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	(06) PRELIMINARIES AND INSURANCES					
A	Description		Unit			
	(06) Preliminaries					
B	1. Preliminary Particulars					
	1.1 Project, parties and consultants					
	The name, nature and location of the project					
	15 accessible social housing units for Dublin City Council, with associated external works, bicycle storage, refuse storage, landscaping & ancillary works at 14-15 Fitzwilliam Quay, Dublin 4, D04 T9F8					
	A general description of the works					
	The contract comprises the following works:					
	The adaptation of an existing office building into a residential building and associated siteworks					
	The names and address of the Employer and Consultants together with their respective roles.					
	The 'Employer' shall mean					
	Dublin City Council					
	Names and addresses of the Consultants					
	The term 'Employer's Representative' shall mean					
	DeSiun Architects, 23 South Great Georges Street, Dublin 2, D02 AP66					
	The Architect is:					
	DeSiun Architects, 23 South Great Georges Street, Dublin 2, D02 AP66					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	The Civil and Structural Engineer is:					
	CORA Consulting Engineers, Behan House, 10 Lower Mount Street, Dublin, D02 HT71					
	The Building Services Engineer is:					
	O'Connor Sutton Cronin & Associates Consulting Engineers, 9 Prussia Street, Dublin7, D07 KT57					
	The Quantity Surveyor Advisor is:					
	Bolger Quantity Surveyors, 3 Garden Row, Kilkenny					
	The Project Supervisor Design Process is:					
	DeSiun Architects, 23 South Great Georges Street, Dublin 2, D02 AP66					
A	The Contractor shall note that the above consultants appointed from time to time by the Employer will be empowered to visit the site and to supervise all or any of the work. The Contractor shall observe their instructions and directions with regard to same and shall collaborate with them fully and to any extent that may be required, provided always that the Employers Representative's directions with regard to all or any of the work shall be final and binding.		Item			
	1.2 Description of Site					
B	Boundaries					
C	Refer to Tender Drawings for details of site boundaries.		Item			
	Means of access					
D	The site will be accessed through the existing entrance at the Fitzwilliam Quay		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Position of the Works					
A	Refer to Tender Drawings.		Item			
	Adjacent or Abutting Buildings					
B	The Contractor's attention is drawn to the adjacent business / houses that are in the vicinity of the site. The Contractor must ensure minimum DUST levels, and minimum NOISE levels at all time and must dampen down dust on a regular basis so as not to effect adjoining users. It will be the Contractor's responsibility to ensure that required access and services are upheld and maintained at all times to the neighbouring buildings, footpaths, roads etc. The Contractor is to note the present condition of adjoining properties, boundaries, pitches, green areas paths, kerbs and roads. Any damage caused to adjoining/adjacent properties will be made good at the Contractor's expense, in addition to other remedies which may be available. The contractor should VISIT THE SITE to identify these structures and to take cognisance of their affect on the building operations.		Item			
	Existing Services					
C	Drainage, water, gas or other mains or power services known to exist on, under, or over the site - refer to site survey drawings and details accompanying this bill of quantities.		Item			
	Visiting the Site					
D	A site visit can be undertaken by arrangement with Mr Micheal de Siun (micheal@desiun.ie) at De Siun Architects as per contact details above.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	1.3 Drawings and other Documents					
A	Drawings from which Bill the Bill of Quantities has been prepared					
B	Refer to Volume A.		Item			
	Design Team Specification in relation to prelimanaries					
C	This Preliminaries section should be read in conjunction with the preliminaries items as contained within the Architects specification documents. All items contained within said preliminaries section must be complied with.		Item			
	2 Contract					
D	2.1 Form, Type and Conditions of Contract					
E	Standard Conditions					
F	The form of Conditions is as set out in the Public Works Contract for Minor Building Works Designed by the Employer (PW-CF5) published on http://constructionprocurement.gov/contracts/ on the date 10 days before the latest date for submission of Tenders (disregarding amendments posted on that date). The Contractor shall enter into an Agreement with the Employer under this form. The Contractor shall further refer to the Instructions for Tendering, Works Requirements, Form of Tender and Schedule accompanying these documents.					
G	Nothing in the Drawings, Specification, or Bill of Quantities shall override, modify or affect in any way whatsoever the application or interpretation of that which is contained in the Conditions of Contract.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor shall make full provision in his tender for complying with the Agreement and all the Conditions of the Contract.		Item			
	In the following Clauses, where reference is made by Heading and Clause number, these refer to the Conditions of the Contract and shall be read as though herein contained in full and the Contractor shall include for any payment he requires for complying therewith. Insurances should be priced separately in Element (07).					
