 35 metres, include for excavating trench average 600 deep and average 10 metres long through concrete footpath, forming cutting in concrete floor slab for average length of 2 metres, forming hole through 200 thick front boundary rising wall and 400 thick rising wall of house, connecting to City Council hydrodare pipe at boundary, making good concrete floor and footpath on completion	100	no		
G	Replace stopcocks	100	no		
H	Provide water mains pump for single dwelling (in area of low pressure)	100	no		

	PUMPS ; include for any necessary AFDD's and all associated electrical work.				
A	Supply and fit 2.0 Bar Negative Head Pump (generally in flats)	100	no		
B	Supply and fit 3.0 Bar Negative Head Pump	100	no		
C	Supply and fit 2.0 Bar Positive Head Pump (generally in houses)	100	no		
D	Supply and fit 3.0 Bar Positive Head Pump	100	no		
E	Supply and fit Anti Vibration Pump Pad	100	no		
	SOIL PIPE				
F	Remove existing Cast Iron Soil pipe fixed to external wall and replace with 100 PVC (typical height 6m)	100	no		
G	100 PVC branch	100	no		
H	100 PVC bend	100	no		
I	100 PVC boss	100	no		
J	100 PVC cowl	100	no		
	LIVE SOIL STACK to Flats				
K	Connect new waste pipes to live waste stack in flats ; provide for removing a section of cast iron stack replacing with PVC and include for flexible rubber connectors and all builders work.	100	no		

	FIRE STOPPING TO SERVICE PIPES				
A	Refer to Specification Section P.12 (Volume A) and to appendix D (Volume A)		Note		
B	Fire stopping to roof taken in Roofing Section		Note		
C	Remove ducting to existing soil stack from floor to ceiling ; provide fire seal to existing cast iron soil stack at floor and ceiling level; as per specification	100	no		
D	Remove ducting to existing soil stack from floor to ceiling ; provide intumescent fire collar seal to pvc soil stack at floor and ceiling level	100	no		
E	fire stopping 100mm service pipes at ceiling level through concrete slab	100	no		
F	fire stopping 100mm service pipes at floor level through concrete slab	100	no		
G	fire stopping 10-50mm service pipes through internal 100 thick concrete walls	100	no		
H	fire stopping 50-100mm service pipes through internal 100 thick concrete walls	100	no		
I	fire stopping 50-100mm service pipes through internal 200 thick party walls	100	no		

	SANITARY FITTINGS :- Refer N13 (Volume A) and to typical flat layout in 'Drawings' section Volume A				
	W.C.				
A	Replace W.C.seat and cover ; plastic	100	no		
B	Replace W.C. suite ; white glazed vitreous china pan and cistern (11 litre) ; complete with plastic seat, include for overflow pipe , new multiwick and isolating valve ; silicone sealing all around.	300	no		
C	Replace cistern complete and make all connections	100	no		
D	Remove and replace ballcock and valve only	100	no		
	Wash hand basin				
E	Replace wash hand basin with 550mm wide x 440-460mm deep white vitreous china wash hand basin complete with monoblock lever taps include for supplying isolating valves and flexi hoses	200	no		
F	Replace pedestal to 550mm wide x 440-460mm deep wash hand basin	200	no		
G	Replace wash hand basin with smaller cloakroom size 350mm wide x 300mm deep white vitreous china wash hand basin complete with monoblock lever taps include for supplying isolating valves and flexi hoses	200	no		
H	Replace pedestal to 350mm wide x 300mm deep wash hand basin	200	no		
I	Replace taps to WHB with a set of lever taps	100	no		
J	Replace rubber plug and chain to WHB and securely fix	100	no		
K	Replace pop-up waste fitting to WHB	100	no		

	Bath :- standard to EN 14516				
A	Replace Bath with 2mm porcelain enamelled steel bath, 1700 x 700mm with adjustable feet; plain bath single ended complete with side and end panel, include for service hatch to bath panel ; to include mixer taps bath/ shower with crossflow prevention, include for supplying 32mm chromium plated over-flow , 38mm chromium plated waste, plug and chain; two isolating valves and two flexi hoses.	300	no		
B	Provide single panel bath screen for shower ; chrome frame fixed to tiled surface; toughened safety glass	100	no		
C	Provide shower curtain and rail over bath	100	no		
D	Provide bath panel (side and end panel) include for frame and service hatch	100	no		
E	Replace bath waste / waste kit including taking off and replacing bath panel	100	no		
F	Replace rubber plug and chain to bath and securely fix	100	no		
G	Replace pop-up waste fitting to bath	100	no		
	Shower (Electric Showers taken in Electrical Services)				
H	Provide thermostatic shower mixer unit with pumped supply; circular cover plate ; lever action tap to hot and cold supply ; chrome plated flexible hose ; handspray and bracket support fixed to tiled background	100	no		
I	Replace ceramic shower tray; 800 x 800 x 90mm including timber base ; with all wastes and connections; sealant	200	no		
J	Replace low level ceramic shower tray; 800 x 800 x 45mm including timber base ;with all wastes and connections; sealant	100	no		
K	Replace ceramic shower tray; 900 x 900 x 90mm including timber base ; with all wastes and connections; sealant	200	no		
L	Replace low level ceramic shower tray; 900 x 900 x 45mm including timber base ;with all wastes and connections; sealant	100	no		

