CONSULTANT'S REPORT

Guidance:

- Items 1 to 6 below must be addressed in any Consultant's Report.
- A full breakdown of all building costs, in sufficient detail that items can be identified and quantified, must be included in the consultant's report.
- Where the proposed works involve alterations/refurbishment within the existing building, the gross floor area of the portion of the building affected by the works must be stated.
- For applications in connection with mechanical, electrical and gas services the Consultant should consider all relevant building services Technical Guidance Documents (TGDs) and associated guidance documents and design notes as published on gov.ie. The report itself should comply with the guidance in TGD002, Sections 18.0, 18.1, 18.2 (Primary Schools) and TGD003, Sections 19.0, 19.1, 19.2 (Post Primary Schools).
- The Consultant's Report **must** be submitted in the format set out in the Template. Any variation may result in the school's on-line application being invalidated.
- The Consultant's Report **must** be provided to the school authority in word/PDF format in order to allow it to be downloaded as part of the on-line application.
- **Photographic evidence of the affected area is mandatory and must be included in the**

1. School Details – the following information must be provided:

School Roll Number	72180K
School Name	Inver College
School Address	Carrickmacross Co. Monaghan
Eircode	A81V342
Contact Name	Sinead McColgan
Contact Number	[redacted]
Contact E-mail	[redacted]

2. Describe the part(s) of the building for which the proposed project is required. Include, if applicable, details of number of rooms affected and the gross floor area of the building or portion of the building affected.

The proposed project pertains specifically to the extension of the school building completed in 1999, which comprises a gross floor area of approximately 1,285 m². The original school building, constructed prior to this extension, has a gross floor area of 2,650 m² but is not included in the scope of this project. The works are confined to the 1999 extension and relate mainly to replacing windows and some ceiling upgrade works at first floor. The works will affect a number of rooms within this

portion of the building. Such a general classrooms, GP Hall, Practical Rooms, and circulation routes.

It is noted that the school currently has a stage 2b application currently awaiting decision on planning and then the department. This stage 2b application proposes to demolish the existing school building and the glazed link corridor between the 2 buildings. As part of our report and BoQ, we have included to replace the single glazed curtain walls in this corridor should the extension not go ahead. If the extension is planned to proceed these can be omitted easily.

Original school building – 2650m2
Extension in 1999 – 1285m2
First Floor Classroom Area – 350m2 (relating to ceiling upgrade works)

3. **Provide a full explanation of the nature and extent of the defect(s) with supporting photographs, and floor plans (or site plan of school) with affected area highlighted. (See circular for more information)**

The existing single-glazed aluminium windows installed throughout various areas of the school are exhibiting several performance and condition-related defects. Most notably, the windows cannot be closed properly due to warped frames and misaligned sashes. In many cases, the handles and locking mechanisms are either broken or severely worn, preventing the windows from being securely shut. As a result, the building is exposed to air and water ingress, leading to increased heating costs and reduced comfort for teachers and students.
In addition to mechanical faults, the windows have poor thermal performance. Being single glazed with aluminium frames that lack thermal breaks, they allow significant heat loss in winter and heat gain during warmer months. This contributes to frequent temperature fluctuations in classrooms and other teaching spaces, which negatively impacts the learning environment.
Condensation is another major issue, commonly forming on the interior glazing surfaces, especially during colder weather. This has led to areas of dampness and visible mould growth around the window reveals. Cold drafts are also reported regularly by staff and students, further indicating poor insulation and sealing around the frames.
Furthermore, the windows provide insufficient acoustic insulation. External noise from traffic, play areas penetrates the classrooms, disrupting lessons and reducing focus among students.
These defects are widespread across the school, affecting multiple blocks and room types. Supporting photographs are attached, illustrating examples of damaged window frames, broken locks and condensation. A floor plan (or site plan) is also included, with all affected window units clearly marked in red to show the extent and distribution of the defects across the school site.

Another issue which relates to the acoustic performance of the Kingspan RW roof panel system in the first floor of the 1999 extension. During periods of rainfall, particularly moderate to heavy rain, the roof panels generate a significant level of impact noise. This noise is transmitted directly into the teaching spaces below, creating a highly disruptive environment. As a result, normal teaching activities are often forced to stop or be significantly altered during such weather conditions. The noise levels are such that communication between teachers and students becomes difficult, and learning is interrupted. Both Aural and Oral listening is not possible during periods of heavy rainfall.
It has been reported from students and teachers that these rooms get cold in the winter months. Gaps between the roof panels and walls are drafty and there is heat escaping. This is making it hard for students and teachers to concentrate on classes.
The affected area encompasses the entire first floor classroom areas beneath the Kingspan RW roof within the 1999 extension.