B	Clause 1: The Contract		Item			
C	Clause 2: The Law		Item			
D	Clause 3: Loss, Damage and Injury		Item			
E	Clause 4: Management		Item			
F	Clause 5: Contractor's Personnel		Item			
G	Clause 6: Property		Item			
H	Clause 7: The Site		Item			
J	Clause 8: Quality, Testing and Defects		Item			
K	Clause 9: Time and Completion		Item			
L	Clause 10: Claims and Adjustments		Item			
M	Clause 11: Payment		Item			
N	Clause 12: Termination		Item			
P	Clause 13: Disputes		Item			
Q	Clause 14: Covid-19 Mandatory Clause		Item			
R	Clause PV1		Item			
S	Schedule		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Schedule Part 1					
A	The following is a schedule of the insertions to be made in Schedule Part 1 to the Conditions:					
B	A. Employer's Representative and Communications					
C	Notices under Clauses 12 and 13: Dublin City Council at Address above.		Item			
D	Other notices: Attention Director of Services at Employer's Address above		Item			
E	Employer's Representative: de Siun Architects		Item			
F	Notices to Employer's Representative: Mr. Micheal de Siun at Employer's Representative Address above		Item			
G	Maximum adjustment for a single change order: Eur5,000		Item			
H	Maximum cumulative adjustment in any 3 months: Eur15,000		Item			
J	Quantity Surveyor: Attention Mr Mark Bolger at Quantity Surveyor's Address above		Item			
	B. Documents					
K	Works Requirements: As contained in Volume A and scheduled in Appendix A of bill of quantities.		Item			
L	Pricing Document: Bills of Quantities		Item			
	C. Property in Contractor's Documents					
M	Ownership of Documents and Works Proposals: Ownership does not transfer to the Employer under Subclause 6.4.		Item			
	D. Insurance					
N	Insurance of the Works: Minimum amount for professional fees is 13.5% of the Contract Sum		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Public Liability Insurance: Eur6.5 million minimum indemnity		Item			
B	Employer's Liability Insurance: Eur13.0 million minimum indemnity		Item			
C	Maximum Excess: Eur10,000 for Insurance of the Works, other risk items, public liability and professional indemnity		Item			
D	Insurance of Existing facilities: Subclause 3.8 shall apply		Item			
E	The Contractor is not required to extend the insurance of the Works and other Risk Items for a Section that has reached Substantial Completion until the Employer's Representative issues the certificate of Substantial Completion for the whole Works.		Item			
F	Professional Indemnity Insurance: Eur1.5 million minimum indemnity required for items with specialist design input and those from whom collateral warranties are requested		Item			
	E. Performance Bond					
G	A performance bond is required.		Item			
	F. (i) Collateral Warranties					
H	Public lighting		Item			
J	Fencing		Item			
	F. (ii) Ancillary Certificates					
K	None required.		Item			
	G. Date for Substantial Completion; Liquidated Damages					
L	Date for substantial completion: 36 weeks from handover of the Site.		Item			
M	Liquidated Damages: €1000 per day.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	H. Early Completion					
A	Early Completion: Certificate of Substantial Completion is required		Item			
	I. Defects Period					
B	Defects Period: Initial defects period is 12 months		Item			
	J. Random Checks for Employment Records					
C	Random Checks: Sub-clause 5.3.3A(2) shall be part of the Contract		Item			
	K. Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments					
D	Delay Events and Compensation Events are as follows:					
E	1. The Employer's Representative gives the Contractor a Change Order: Delay Event Yes, Compensation Event Yes.		Item			
F	2. The Employer's Representatives directs the Contractor to search for Defects or their cause and no Defect is found, and the search was not required because of a failure of the Contractor to comply with the Contract: Delay Event Yes, Compensation Event Yes.		Item			
G	3. The Employer's Representative directs the Contractor to suspend work under sub-clause 9.2: Delay Event Yes, Compensation Event Yes.		Item			
H	4. The Contractor suspends work in accordance with sub-clause 12.3: Delay Event Yes, Compensation Event Yes.		Item			
J	5. There is a factual error in information about the Site or setting out information in the Works Requirements [This does not include an error of interpretation.]: Delay Event Yes, Compensation Event Yes.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	6. The Employer takes over part of the Works before Substantial Completion of the Works and any relevant Section: Delay Event Yes, Compensation Event Yes.		Item			
B	7. The Employer does not give the Contractor an instruction required under sub-clause 4.5.4 within the time required under sub-clause 4.11.2 when the Contractor has asked for the instruction in accordance with sub-clause 4.11.1: Delay Event Yes, Compensation Event Yes.		Item			
C	8. The Employer does not allow the Contractor to occupy and use part of the Site in accordance with sub-clause 7.1: Delay Event Yes, Compensation Event Yes.		Item			
D	9. The Employer does not give the Contractor a Works Item or other thing as required by the Contract when the Contractor has asked for it in accordance with sub-clause 4.11.1: Delay Event Yes, Compensation Event Yes.		Item			
E	10. Employer's Personnel working on the Site under clause 7.6 interfere with the execution of the Works on the Site, and the interference is unforeseeable and not in accordance with the Contract: Delay Event Yes, Compensation Event Yes.		Item			
F	11. The Employer instructs the Contractor under sub-clause 3.2.3 to rectify loss or damage to Risk Items for which the Contractor is not responsible: Delay Event Yes, Compensation Event Yes.		Item			
G	12. Loss of or damage to the Works that is at the Contractor's risk in accordance with subclause 3.2: Delay Event Yes, Compensation Event No.		Item			