	Level Access Shower Complete				
A	Provide new level access shower tray to concrete floor; form recess in concrete floor , chase floor for waste pipe and core cavity wall ; include for connection to gully/soil stack; with accessable shower drain outlet , fittings and sealant ; to include floor and wall tanking; shower curtain and rail; ceramic tiles / PVC wall panelling ; Supply and fit exposed thermostatic shower complete.	100	no		
B	Provide new level access shower tray to timber floor; form timber base , provide for waste pipe and core cavity wall ; include for connection to gully/soil stack; with accessable shower drain outlet , fittings and sealant ; to include floor and wall tanking; shower curtain and rail; ceramic tiles / PVC wall panelling ; Supply and fit exposed thermostatic shower complete.	100	no		
	SUNDRIES				
C	Unblock WHB trap	100	no		
D	Unblock Bath trap	100	no		
E	Unblock Shower trap	100	no		
F	Unblock WC	100	no		
	Leak				
G	Burst pipe or major water leak ; turn off water supply , drain down ,include for all work locating and fixing leak , reinstate any lagging, reconnect and test when complete	100	no		
	Water Hammer				
H	Clear water hammer in water system, check ballvalve and taps, including turn water supply off, drain as necessary reinstate water supply and test on completion.	100	no		

	DISABLED PERSONS EQUIPMENT				
A	Supply and fit Doc M standard pack with white grab rails, seat and hinged support	30	no		
B	Supply and fit Doc M shower room pack with folding shower seat and back support in grey, 3 white grab rails 600mm long, 2 white hinged rails and 2 x 450 mm long handrails in white, lever operated thermostatic mixer, hanset holder, hanset and hose ,shower head, lever operated diverter, 1200 x 1200mm shower curtain, angle rail and clothes hook	30	no		
C	Supply and fit straight handrail 600 long screwed to tiled wall	30	no		
D	Supply and fit 90 degree angled handrail	30	no		
E	Supply and fit angled handrail size 450 x 450	30	no		
F	Supply and fit hinged support rail	30	no		

	EXISTING HEATING INSTALLATIONS				
	UPGRADE WORKS TO EXISTING INSTALLATIONS				
	Note :- Replacing equipment is to include connections to supplies and fittings etc.				
A	Service gas boiler and existing central heating system ; check any motorised valves are fully operational; include for magnetic filtration unit; include for S and Y plans; check filters ; power flush system include for anti-corrosion inhibitor ; fill and vent system; pressure test system; commission and service boiler and provide Certificate.	300	no		
B	Supply and fit new wall hung balance flue boiler ; install same in kitchen and interconnect into existing system providing facility for separate hot water for summer use; change existing open system for semi-sealed system (i.e. pressure vessel, feed and expansion tank with separate overflow, lid and insulating jacket); check any motorised valves are fully operational; include for magnetic filtration unit; include for S and Y plans; check filters ; power flush system include for anti-corrosion inhibitor ; fill and vent system; pressure test system; commission and service boiler and provide Certificate ; demonstrate and leave documentation for tenant.	150	no		
C	Relocate existing wall hung boiler from bedroom to kitchen; interconnect into existing system providing facility for separate hot water for summer use; change existing open system for semi-sealed system (i.e. pressure vessel, feed and expansion tank with separate overflow, lid and insulating jacket); check any motorised valves are fully operational; include for magnetic filtration unit; include for S and Y plans; check filters ; power flush system include for anti-corrosion inhibitor ; fill and vent system; pressure test system; commission and service boiler and provide Certificate; demonstrate and leave documentation for tenant.	100	no		

A	Replace Water Storage Tank with 240 litre minimum capacity, high density polythene storage tank and cover to BS 4213 and shall be in accordance with format 30, complete with drip tray with drain piped to outside and overflow pipe to external visable location with and timber support ; tank to be fully insulated	150	no		
B	Replace ballcock and fittings to storage tank	100	no		
C	Provide cover to existing 240 litre Water Storage Tank ; tank to be fully insulated	100	no		
D	Replace fill tank in attic with new tank , 27 litre capacity; complete with drip tray with drain piped to outside and overflow pipe to external visable location with and timber support ; tank to be fully insulated	100	no		
E	Provide drip tray to existing Water Storage Tank include for overflow drain piped to outside and timber support ; tank to be fully insulated.	100	no		
F	Replace hot water cylinder indirect type, IS 161 R1989 copper ; factory insulated with 50 thick polyurethane ; size 450 x 1200 high 166 Litres minimum capacity, complete with indirect 28mm low pressure hot water heating coil and dual electrical immersion groups, grade 3	150	no		
G	Magnetic filtration unit to be fitted to the heating system.	100	no		
H	Flue extension on balcony for Gas Heating System	100	no		
I	Install new S Plan pack to existing system	100	no		
J	Install new expansion vessel .	100	no		
K	Replace defective circulating pump and valves with new in the category of EuP EEL (Energy Efficiency Index); make good pipework; fill and vent system , fill tank and expansion vessel .	100	no		
L	Replace cylinder stat include for all work concerned	100	no		

A	Replace undersized or defective radiators to living room / bedroom area ; including removal of radiator; fit new thermostatic valve ; modify and make good all pipework as necessary; fill and vent system	100	no		
B	Replace undersized or defective radiators to hall/landing area including removal of radiator; fit new thermostatic valve ; modify and make good all pipework as necessary; fill and vent system	100	no		
C	Replace undersized or defective radiators to bathroom/ensuite area including removal of radiator; fit new thermostatic valve ; modify and make good all pipework as necessary; fill and vent system	100	no		
D	Install new thermostatic valve to existing radiators; fill and vent system.	100	no		
E	Provide a minimum of 19mm gas supply pipework to be taken from the meter to the boiler	100	no		