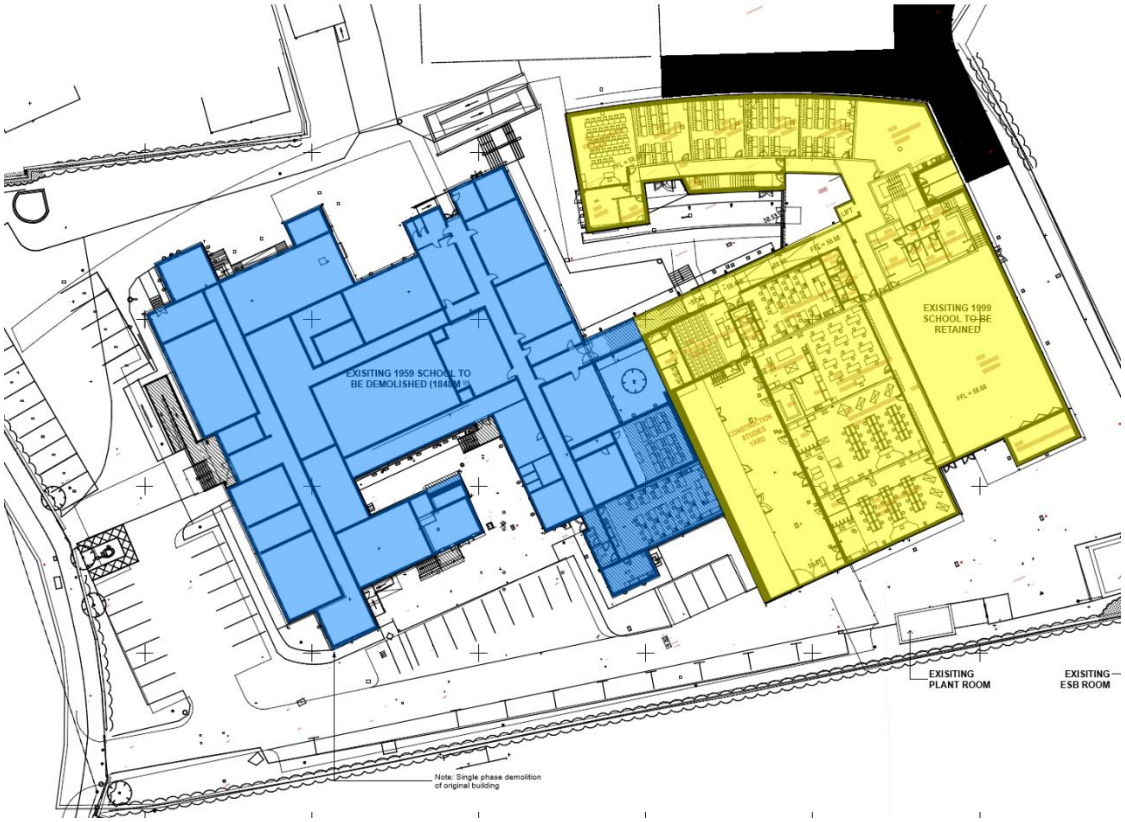

Figure 1. Ground floor plan. Yellow Area denotes 1999 extension, where works are to be carried out, blue is existing building to be demolished, not relating to this project.