H	13. A weather event as described below: Delay Event Yes, Compensation Event No.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	14. A strike or lockout affecting the construction industry generally or a significant part of it, and not confined to employees of the Contractor or any Contractor's Personnel: Delay Event Yes, Compensation Event No.		Item			
B	15. Delay to the Works caused by the order or other act of a court or other public authority exercising authority under Law, that did not arise as a result of or in connection with an act, omission or breach of Legal Requirements of the Contractor or the Contractor's Personnel or a breach of the Contract by the Contractor: Delay Event Yes, Compensation Event No.		Item			
C	16. A breach by the Employer of the Contract delaying the Works that is not listed elsewhere in this table: Delay Event Yes, Compensation Event Yes.		Item			
D	17. A difference between the Contract value of the Works according to the quantities and descriptions in the Pricing Document and the Contract value of the Works described in the Works Requirements, because the Pricing Document, when compared with the Works Requirements: includes an incorrect quantity, or includes an item that that is not included in the Works Requirements, or excludes an item that is included in the Works Requirements, or gives an incorrect item description, and the difference for an item in, or that should have been in, the Pricing Document is more than €500. : Delay Event No, Compensation Event Yes.		Item			
E	18. An item of archaeological interest or human remains is found on the Site, and it was unforeseeable: Delay Event Yes, Compensation Event Yes.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	19. The Contractor encounters on the Site unforeseeable ground conditions (not resulting from weather) or unforeseeable human-made obstructions in the ground, other than Utilities: Delay Event Yes, Compensation Event Yes.		Item			
B	20. The Contractor encounters unforeseeable Utilities in the ground on the Site: Delay Event Yes, Compensation Event Yes.		Item			
C	21. Owners of Utilities on the Site do not relocate or disconnect Utilities as stated in the Works Requirements, when the Contractor has complied with their procedures and the procedures in the Contract, and the failure is unforeseeable: Delay Event Yes, Compensation Event Yes.		Item			
	WE 1.0 is the document entiled Weather Events WE 1.0 published on www.constructionprocurement.gov.ie on the Designated Date. The Contractor's attention is drawn to WE 1.0 and the relevant thresholds outlined in the document as the thresholds are to be used in the calculation of any potential claim for weather related delays. All other conditions and relevant contract documentation and subclauses should also be reviewed when carrying out any calculations. A weather measurement for a month means each of the following:					
D	the number of days with rainfall exceeding 10 millimetres		Item			
E	the number of days with minimum air temperature less than 0 degrees Celsius and		Item			
F	the number of days with maximum mean 10 minute wind speed exceeding 15 metres per second as recorded at Dublin Airport Weather Station.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	In sub-clause 9.4:					
A	The programme contingency is 20 Site Working Days of delay caused by Compensation Events.		Item			
	In sub-clause 10.6.4(3):					
B	The rates to be used to determine the cost of plant are the rates in the CECA schedule but taken as being in Euros.		Item			
	In sub-clause 10.7:					
C	The amount to be added for delay cost is the daily rate tendered by the Contractor in the Schedule, Part 2D (sub-clause 10.7(1)).		Item			
D	For purposes of sub-clause 10.7 the Contractor is to tender in part 2D a single daily rate for delay costs.		Item			
	L. Payment Particulars					
E	Period for Interim Payment: Calendar Monthly. Detailed monthly valuation claims must be presented by the Contractor to the Employers Quantity Surveyor at least one day in advance of the relevant site meeting at monthly intervals or as otherwise agreed.		Item			
F	Minimum Amount for Interim Payments: No minimum		Item			
G	% of Contract Value Unfixed Works Item: 0%		Item			
H	Retention Percentage: 5%		Item			
	M. Price Variation					
J	Price Variation: As Clause 15.		Item			
	N. Conciliation and Arbitration					
K	Conciliator: Will be appointed by the President RIAI.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Arbitrator: Will be appointed by the Chartered Institute of Arbitrators.		Item			
	Freedom of Information					
B	1.Dublin City Council proposes that the following information relating to this tender competition will be made available on request under the Freedom of Information Act 2014:		Note			
C	(a) The name of the Contractor who is awarded the contract, and the total amount of the tender.		Note			
D	(b) To the unsuccessful tenderers the reasons why their tender was rejected.		Note			
E	2. Dublin City Council undertakes to hold confidential, any information provided by in this tender subject to:		Note			
F	(a) disclosure of information specified at (1) above as liable for release to the public		Note			
G	(b) the Office's obligations under law, including the Freedom of Information Act, which came into force on 14th October 2014.		Note			
	General Matters					
H	All items must be in ink in detail and should any item herein be left unpriced, it shall be held to be included in the prices given for other items of the work.		Item			
J	The Contractor shall exclude Value Added Tax.The Contractor shall price and will be deemed to have priced all items in the Bill of Quantities exclusive of Value Added Tax.		Item			
	Terms "approved					
K	The terms "approved		Note			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Term "supply"					