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MECHANICAL SERVICES

	DRAINAGE SERVICES				
	Gulley Trap				
A	Remove existing damaged gully trap and replace with new, include for concrete surround, connection to existing pipe, making good to footpath and provision of grate	50	no		
B	Cleaning out of gully traps of debris etc.	100	no		
C	Supply and fix in position gully grating	50	no		
	Armstrong Junction				
D	Remove existing damaged Armstrong Junction and replace with new, include for concrete surround, connection to existing pipe, making good to footpath and provision of frame and cover	50	no		
E	Cleaning out Armstrong Junction of debris etc.	100	no		
F	Supply and fix in position A.J. cover	50	no		
G	Supply and fix in position A.J. cover and frame	50	no		
H	Supply and fix in position lockable A.J. cover and frame	50	no		
	Manhole				
I	Repair surround to Manhole cover	50	no		
J	Remove existing manhole (approx. internal dimensions, 750 x 600 x 1000 deep) and provide new manhole ; include for any necessary excavation and removal, concrete base, concrete block walls, channel pipes, connection to 100 diameter pipe, cast iron cover and frame, make good to surrounds on completion	50	no		
K	Cleaning out manholes of all debris etc.	100	no		
L	Supply and fix in position typical Manhole cover	50	no		
M	Supply and fix in position typical Manhole cover and frame	50	no		

	Pipework				
A	Excavate trench to existing concrete yard to a total depth of 750 , provide concrete bed and surround, provide 100 diameter PVC pipe, reinstate yard on completion	100	m		
B	Excavate trench to existing tarmacadam yard to a total depth of 750 , provide concrete bed and surround, provide 100 diameter PVC pipe, reinstate yard on completion	100	m		
C	Excavate trench to existing grassed area to a total depth of 750 , provide concrete bed and surround, provide 100 diameter PVC pipe, reinstate yard on completion	100	m		
D	Bends on 100 diameter PVC pipe	50	no		
E	Long sweep bend on 100 PVC pipe	50	no		
F	Y-junction on 100 pvc pipe	50	no		
G	Connect new 100 PVC pipe to existing include for special clayware to wavin adaptors	50	no		
H	Connect 100 pvc pipe to existing 100 pvc pipe	50	no		
I	Connect new 100 drain pipe to existing manhole	50	no		
J	Connect waste pipe to existing live sewer pipe	50	no		
K	Cut out hole in 225 thick solid block wall for 100 pipe	50	no		
L	Cut out hole in 300 thick block wall for waste pipe from WHB	50	no		
M	Cut out hole in 300 thick cavity block wall for overflow pipe from cistern	50	no		
N	Cut out hole under garden rising wall / foundations; below ground level ; for laying of pipes	50	no		

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DRAINAGE SERVICES

ELECTRICAL SERVICES				
Note: Refer to Drawings and Specifications				
The attention of the contractor is drawn to the description of materials, workmanship and supervision required in connection with the electrical installation's as set forth in the 'General Specification for Electrical Installations in residential dwellings in the Dublin City Council Area's (June 2022) ' included with the contract documents .		Note		
Contractors should also refer to Drawings (Appendix C - F) contained in the ' Voids Specification for Boiler and Heating Replacement' included with the contract documents .		Note		
Refer to typical flat layout in 'Drawings' section Volume A		Note		
If the electricity supply to the dwelling is still connected the building contractor must make an application to an electricity supplier to transfer the electricity account into his own name.		Note		

Note : Re Pricing Installations				
Installation Rates shall include for the filling out and lodgement of all necessary forms of application etc., required by the ESB / Electric Ireland .Rates should also include for liasing, programming appointments , testing , certification , payments and everything necessary to complete the installation as set forth in the specification (Volume A).		Note		
The fire alarm equipment chosen shall have the option for the provision of a detector base incorporating volt-free relay contacts in lieu of a standard base and should have the facility to be house coded and commissioned via an industry standard RF tool.		Note		
The carbon monoxide detectors shall be interlinked to cut out the gas boiler if activated and should have the facility to be house coded and commissioned via an industry standard RF tool.		Note		
All circuits shall be of radial design , refer to section 6.3 of the Specification for a description of the number and type of circuits to each dwelling type.As per section 6.2 of the electrical specification, Arc Fault Detection Devices (AFDD) shallbe installed on all final circuits. The type of protective devices required is detailed in 6.3 of the electrical specification.		Note		
Installation Rates shall include for a 16 mm sq. 3 core LSOH / LSOH cable between meter positions and the consumer units (meter tails) in accordance with the ESB's National Code of Practice for Customer Interface.		Note		
Installation Rates shall include for the removal of redundant wiring , boxes, trunking , conduits , fittings , consumer units and the laying of dust sheets.		Note		
Installation Rates shall include for making all necessary ways, and make good afterwards, for the conduit and trunking including the moving and refitting of furniture, kitchen units , lifting of carpet ,lino and floorboards where necessary .		Note		

	Electrical Installations - Houses				
	Two Bed House				
A	Rewire Two Bedroom House in LSOH / LSOH wiring and trunking to include :- 8 ceiling roses and lampholders,8 one way switches, 2 two way switches on hall light , supply and fit low energy bulbs ;enclosed luminaire in the bathroom with minimum Ingress Protection 44 rating and spur for mechanical extract fan, 2 external bulkhead luminaries over front and rear external doorways. 14 double switched sockets, 3 single switched sockets with 3 isolating switches , cooker switch , cooker hood point 610mm 3K/W 2KW dual immersion heater,20 Amp dual switch with neon light for immersion ;fitted with both control thermostat and non-resetting thermal cut-out. spur for ventilation for both kitchen and bathroom; bathroom lighting circut on 10 Amp RCBO / AFDD spur for gas boiler, heating pump and wire for 'S' plan ; heating circuit on 10Amp RCBO / AFDD 6 smoke detectors, 1 heat detector, 2 carbon monoxide detectors and relay base and cover ; circuit for fire alarm system; 1 telephone outlet, 1 TV outlet. trunking as follows :-24m of 25 x 16 trunking ; 18m of 16 x 16 trunking. all bonding and earthing / earth rod , consumer unit with door, baseboard ;tails connection provide for all builder's work including any necessary chasing of hardwall plaster / blockwork and removal / refitting of kitchen units ; remove old wiring and fittings, put down dust sheets ;all as set forth in the 'Electrical Specification'. Test and provide 'Completion Certificate'.	100	no		