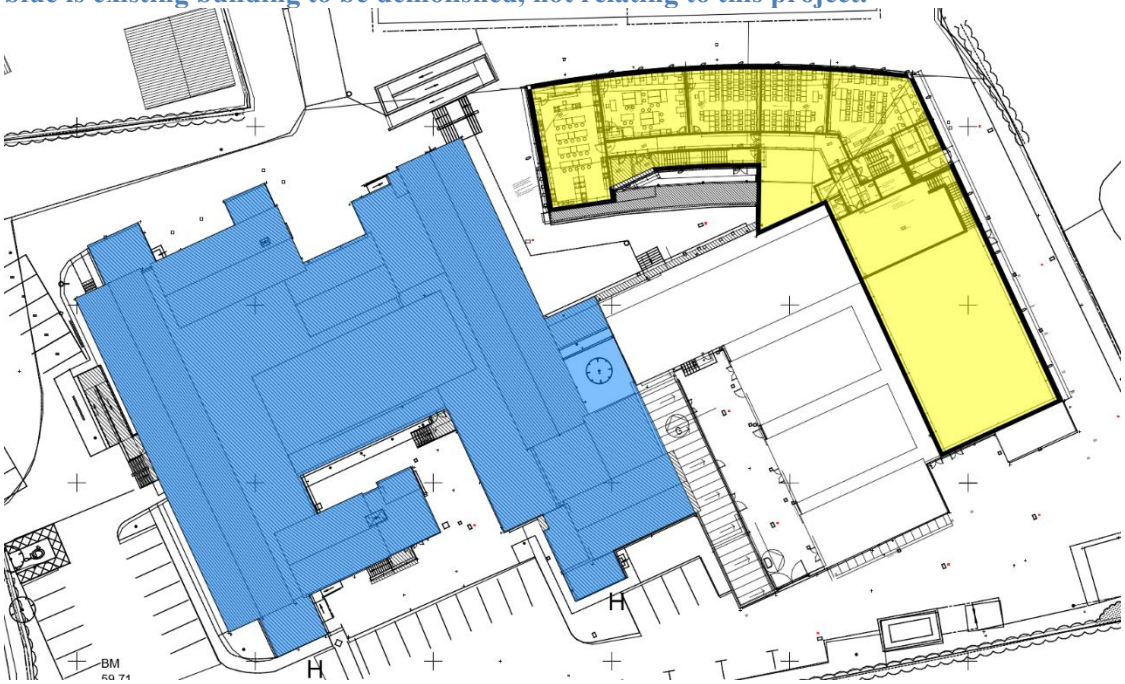

Figure 2. First Floor Plan. Yellow Area denotes 1999 extension, where works are to be carried out, blue is existing building to be demolished, not relating to this project.



Figure 3. Kingspan RE Roof Panel with poor acoustic performance to classrooms below

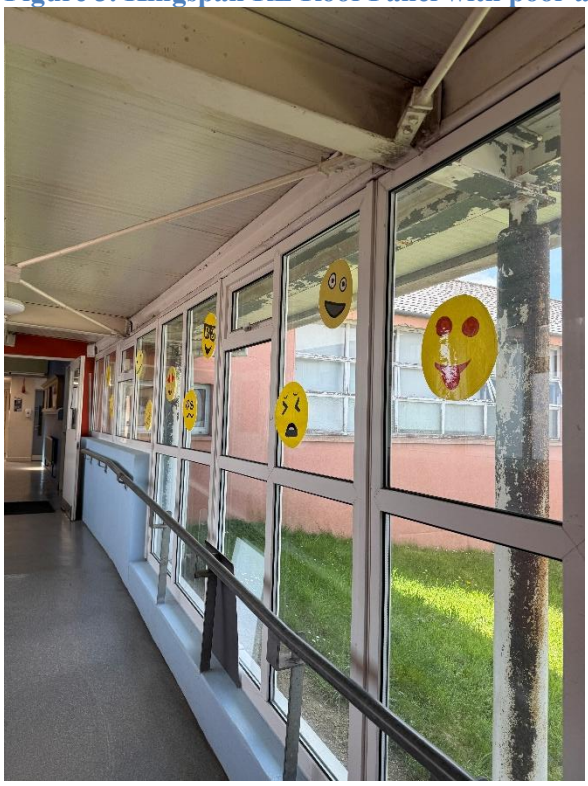

Figure 4. Example of single glazed glass elements that are performing poorly

4. When was the affected part(s) of the building last replaced and/or remedial works carried out? Where applicable, a description of previous remedial works should be included.

The affected aluminium windows were installed approximately 25 years ago as part of the original building installation. Since then, remedial works have been carried out on several occasions. About 3 years ago, maintenance included lubrication of window tracks and replacement of worn seals to improve movement. More recently, 6 months ago, partial repairs were made involving realignment of window frames and replacement of malfunctioning locking mechanisms. Despite these remedial efforts, some windows remain stuck in open or closed positions due to continued wear of internal components and possible frame distortion.

5. What evidence is there of an effective maintenance programme for the affected area(s)?

There is limited evidence of a formal or proactive maintenance programme specific to the affected aluminium windows. No documented schedule of inspections, servicing, or repairs has been identified for these components. Caretakers have tried their best to fix windows stuck in open / closed positions over the years to no avail. Many are still stuck in open / closed positions at the time of writing this report. Maintenance / servicing appears to have been carried out on an as-needed basis rather than as part of a structured preventative maintenance plan.
There has been occasional maintenance such as cleaning, Given the current condition of the windows showing signs of wear, alignment issues, and operational conflict this suggests that regular, systematic maintenance has not been effectively implemented in this area.