A	Unless otherwise stated the word "supply" shall mean to include the term "provide and fix" as is usually understood.		Note			
B	Dates of standard specification etc.		Note			
C	Where reference is made in the Specification or in the Bill of Quantities to an Irish or British Standard Specification or code of Practice, the issued shall be that of the latest edition, Imperial or Metric, as appropriate.		Item			
	2.2 Contractor's Liability					
D	Indemnification of Employer					
E	The Contractor shall keep the Employer indemnified against all claims in respect of, or arising out of, or in consequence of the Works, or of any preparation or provision of the Works and the Contractor shall be responsible for and shall pay all compensation for all damages and injury to any person or persons or to any property occasioned by trespass, whether wilful or accidental, or any carelessness or neglect in design or construction of temporary works, marking, watching, timbering, shoring and otherwise protecting the adjoining buildings and premises.		Item			
F	The Contractor shall take all such precautions as may be reasonably necessary for the purpose of preventing or avoiding accidents or injury to any person or persons or to any property but no additional charge shall be made or claim allowed in respect thereof.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Insurances					
A	The Contractor shall provide third party cover for at least €6,500,000 any one accident / unlimited in the period of insurance.		Item			
B	The Contractor shall produce copies of his policies with the appropriate endorsements for inspection before the work commences.		Item			
C	Policy exclusions will not be permitted, which cover on use of cutting or welding equipment or other portable tools for the work. Insurances must cover use of such tools.		Item			
	2.3 Insurance Liability of the Employer					
D	Insurances		Item			
E	As per contract clause 3.		item			
	2.4 Local Authorities fees and charges					
F	Local Authority Fees and Charges		Item			
G	The Contractor shall provide for local authority fees and charges required for the Works. (Note that capital contributions payable to utility companies will be paid for directly by the Employer).		Item			
	2.5 Obligations and Restrictions imposed by the Employer					
H	(a) Access to and possession or use of the site		Item			
J	Access to site		Item			
K	The site will be accessed through the existing entrance at the Fitzwilliam Quay.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor shall have full regard to the safety of the public and except to the extent described elsewhere herein, shall not impede the flow of traffic and pedestrians.		Item			
B	The Contractor shall note that proper access and rights of way must be maintained for the general public and other users for the entirety of the Works.		Item			
C	The Contractor shall regulate traffic movements at the site entrances and at crossing points to facilitate proper access by adjoining owners to all adjacent properties. The Contractor shall allow for regular liaison with regard to access. Establish wheel washing for all vehicles leaving the site.		Item			
D	The Contractor shall consult the convenience of anybody who may be affected by the work with regard to the access approaches to be used, suitable times for making deliveries and all matters affecting them.		Item			
E	The Architect and any person authorized by him shall at all reasonable times have access to the Works and to the site and to all workshops and places where materials, manufactured articles and machinery are being obtained for the Works.		Item			
F	The contractor shall maintain all existing public footpaths adjoining the site in operation for the duration of the works. Some proposed works are required at the existing entrance along Fitzwilliam Quay within the existing public footpath. Safe pedestrian crossings shall be provided for the duration of these works. All necessary health and safety items shall be implemented as necessary for the duration of the works to ensure the safe and comfortable passage of pedestrians.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Where access to the site is across a footpath the Contractor should consult the Local Authority to obtain the necessary permissions. Regard should be given for the need to maintain convenient access to adjacent premises.		Item			
	Carparking					
B	Contractor car parking					
C	The contractor shall visit the site and satisfy themselves as to the availability of safe and secure carparking within the area. Parking to be accommoadted within the site boundary only. The contractor shall not park in the adjoining housing estates and roads.		Item			
	Use of Site					
D	The Contractor shall not make use of the site for any purpose other than construction of the Works.		Item			
	(b) Limitations of Working Space					
E	Deliveries					
F	The Contractor's attention is drawn to the access limitations to the site which may restrict vehicular deliveries. The contractor shall allow for the delivery, offloading and placing of all materials necessary for the works by suitable means and notify his suppliers to make the appropriate deliveries whether by component size restriction or batch quantities. No claims shall be entertained in respect of delivery, double handling, manouvering or delivery restrictions placed on the contractor. The contractor shall programme all deliveries so not to impede the flow of traffic. The contractor shall submit a detailed Construction Management Plan to Dublin City Council for approval prior to starting works on site.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Compound					