	<u>Three Bed House</u>				
A	Rewire Three Bedroom House in LSOH/LSOH wiring and trunking to include :- 9 ceiling roses and lampholders, 9 one way switches, 2 two way switches on hall light , supply and fit low energy bulbs ; enclosed luminaire in the bathroom with minimum Ingress Protection 44 rating and spur for mechanical extract fan, 2 external bulkhead luminaries over front and rear external doorways. 16 double switched sockets, 3 single switched sockets with 3 isolating switches , cooker switch , cooker hood point 610mm 3K/W 2KW dual immersion heater, 20 Amp dual switch with neon light for immersion ;fitted with both control thermostat and non-resetting thermal cut-out. spur for ventilation for both kitchen and bathroom; bathroom lighting circut on 10 Amp RCBO / AFDD spur for gas boiler, heating pump and wire for 'S' plan ; heating circuit on 10Amp RCBO / AFDD 7 smoke detectors, 1 heat detector, 2 carbon monoxide detectors and relay base and cover ; circuit for fire alarm system; 1 telephone outlet, 1 TV outlet. trunking as follows :-26m of 25 x 16 trunking ; 22m of 16 x 16 trunking. all bonding and earthing / earth rod , consumer unit with door, baseboard ; tails connection provide for all builder's work including any necessary chasing of hardwall plaster / blockwork and removal / refitting of kitchen units ; remove old wiring and fittings, put down dust sheets ;all as set forth in the 'Electrical Specification'. Test and provide 'Completion Certificate'.	100	no		

	Electrical Installations - Flats				
	Sen.Citizen Bed-Sit Flat				
A	Rewire Sen.Citizen Bed-Sit Flat in LSOH wiring and trunking to include :-	100	no		
	4 ceiling roses and lampholders, 4 one way switches, 2 two way switches, supply and fit low energy bulbs ; enclosed luminaire in the bathroom with minimum Ingress Protection 44 rating and spur for mechanical extract fan, 1 external bulkhead luminaries over front doorway.				
	7 double switched sockets, 3 single switched sockets with 3 isolating switches , cooker switch , cooker hood point				
	610mm 3K/W 2KW dual immersion heater, 20 Amp dual switch with neon light for immersion ;fitted with both control thermostat and non-resetting thermal cut-out.				
	spur for ventilation for both kitchen and bathroom; bathroom lighting circut on 10 Amp RCBO / AFDD				
	spur for gas boiler, heating pump and wire for 'S' plan ; heating circuit on 10Amp RCBO / AFDD				
	3 smoke detectors, 1 heat detector, 2 carbon monoxide detector and relay base and cover ; circuit for fire alarm system;				
	1 telephone outlet, 1 TV outlet.				
	trunking as follows :-12m of 50 x 50 trunking ; 15m of 38 x 25 trunking ; 38m of 25 x 16 trunking				
	all bonding and earthing / earth rod , consumer unit with door, baseboard ; tails connection				
	provide for all builder's work including any necessary chasing of hardwall plaster / blockwork and removal / refitting of kitchen units ; remove old wiring and fittings, put down dust sheets ;all as set forth in the 'Electrical Specification'.				
	Test and provide 'Completion Certificate'.				

	<u>One Bed Flat</u>				
A	Rewire One Bedroom Flat in LSOH wiring and trunking to include :- 5 ceiling roses and lampholders, 5 one way switches, 2 two way switches, supply and fit low energy bulbs ; enclosed luminaire in the bathroom with minimum Ingress Protection 44 rating and spur for mechanical extract fan, 1 external bulkhead luminaries over front doorway. 9 double switched sockets, 3 single switched sockets with 3 isolating switches , cooker switch , cooker hood point 610mm 3K/W 2KW dual immersion heater, 20 Amp dual switch with neon light for immersion ;fitted with both control thermostat and non-resetting thermal cut-out. spur for ventilation for both kitchen and bathroom; bathroom lighting circut on 10 Amp RCBO / AFDD spur for gas boiler, heating pump and wire for 'S' plan ; heating circuit on 10Amp RCBO / AFDD 4 smoke detectors, 1 heat detector, 2 carbon monoxide detectors and relay base and cover ; circuit for fire alarm system; 1 telephone outlet, 1 TV outlet. trunking as follows :-12m of 50 x 50 trunking ; 15m of 38 x 25 trunking ; 38m of 25 x 16 trunking all bonding and earthing / earth rod , consumer unit with door, baseboard ; tails connection provide for all builder's work including any necessary chasing of hardwall plaster / blockwork and removal / refitting of kitchen units ; remove old wiring and fittings, put down dust sheets ;all as set forth in the 'Electrical Specification'. Test and provide 'Completion Certificate'.	100	no		