5a. Please indicate below by ticking the box(es) relevant to your project if including a climate action element of works in the proposed project:

Attic Insulation	✔	**Cavity Wall Insulation**	☐	**Bike Rack**	☐
Air Tightness works	✔	**LED lighting**	☐	**Heat Pumps**	☐

Electric Vehicle (EV) charging provision ☐

6. All proposed projects should include a breakdown of, including costs per m² of building area affected by the proposed works.

All proposed projects should be fully itemised and costs broken down, as follows: -

Item	Description	Quantity	Unit	Rate	Total €
1	First floor ceiling upgrade works; install of suspended ceiling system	350	M2	75.00	26,250.00
2	Install of 50mm insulation roll above suspended ceiling	350	M2	17.60	6,160.00
	Window Removal & Replacement w/ Aluminium Frame Double Glazed windows with 60mm frame, Glazing to be in low-E toughened glass throughout, with anti-glare coating. u-value not to exceed 1.4w/m2K. Trickle vents to all windows. Hinges, catches, locks et cetera included.				
2	2220x1100mm	12	NR	2,148.96	25,787.52
3	1100x1100+1100x1100mm (Corner Window)	1	NR	2,879.60	2,879.60
4	2235mm x 1100mm	1	NR	2,163.48	2,163.48
5	1600x650mm	1	NR	1,040.00	1,040.00
6	900x650mm	1	NR	585.00	585.00
7	1600x950mm	1	NR	1,040.00	1,040.00
8	6500x1430mm	1	NR	8,179.60	8,179.60
9	28,195x2575mm including double door set	1	NR	74,150.08	74,150.08
10	Glazing and Double door set; 6900x2583mm + 1800x2350mm door set	1	NR	20,966.25	20,966.25
11	Glazing and Double door set; 1.145x1125mm + 2235x2200mm door set	1	NR	9,561.00	9,561.00

12	1050x1100mm	1	NR	1,016.40	1,016.40
13	1550x650mm	1	NR	886.60	886.60
14	1550x650mm	1	NR	886.60	886.60
15	2220x1050mm	9	NR	2,051.28	18,461.52
16	1100x1050mm+1100x1050mm (Corner Window)	1	NR	3,232.80	3,232.80
17	2235x1050mm	1	NR	2,065.14	2,065.14
18	1750x1050mm	1	NR	1,617.00	1,617.00
19	2235x1050mm	4	NR	2,065.14	8,260.56
20	2235x1050mm	4	NR	2,065.14	8,260.56
21	2000x1050mm	3	NR	1,848.00	5,544.00
22	1850x1050mm	1	NR	895.00	895.40
23	2000x1050mm	3	NR	1,848.00	5,544.00
24	1850mm x 1050mm	1	NR	1,709.40	1,709.40
25	2000mm x 1050mm	3	NR	1,848.00	5,544.00
26	4400mm x 780mm	1	NR	3,020.16	3,020.16
27	2000mm x 780mm	2	NR	1372.80	2,745.60
28	1200mm x 1600mm	1	NR	1,330.56	1,330.56
29	1800mm x 1600mm	1	NR	2,534.40	2,534.40
30	1050mm x 1050mm	1	NR	970.20	970.20
31	1050mm x 1050mm	1	NR	970.20	970.20
32	1350mm x 1050mm	2	NR	1247.40	2,494.80
33	1200mm x 900mm	1	NR	950.40	950.40
34	1200mm x 900mm	1	NR	950.40	950.40
35	1200mm x 900mm	1	NR	950.40	950.40
36	3350mm x 1050mm	1	NR	3,095.40	3,095.40
37	3350mm x 1050mm	1	NR	3,095.40	3,095.40
	General				
38	Allowance for painted MDF liner to heads / reveals/ window board	510.24	M	72.10	36,788.30
39	Blinds				Excluded
40	Allowance for electrical works	1	Item	10,000.00	10,000.00
41	Making good generally	1	Item	10,000.00	10,000.00
42	No manual remote opening windows				Excluded
43	Main contractors preliminaries & insurances				48,387.41
				Construction Sub Total	370,970.14
				VAT @ 13.5%	50,080.96
				Total Construction Cost	421,051.10
				Professional Fees	[redacted]