A	The Contractor's compound will be within the site boundary as shown on the site plan drawing. Exact compopund arrangements to be agreed with the Employer prior to the commencement of the Works. Other than works outside the Contractor's compound the Contractor shall confine his operations strictly within these areas, and shall take absolute precautions to prevent anyone concerned with the works from entering any other part of the site unless in direct connection with the works. Hoarding must be provided around the perimeter of the compound and removed upon completion of the works. Compound location must be returned to its existing condition upon completion of the works.		Item			
B	Site storage and compound is to be facilitated within the extent of the site hoarding, as indicated in The Site Plan. Only supplies and materials necessary for the delivery of the works are to be stored in the site compound.		Item			
C	In relation to any operations required to be carried out outside the Contractor's compounds, the Contractor shall consult with the Employer regarding suitable times for the execution of such work and programme his works accordingly.		Item			
	Maintenance of Access Routes During Construction					
D	The Contractor shall maintain existing access routes adjacent to the sites / premises at all times. All necessary hoardings to be put in place to protect access routes.		Item			
E	No equipment, material, builder's debris or other items to obstruct access routes.		Item			

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Method statements and notifications of works to common or public areas to be submitted at least 5 working days before commencement of these works.		Item			
	(c) Limitations on Working Hours					
B	The site and building works required to implement the development shall generally only be carried out between 08.00hrs to 18.00hrs Monday to Friday and between 09.00hrs and 13.00hrs Saturday. No work is permitted on site on Sundays and Bank Holidays. However, works may also take place outside these times with the prior approval of the Architect. Out-of-hours work shall not be covered over until inspected by the Employers Representative. Work generating excessive noise must not be commenced until after 9am.		Item			
	(d) Limitations on the operation of plant with respect to adjoining property					
	Limitations on Noise					
C	Activities at the site shall not give rise to noise levels off-site which exceed a sound pressure limit (Leq,T) of 55dB(A)LAeq (30 minutes). There shall be no audible tonal component or impulsive component in the noise emission from the site activities.		Item			
	(e) The use or disposal of any material found on the site					
D	Use of Materials found on site					
E	Materials excavated from the site shall unless expressly stated otherwise be removed from site and disposed of at a tip to be provided by the Contractor.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	During excavation and site clearing, the foreman and the workmen shall watch out for objects that may be of archaeological or historical interest. All such articles whether coins, old pottery, fossils, tools, utensils or weapons, bones, urns or vases, stonelined graves or the like are to be considered the property of the Employer. The position of any such objects in the strata should be especially noted on discovery and marked on the layout or site plan.		Item			
B	On any such find being made, the Employers Representative is to be contacted immediately. The find is not to disturbed until his written instructions are given as to the disposal of such articles.		Item			
C	Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required. The Department of Culture, Heritage and the Gaeltacht will advise the Applicant/Developer with regard to these matters. No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the Department of Culture, Heritage and the Gaeltacht.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights					
	Hoardings, fences, screens					
A	Provide, erect and maintain hoardings to the satisfaction of the Employer, for the duration of the works for the protection of the general public around the work area and compound. Design of hoarding is by the Contractor as temporary works and to be certified by an Engineer employed by the Contractor. Hoarding can be Heras fencing type and must have adequate intermediate supports. Allow for gates as necessary. Remove hoarding and make good any disturbed ground upon completion of the works.		Item			
B	Obtain permission from the Local Authority for all temporary hoarding and fences. Pay all rates, fees and licences and comply with the requirements of the Local Authority.		Item			
	Fencing to Planted Areas					
C	The Contractor is advised that temporary Herras fencing must be kept in place to the temporary fencing lines shown on the site plan and remove upon completion. The Contractor shall price for this stipulation in Element (30).		Item			
	Temporary roofs					
D	None required.		Item			
	Temporary Name Board					
E	The Contractor may erect site boards of their own organisation, subject to the Employer's approval.		Item			
F	Provide for the supply and erection of a site sign, including frame and supports. Sign to be erected at a location to be agreed with the Employer.		Item			

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Advertising rights					
A	Advertising rights shall be entirely and solely at the disposal of the Employer		Item			
	Patent Rights and Royalties					
B	The Contractor shall save harmless and indemnify the Employer from and against all claims and proceedings for or on account of infringement of any patent rights, design trademark or name or other protected rights in respect of any constructional plant, machine, work or material used for or in connection with the Works.		Item			
	(g) The maintenance and protection of existing services on, under or over the site					
C	Maintenance of Existing services					