	Two Bed Flat				
A	Rewire Two Bedroom Flat in LSOH wiring and trunking to include :- 6 ceiling roses and lampholders,6 one way switches, 2 two way switches, supply and fit low energy bulbs ; enclosed luminaire in the bathroom with minimum Ingress Protection 44 rating and spur for mechanical extract fan, 1 external bulkhead luminaries over front doorway. 11 double switched sockets, 3 single switched sockets with 3 isolating switches , cooker switch , cooker hood point 610mm 3K/W 2KW dual immersion heater,20 Amp dual switch with neon light for immersion ;fitted with both control thermostat and non-resetting thermal cut-out. spur for ventilation for both kitchen and bathroom; bathroom lighting circut on 10 Amp RCBO / AFDD spur for gas boiler, heating pump and wire for 'S' plan ; heating circuit on 10Amp RCBO / AFDD 5 smoke detectors, 1 heat detector, 2 carbon monoxide detectors and relay base and cover ; circuit for fire alarm system; 1 telephone outlet, 1 TV outlet. trunking as follows :- 12m of 50 x 50 trunking ; 39m of 38 x 25 trunking ; 43m of 25 x 16 trunking all bonding and earthing / earth rod , consumer unit with door, baseboard ; tails connection provide for all builder's work including any necessary chasing of hardwall plaster / blockwork and removal / refitting of kitchen units ; remove old wiring and fittings, put down dust sheets ;all as set forth in the 'Electrical Specification'. Test and provide 'Completion Certificate'.	100	no		

	Sundry Items Supplied and Fitted to Electrical Installations				
	Houses				
A	Install Electric Shower fitting to house ,8.5kW with integral pump ,cold water feed ; with 45A double pole switch pull cord (or wall mounted outside the bathroom) , wire seperate circuit with 6 or 10sq. mm cable in trunking, provide additional RCBO/ AFDD 40A rating 30mA on consumer unit ; refer to section 6.3 re circuits for shower.	50	no		
	Supply and fit low energy bulbs to house -(they are included in full rewire rate)		Note		
B	Extra on above electrical systems for additional bedroom to house	100	no		
C	Extra over complete electrical installation for working in a three storey house	50	no		
D	Provide additional single switched socket in 2.5 sq.mm LSOH / LSOH cable in trunking on radial circuit	50	no		
E	Provide additional double switched socket in 2.5 sq.mm LSOH / LSOH cable in trunking on radial circuit	50	no		
F	Provide additional lighting point, including earthing, in 1.5 sq.mm LSOH / LSOH cable in trunking on lighting circuit	50	no		
G	Provide additional 'Smoke Detector' ; all as set forth in the electrical specification	100	no		
H	Provide additional 'Carbon Monoxide Detector' ; all as set forth in the electrical specification	100	no		

	Flats				
A	Install Electric Shower fitting to flat ,8.5kW with integral pump ,cold water feed ; with 45A double pole switch pull cord (or wall mounted outside the bathroom) , wire seperate circuit with 6 or 10sq. mm cable in trunking, provide additional RCBO/AFDD 40A rating 30mA on consumer unit ; refer to section 6.3 re circuits for shower.	50	no		
	Supply and fit low energy bulbs to flat- (they are included in full rewire rate)		Note		
B	Extra on above electrical systems for additional bedroom to flat	100	no		
C	Extra over complete electrical installation for working in a two storey flat	50	no		
D	Provide additional single switched socket in 2.5 sq.mm LSOH cable in trunking on radial circuit	50	no		
E	Provide additional double switched socket in 2.5 sq.mm LSOH cable in trunking on radial circuit	50	no		
F	Provide additional lighting point, including earthing, in 1.5 sq.mm LSOH cable in trunking on lighting circuit	50	no		
G	Provide additional 'Smoke Detector' ; all as set forth in the electrical specification	100	no		
H	Provide additional 'Carbon Monoxide Detector' ; all as set forth in the electrical specification	100	no		

	EXTRACT FAN				
A	Install and wire approved 100 diameter wall mounted extract fan ; 240v 50 Hz 25w ; with three pole isolation switch with on/off position indicator ; include for external vent and flexible cavity duct ; include for builders work coring , chasing etc.; power from fuseboard with seperate isolator provided.	300	nr		
B	Install and wire approved 100 diameter ceiling mounted extract fan ; 240v 50 Hz 25w ; with ceiling mounted three pole isolation switch with on/off position indicator ; include for external vent and flexible cavity duct ; include for builders work coring , chasing etc. ; power from fuseboard with seperate isolator provided.	300	nr		
	HUMIDITY SENSITIVE FANS				
	Decentralised Mechanical Extract Ventilation System (DMEV)				
C	Wall mounted centrifugal extract fan ; continious running two speed filterless extract ; humidity tracking system with automatically increasing and decreasing speed in corelation with relative humidity and occupancy levels ; include forexternal vent and flexible cavity duct ; include for builders work coring , chasing etc.; new supply to be taken from fuseboard with seperate isolator provided.	300	nr		
D	Ceiling mounted centrifugal extract fan ; continious running two speed filterless extract ; humidity tracking system with automatically increasing and decreasing speed in corelation with relative humidity and occupancy levels ;include for external vent and flexible cavity duct ; include for builders work coring , chasing etc.; new supply to be taken from fuseboard with seperate isolator provided.	300	nr		

	Bathroom Heaters				
A	Install wall mounted fan heater ; 2Kw output ; pull string cord ; including a AFDD protection and all necessary wiringto consumer board.	300	nr		
	Electric Storage / Panel Heaters				
B	Replace 1000w Electric Radiator	100	no		
C	Replace 1800w Electric Radiator	100	no		
D	Replace 1000w Panel Heater	100	no		
E	Replace 1500w Panel Heater	100	no		
	ESB Meter				
F	Provide for any builders work in connection with the moving of a electric meter	200	no		
G	Disconnect a pre-pay meter	100	no		
	MISCELLANEOUS ELECTRICAL WORKS				
	Mains Cables				
H	The Contractor shall make anapplication in his own name to the ESB if the electricity supply to the house/flat has been disconnected.Pay all necessary fees and supply a temporary builders supply to facilitate the works.	100	no		
I	Disconnect and remove existing mains cable , install new 3 x 16 sq mm SWA / LSOH mains cable from tenant fuse unit to esb meter position , increase size of ways as necessary and leave ready for ESB reconnection (average length 6m.)	100	no		