D	Protect, uphold, maintain all pipes, ducts, sewers, service mains, overhead cables, etc., during the execution of the Works. The Contractor is to make good any damage due to any cause within his control at his own expense and pay any costs and charges in connection therewith.		Item			
E	Protect existing drainage system from ingress of debris from new additional drainage or from connecting new additional to existing drainage.		Item			
F	The Contractor's attention is drawn to the existing services in the vicinity of the site. With the exception of those services to be removed under this contract every precaution must be taken to avoid damage to these. Any damage caused must be made good at the Contractor's own expense. Refer to Existing Site Services Drawings as prepared by the Employers Representative and issued as part of the tender documents.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(h) The execution or completion of the work in any specific order or in sections or phases, including any coincidental work not at the discretion of the Contractor					
A	Order of Execution and Completion of the Works					
B	The Contractor shall undertake the works in a single phase.		Item			
C	The Contractor shall construct the works to minimise impact on local residents.		Item			
D	The Contractor shall be responsible for the co-ordination of all external services i.e. the Foul and Surface water sewers, watermains, E.S.B., Gas, Eir, Irish Water and Virgin Media. The Contractor shall prepare all co-ordination drawings necessary for the completion of the works.		Item			
E	The Contractor's management arrangements for the project shall be submitted and approved by the Employer prior to commencement on site.		Item			
F	The Contractor shall be called upon to co-operate with the Employer in the preparation of a detailed time and progress chart. This shall be updated monthly and submitted to the Employer.		Item			
G	The submission of a programme shall not relieve the Contractor of any of his obligations under the Contract.		Item			
	Contractor Programme (Clause 4.9.1)					
H	Prior to the signing of a contract the Contractor shall prepare and submit a detailed programme for agreement with the Employer and the Employers Representative. The programme shall be of a quality that will permit effective monitoring of the Works.		item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractors programme must be updated on a fortnightly basis highlighting actual progress of the works against the initial programme issued. This updated programme must be issued fortnightly, or as otherwise requested, to the Employers Representative at site meetings.		Item			
B	Tenderers shall provide a methodology and outline programme showing cognisance of the programming of works within and outside the general site hoarding line, including site finishes/ landscaping and demonstrate a clear approach to the programme.		Item			
	(i) Maintenance of specific temperature and humidity levels					
C	Refer to specifications.		Item			
	(j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance					
D	None envisaged except where stipulated elsewhere in this section.		Item			
	(k) Provision of connections to voice and data communications systems for use of the employer					
E	None envisaged except where stipulated elsewhere in this section.		Item			
	(l) Periodic usage and access charges on on voice and data communications for use of the Employer					
F	None envisaged unless requested in services engineer specification		Item			
	(m) Provision of Project Supervisor Construction Stage services, by the Contractor under the Safety, Health and Welfare at work (Construction) Regulations					
G	Safety, Health and Welfare at Work					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The contractor shall produce, develop and maintain a Construction Management Plan.		Item			
B	The Contractor shall include for complying with the Safety Health and Welfare at Work Acts and Regulations current at the date of tender. This includes implementing in full the requirements of the developed Health and Safety Plan including, but not limited to, the obligations contained within site compound and access drawings issued as part of this tender.		Item			
C	The Contractor shall be appointed by the Employer under a collateral agreement to the main contract as Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2016. The contractor shall include all costs for the provision of the services of Project Supervisor for the Construction Stage pursuant to the Regulations.		Item			
D	The Contractor shall include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to Clause 3 of the main contract shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of Project Supervisor for the Construction Stage of the project.		Item			
E	The Contractor shall include for providing all necessary information as requested by the Project Supervisor for the Construction Stage to enable the preparation and completion of the Safety File excluding drawings and specifications which shall be provided by the appropriate member of the design team.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor shall mark up, manage and record drawn information for the Design team and relevant Specialists in preparing "As Built" drawings for inclusion in the Safety File. This shall include "As Built" topographical survey of the site and boundaries, utility mapping (GPR and RD) drawings and reports, and taking in charge maps.		Item			
B	The Contractor will be required to enter into a Collateral Agreement to the main contract to provide the services of Project Supervisor of the Construction Stage pursuant to regulations 6 and 7 of the Health and Safety Regulations.		Item			
	The contractor shall before construction work starts develop the Safety & Health Plan so that it:					
C	- incorporates the approach to be adopted for managing safety and health by everyone involved in the construction stage.		Item			
D	- takes account of the relevant sections of the safety statements prepared by the current contractors (and Sub-contractors) under the latest Safety, Health and Welfare at Work Act.		Item			
E	- incorporates the common arrangements including emergency procedures and welfare.		Item			
F	- includes arrangements for monitoring compliance with the safety and health plan as well as with safety and health laws in general.		Item			
G	- includes where appropriate, rules for the management of the work for safety and health.		Item			
H	- includes management of COVID-19 related risks.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor shall notify the Health & Safety Authority before work commences.		Item			
B	The Contractor shall prepare and update the safety file and deliver it to the Client on the completion of the project.		Item			
C	The Contractor shall coordinate Health & Safety on site particularly where more than one Contractor is employed.		Item			
D	The Contractor shall issue directives which shall be taken into account by the Designers and Contractors.		Item			
	(n) Any other obligation or restriction					
E	Maintenance					
F	The Contractor shall establish on-site procedures that will limit the amount of mud, debris, etc. that is carried onto the road network.		Item			
G	The Contractor shall continually brush the adjacent roads with a mechanical road sweeper, throughout the duration of the contract.		Item			
H	The Contractor shall establish a routine cleaning of the windows and the facades generally of the adjoining properties as necessary. All visits to these buildings are to be arranged with the respective occupiers.		Item			
	Storage of Topsoil					
J	The Contractor shall agree with the Employer his arrangements for the storage of topsoil. Where topsoil is not removed, it shall be stored entirely within the site boundaries. These arrangements shall be subject to agreement with the Employer before commencement of the works.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Employment of Labour					
A	None but fully qualified and competent work people shall be employed on the Works and the Contractor shall furnish such evidence as the Employer may require as to the qualifications and competency of any work person. The Employers Representative shall have the power to have dismissed from site any work person who misconducts himself/herself or who he deems incompetent or negligent. The Contractor shall be responsible for keeping all work people under his control and within the confines of the site, except as may be necessary for parts of the Works located outside the confines of the site.		Item			
	Protection of Existing Buildings and Property					
B	The Contractor shall be responsible for and shall take absolute precautions to prevent damage to existing buildings, plant, equipment or other property. Any damage caused will require to be made good at the Contractor's expense.		Item			
C	The Contractor shall note the condition of existing boundary walls, hedges, railings, neighbouring houses, properties and other structures that may be affected by any of the works, and shall allow for undertaking a condition survey of same prior to starting on site. The Contractor shall install tell-tales as neccessary and following the Works shall return the fences/walls to the condition they were in prior to the works.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor shall ensure that no damage beyond fair wear and tear is caused by the Works to existing boundaries and properties. This includes site traffic to roads, footpaths and other paved areas during the building operations. Any damage caused will require to be made good at the Contractor's expense.		Item			
	Craneage / Hoisting of Materials					
B	Provide for mobilisation and demobilisation of craneage equipment including all associated temporary works including foundation bases, beams, footings and the like. The Contractor shall programme these works as necessary for the satisfactory completion of the project.		Item			
C	The Contractor shall comply with restrictions in regard to night lighting, height and travel restrictions of craneage equipment used on site		Item			
D	Provide for hoisting or craneage of materials to the required levels; whether by means of mobile or fixed plant; the contractor shall allow for all temporary or generated power for the duration of the work as required including setting-up and removal of the above plant upon completion of the works.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Supply of Plant, Materials and Labour					
A	The Contractor shall at his own expense supply and provide all the constructional plant, temporary buildings tools and equipment temporary works, material both for temporary and for permanent works, labour (including labour on-costs), supervision, transport to and from the site and above the Works and other things of every kind required for the construction, completion and maintenance of the Works. The Contractor shall provide also for all freightage costs, charges and expenses incidental to the complete performance of the Works unless special exemption shall have been made by the Employer .		Item			
	Removal of Improper Work and Materials					
	The Employers Representative shall have the power to order during the progress of the works :-					
	(a) Removal from the site of any materials which in his opinion are not in accordance with the Employers requirements.					
	(b) Substitution of improper materials					
	(c) Removal and proper re-execution (notwithstanding any previous test thereof or interim payment therefor) of any work which in respect of materials or work-people is not in accordance with the Contract .					