A	Provide 3 x 16 sq mm SWA / LSOH mains cable from tenant fuse unit to esb meter position(Where length of cable exceeds 6m)	200	m		
	Consumer Unit				
B	Remove existing fuseboard and fit new baseboard,consumer unit with adequate number of ways, re-terminate all cables, leave tails for ESB	50	no		
	Bonding				
C	Carry out bonding to all electrical services and switchgear within a swithroom and leave Neutralising tail for ESB to connect.	50	no		
	Earthing				
D	Run 10 sq mm earth wire from consumer unit in trunking and fit earthing clamp to metallic sheath or armouring of rising main, or to trunking and conduit system forming part of the protective conductor circuit.	50	no		
E	Sink earth rod and run 16 sq mm earth wire from consumer unit in trunking and hydrodare to earth rod and fit earthing clamp, galvanised box and denso tape.	50	no		
	MCBs / AFDDs				
F	Supply and install additional 6,10,20 or 32 Amp MCB / AFDD to the consumer unit.	50	no		

	EXISTING ELECTRICAL INSTALLATIONS				
	Sundry Items Supplied and Fitted to Existing Installations				
	Replacing switches, equipment etc. is to include for removal of existing and reconnection to electrical system as set forth in the specification.				
A	Supply and fit low energy bulbs	1000	no		
B	Replace single socket and backing box	100	no		
C	Replace double socket and backing box	100	no		
D	Replace single lighting switch	100	no		
E	Replace ceiling rose	100	no		
F	Replace cooker control unit and connect back to board	100	no		
G	Earth bath and sink on existing circuit	100	no		
H	Earth lighting point on existing circuit	100	no		
I	Wire two way switching on hall lighting point in 1.5 sq.mm LSOH / LSOH cable	100	no		
J	Install and wire porch light fitting	100	no		
K	Install and wire Immersion control ,20 Amp dual switch with neon light for immersion ;fitted with both control thermostat and non-resetting thermal cut-out.	100	no		
L	Install and wire 610mm 3K/W2KW dual immersion heater - wire separate circuit in 2.5 sq.mm LSOH / LSOH cable under floor boards and in trunking and connect immersion heater using a new 20 Amp duel switch with neon indicator . Provide additional 20A MCB / AFDD outlet on consumer unit protected by the RCD	100	no		
	Detectors				
M	Install and wire 'Smoke Detector' to existing system; all as set forth in the electrical specification	100	no		
N	Install and wire 'Carbon Monoxide Detector' to existing system; all as set forth in the electrical specification	100	no		

A	Install and wire a CO2 alarm relay base and cover ; all as set forth in the electrical specification	100	no		
B	Install and wire 'Heat Detector' to existing system; all as set forth in the electrical specification	100	no		
	Showers				
C	Reconnect showers - wire separate circuit with 6 sq.mm LSOH / LSOH cable under floor boards in trunking. Reconnect instant shower using existing switch . Provide additional 40/0.03 RCBO outlet on consumer unit .	100	no		
D	Install Electric Shower fitting ,8.5kW with integral pump ,cold water feed ; with 45A double pole switch pull cord (or wall mounted outside the bathroom) , wire seperate circuit with 6 or 10sq. mm cable in trunking , provide additional RCBO 40A rating 30mA on consumer unit ; refer to Spec. section 6.3 re circuits for shower.	100	no		
	Testing Existing System				
E	Test and Certify work done to a existing Installation	300	no		

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ELECTRICAL SERVICES				

	RAILINGS; Composite units; mild steel, galvanised				
A	Take down and remove existing rear garden division railings, 1.2m high with two horizontal rails and posts at 1.5m centres	100	m		
	Railings / Safety Handrails				
B	Safety Handrail; 50 diameter mild steel galvanised handrail at entrance door; bolted to wall and paving (Average 2m.)	50	no		
C	Safety Handrail; 50 diameter mild steel handrail to wheelchair ramps	100	m		
D	Extra over last for end plates bolted to wall and paving	40	no		
E	Extra over for 50 x 50 x 50 tee piece	40	no		
F	Extra over for bend	40	no		
	GATES; Composite units; mild steel, galvanised				
	Replace existing double gates, welded fabrication ; 25x25x3.3 hollow section top, bottom, stiles and eleven verticals per leaf ; two 30x25x12 plates welded to each hanging stile with 10 diameter dowel fixed to plate ; 12 diameter drop bolt 400 long with 12 diameter x 20 long grip set in three 25x6x35 girth carriers welded to stile ; one small retaining nib for grip ; 30x6x200 long latch with pivot plate, carrier and receiver welded to gates ; include for all decoration etc.				
G	2350 x 655 overall ; hanging each leaf on lugs of gate post (pairs)	50	no		
	Replace existing single gate, welded fabrication ; 25x25x3.3 hollow section top, bottom, stiles and eight verticals ; two 30x25x12 plates welded to hanging stile with 10 diameter dowel fixed to plate ; 30x6x200 long latch with pivot plate, carrier and receiver welded to gates ; include for all decoration etc.				
H	1000 x 655 overall ; hanging leaf on lugs of gate post	50	no		

	Replace gate posts ; welded fabrication ; 60 x 60 x4 hollow section; one end capped ;150 x 150 x 12 base plate welded on one end ; two 25 x 45 x 25 lugs welded on; holed for 10 pivot pins; include for decoration etc.				
A	1000 long; setting 700 above 300 below ground;breaking up and reinstatingconcrete	100	no		
	Gate stop ,mild steel ; welded fabrication, decoration				
B	200 x 100 x 6 base plate ; 100 x 100 x6 thick vertical stop; hole for bolt ; setting in cement mortar in concrete paving ;reinstating concrete paving	50	no		
	Refurbish existing metal gates and posts; resetting gate post or gate as necessary; ease and adjust existing gate ;including any additional welding required				
C	single gate	50	no		
D	double gate	50	no		
	<u>SHIPLAP FENCING</u>				
E	Timber shiplap fencing including precast concrete H posts, precast concrete base panel; fencing panels 1800 long x 1800 high; 2 coats preservative stain to fencing panels	300	m		
F	Replace shiplap panel ; 1800 long x 1800 high including concrete base panel (rate for isolated panel to existing fence)	50	no		
G	Precast concrete H post for shiplapfencing including concrete foundation	50	no		
H	Timber H post for shiplap fencingincluding steel foundation support	50	no		

	LANDSCAPING				
	Topsoil				
A	Remove topsoil from rear garden; terraced house	100	m3		
B	Remove topsoil from rear garden; endhouse	100	m3		
C	Remove topsoil from front garden	100	m3		
D	Import topsoil ; rear garden, terraced house	100	m3		
E	Import topsoil ; rear garden, end house	100	m3		
F	Import topsoil ; front garden	100	m3		
G	Level and rake topsoil ,remove debris and stones; sow grass seed	2000	m2		
	Rotovate gardens				
	Rotovate gardens; remove debris and stones; level and rake; sow grass seed				
H	rear garden, terraced house	2000	m2		
I	rear garden, end house	2000	m2		
J	front garden	2000	m2		
	Cut Grass and Hedges				
K	Cut grass ; remove debris and stones , include for disposal of cuttings	9000	m2		
L	Hedgerow to be topped and pruned ; include for disposal of cuttings	200	m		
M	Remove hedgerow , grubbing up roots, backfilling and compacting with topsoil , disposal off site.	200	m		
	Trees				
	Cutting down trees , removing off site , grubbing up roots, backfilling and compacting with topsoil				
N	trees, girths less than or equal to 0.45m	100	No.		
O	trees, girths 0.45 - 1.5m	100	No.		

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RAILINGS, GATES, FENCING AND LANDSCAPING

	RATES OF PAY The Rates of Pay and the conditions of employment (including in relation to pension contributions) of each work person shall comply with all applicable statutory provisions, and those rates and conditions will be no less favourable than those for the relevant category of work person in any Sectoral Employment Order and Registered Employment Agreements implemented in accordance with the Industrial Relations Acts. CONSTRUCTION SECTOR The following basic hourly rates of pay will apply in the sector from 1st August 2025 to 31st July 2026				
A	Craftpersons - €23.00 per hour		note		
B	Category A Worker - €22.32 perhour		note		
C	Category B Worker - €20.71 perhour		note		
D	New Entrant Operative Workers - €16.74 per hour		note		
	The following basic hourly rates of pay will apply in the sector from 1st August 2026 .				
E	Craftpersons - €23.74 per hour		note		
F	Category A Worker - €23.03 perhour		note		
G	Category B Worker - €21.37 perhour		note		
H	New Entrant Operative Workers - €17.28 per hour		note		

	TENDERED RATES OF PAY				
	The Contractor's tendered costs of labour , to be inserted below , shall include for all costs incurrred by the Contractor (excluding VAT) for those workers engaged on additional or substituted work required as a result of a Task Order . Such costs may be in excess of the basic hourly rate's of pay but will not be less than those rates for the relevant category of worker in an applicable Sectoral Employment Order made under the Industrial Relations (Amendment) Act .				
	NORMAL WORKING HOURS				
	Construction Sector				
A	Craftpersons	200	hours		
B	Category A Worker	200	hours		
C	Category B Worker	200	hours		
D	New Entrant Operative Workers	200	hours		
	REPAIR REQUEST CALL OUT CHARGE				
	NORMAL : It is intended that work will generally be carried out during normal working hours, Monday to Friday. Normal working hours will be defined as 0800 to 1700 hours Monday to Friday. A Task Order / 'Repair Request' may be e.g. to repair a broken front door lock , the supply and fix rate in Volume C may not cover the costs involved for this one off repair item. Include for a Call Out charge which can be added to the final account submitted to the AMO on completion of every 'Repair Request' .				
E	Call Out charge to Flats ; Normal Working Hours	500	no		
F	Call Out charge to Houses ; Normal Working Hours	500	no		

	EMERGENCY : From time to time Contractors will be asked to operate outside normal working hours (Monday to Sunday - items of work outside normal working hours will most likely be emergency works). A Task Order /'Repair Request' may be e.g. to repair a broken front door lock , the supply and fix rate in Volume C may not cover the costs involved for this one off repair item done outside normal working hours. Include for a Call Out charge which can be added to the final account submitted to the AMO on completion of every 'Repair Request' .				
A	Call Out charge to Flats ; Outside Normal Working Hours	500	no		
B	Call Out charge to Houses ;Outside Normal Working Hours	500	no		
	ASBESTOS SURVEY				
	Provide an Asbestos Survey to identify the location of any asbestos containing materials ; showing the location,extent and condition of all ACM's along with any remedial recommendations necessary.				
C	House	300	no		
D	Flat	300	no		
	SPECIALIST SUBCONTRACTORS				
	The contractor is to include below for profit and attendances on works by Specialist Sub Contractors that may arise (non BOQ items such as, but not limited to, Asbestos Removal , moving Gas and Electric Meters, MMC's etc)				
E	Allow for profit and attendances on Specialist work with a notional value of €2,000,000 , please express the desired rate (percentage) as a decimal in the rate column ; e.g. 3% equates to 0.03)	2e+06	%		

	SECURITY				
A	All inclusive rate for 24 hour security of a dwelling for a week (Monday-Sunday)	50	wks.		
B	All inclusive rate for security of a dwelling for a week (Monday-Sunday):excluding normal working hours 0900-1700 (Monday-Friday)	50	wks.		
	STEEL SECURITY SCREENS AND DOORS TO DWELLING				
	Working in dwellings with steel security screens				
C	Provide for cost of working in a dwelling where steel security screens and doorshave been installed (poor lighting and distruption to some Trades etc)	100	no		
D	When the steel shutters are removed ; provide for the cost of reglazing 3 bed house	100	no		
E	When the steel shutters are removed ; provide for the cost of reglazing 2 bed flat	100	no		
	WORKING IN FLATS				
	Allow for the extra cost of working in Flats where all materials must be carried up stairs and along shared balconies				
F	Flat at First Floor Level	200	no		
G	Flat at Second Floor Level	200	no		
H	Flat at Third Floor Level	200	no		

	CLEARING OUT OF HOUSES AND FLATS AT START OF TASK ORDER				
	Clearing Out House				
A	Remove curtains , curtain rails and blinds; remove laminate flooring, carpet/underlay and lino ; remove all rubbish in house and attic ; allow for 2 skips per house , if additional skips are required the AMO will allow for in the Extras	400	NO		
	Clearing Out Flat				
B	Remove curtains , curtain rails and blinds; remove laminate flooring, carpet/underlay and lino ; remove all rubbish in flat ; allow for 1 skip per flat , if additional skips are required the AMO will allow for in the Extras	400	NO		
	SKIPS				
	Note : The rates for Skip hire below are for those occasions when dwellings will need rubbish removed including from garage's, shed's and garden's . All other items that are required to be removed and disposed of are included in the items and rates in this pricing document.				
	Skips to comply with Section 72 of the Roads Act,1993 affecting control of Skips on Public Roads				
	Standard Skip				
C	Include for One Standard Skip and Eight Hours Labour	400	no		
	Dwelling where Skip cannot be placed outside				
D	Where a skip cannot be used to clear a dwelling ; provide for one skip in volume and eight hours labour, to be removed by whatever means necessary (e.g.truck , grab truck , van etc.). Note - A Waste Collection Permit is required for this purpose , all in accordance with section 34(1) of the Waste Management Act 1996 (as amended).	400	no		

	FURNITURE REMOVAL				
A	Removal and Disposal off Site; Kitchen table and six chairs	200	no		
B	Removal and Disposal off Site; 3 piece Suite	200	no		
C	Removal and Disposal off Site ; Beds including headboards	200	no		
D	Removal and Disposal off Site ;built in wardrobe 4m x 0.6m x 2.4m	200	no		
E	Removal and Disposal off Site ; free standing double wardrobe	200	no		
F	Removal and Disposal off Site ; TV and stand	200	no		
	KITCHEN WHITE GOODS				
G	Disposal off Site , White Goods to Flat	300	no		
H	Dispose off Site; White Goods to House	300	no		
	CLEANING OF DWELLINGS - FLATS				
	Allow for keeping the access balconies and stairwells free from dust and debris at all times.				
I	Flat at First Floor Level	100	no		
J	Flat at Second Floor Level	100	no		
K	Flat at Third Floor Level	100	no		
	Cleaning of Flats on Completion				
L	Allow for all cleaning to Bed Sit Flat and removal of any rubbish on completion of the Task Order ; Supply and Fit ApprovedFire Blanket .	100	no		
M	Allow for all cleaning to One Bed Flat and removal of any rubbish on completion of the Task Order ; Supply and Fit ApprovedFire Blanket .	100	no		
N	Allow for all cleaning to Two Bed Flat and removal of any rubbish on completion of the Task Order ; Supply and Fit ApprovedFire Blanket .	100	no		

A	Allow for all cleaning to Three Bed Flat and removal of any rubbish on completion of the Task Order ; Supply and Fit Approved Fire Blanket .	100	no		
	<u>Deep Cleaning Existing Bathroom and Kitchen</u>				
B	Allow for deep cleaning existing bathroom and sanitary ware	100	no		
C	Allow for deep cleaning of existing bathroom tiles	100	no		
D	Allow for deep cleaning of existing Kitchen Units	100	no		
E	Allow for deep cleaning of existing Kitchen tiles	100	no		
	<u>CLEANING OF DWELLINGS - HOUSES</u>				
	<u>Cleaning of Houses on Completion</u>				
F	Allow for all cleaning to Two Bed House and removal of rubbish and debris on completion of the Task Order ; Supply and Fit Approved Fire Blanket .	100	no		
G	Allow for all cleaning to Three Bed House and removal of rubbish and debris on completion of the Task Order ; Supply and Fit Approved Fire Blanket .	100	no		
H	Allow for all cleaning to Four Bed House and removal of rubbish and debris on completion of the Task Order ; Supply and Fit Approved Fire Blanket .	100	no		
	<u>Deep Cleaning Existing Bathroom and Kitchen</u>				
I	Allow for deep cleaning existing bathroom and sanitary ware	100	no		
J	Allow for deep cleaning of existing bathroom tiles	100	no		
K	Allow for deep cleaning of existing Kitchen Units	100	no		
L	Allow for deep cleaning of existing Kitchen tiles	100	no		

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