	General					
B	Any vehicular or pedestrian traffic on site should have clearly defined circulation systems.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)						
	Quality						
A	The workmanship throughout shall be of the highest standard and the materials in all cases will be all new and of the best quality of the kinds specified.		Item				
B	The Contractor shall provide in his tender for a system of quality control as specified. He shall submit, on request, details of his proposals for quality control to the Employers Representative for approval, prior to commencement on site.		Item				
C	Where in the Specification (Preambles) or item description herein materials, appliances or fittings are described using the trade names of the manufacturers or agents, alternatives may be considered by the Employers Representative subject to their being equal in quality, nature and appearance, to the approval of the Employers Representative.		Item				
					To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Named materials/products in the specifications fulfil the performance, quality and aesthetic required by the Design team to achieve the standard of building quality set out in the works requirements documents. For tendering purposes pricing should be based on the specified products/materials and not on proposed substitutes. Products of equivalent/equal value in certification, specification and performance may be proposed by the successful contractor but may only be substituted with the prior approval of the ER. Any proposed substitution must comply with both the technical and architectural/engineering requirements of the works requirements. Any application for substitution of a specialist product must be accompanied by full and detailed information on the proposed product or system and documentary proof of compliance with technical standards and architectural/engineering requirements. This should include certification, specifications, drawings and samples. Contractors shall note that should a specified product hold an agrement board certificate from Ireland or the UK or an E.N. european certificate, a proposed alternative which does not hold similar certification may be rejected. Alternative certification of products should be from a recognized independent testing authority within the EU, be in English and be relevant to a similar climate to Ireland. Any cost incurred or time spent researching alternatives for architect's approval shall be at the expense of the contractor.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	All references to material, suppliers, manufacturers names are given on an "or equivalent" basis and all alternatives must be submitted for consideration to establish its equivalence and aesthetic equivalence or not to the specified item. The contractor should note that the works have been designed to provide aesthetic qualities unique to this project and that aesthetics is a functional requirement. If the contractor intends to substitute a specified material with one that he/she deems equivalent then he/she should note that aesthetics will be an essential factor in determining equivalence. The employer's representative will not permit the use of any material not fully equivalent, both aesthetically and technically, with what is specified in the contract documents.		Item			
B	Where appropriate all materials delivered to the site shall bear the manufacturer's name, brand name or any other data that may be required to verify the exact nature of the material and relate it to the requirements of the Specification. Where applicable the materials shall bear the British Standards Certification Trade Mark and/or British Board of Agreement Certificate mark.		Item			
C	Works test certificates shall include, whenever applicable, the location in the Works or the delivery or batch which the sample represents.		Item			
D	The Contractor shall make available to the Employers Representative or his representative any instruments or other equipment and every assistance they may require from time to time for checking the accuracy and quality of the Works.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor will close off areas as they become complete and restrict the movement of personnel working in of passing through those areas. This is particularly important when an area has been inspected by the Architect and deemed to be to his satisfaction.		Item			
B	Noise produced on and around the site should be minimised as far as possible, in particular by limiting the use of compressors and other plant to stated hours and by fitting and using silencing devices wherever practicable. Attention should be paid to the recommendations given in B.S.5228		Item			
C	The Contractor should appoint a specialist Pest Control Contractor to allow for the eradication of rodents both on the site and after migration to adjacent premises.		Item			
	Dimensions and Surveys					
D	It is the Contractors responsibility to ensure all Works conform with the planning and construction drawings and specification. The contractor should use only written dimensions and must not scale off any drawing. Any discrepancies or conflicting information must be reported to the Employer immediately.		Item			
	(o) COVID-19 Procedures					
E	Obligations and Restrictions Imposed by the Employer in relation to COVID19 [Coronavirus SARS-CoV-2]					
				To Collection €		

					€	c
	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Public Work Contracts do not provide an entitlement to the Contractor to recover costs associated with the current and on-going COVID-19 pandemic. Contractors tendering and operating during the COVID-19 pandemic must include any associated cost in their tender sum and ensure they are protecting their workforce and minimising the risk of spread of infection.		Item			
B	Should there be a reason to impose greater restrictions on movement to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28 March 2020 and 18 May 2020, the contractor is entitled to an extension of time in accordance with the Form of Tender and Schedule, Part 1K (15) 2, but no financial recompense.		Item			
C	International and national advice on same has been given from authorities such as the WHO, HSE, HSA, NSAI, RIAI and the CIF & NHBA the outcome of which is a clear requirement for all contractors to document their plans as part of their preparations.		Item			
D	The guidance outlined in the CIF Construction Sector C-19 Pandemic SOP document [summarised below] along with general standard health and safety requirements should be followed.		Item			
E	A specific C-19 Plan in line with the above CIF SOP document is to be developed to address risks & tasks associated with the project.		Item			
F	All safety documentation including RAMS should align with the above CIF SOP document and site-specific plan.		Item			
G	C-19 Compliance Officer(s) is to be appointed to ensure compliance with the CIF SOP document and site-specific plan.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	All staff are to undertake the CIF C-19 Induction Programme.		Item			
B	All site facilities are to be sufficient to allow for compliance with the above CIF SOP document and site-specific plan.		Item			
	CIF COVID-19 Pandemic Standard Operating Procedures					
C	The Construction Industry Federation (CIF) has created a set of standard operating procedures (SOP) as a guide to help contractors manage sites for workers.		Item			
D	The CIF aim is to advise the construction sector on how to manage Covid-19 on a construction site throughout the pandemic in order to protect workers, their families and the community while also protecting livelihoods.		Item			
E	Set out below are a short description of what the CIF suggest implementing in conjunction with an enhanced Construction Stage Health and Safety Plan.		Item			
F	Refer to CIF SOP document for full details.		Item			
	Role of the Client					
G	The client must support the implementation of the procedures and they must be implemented in accordance with the necessary contractual instructions from clients. A risk assessment which takes account of Covid-19 should be conducted by the client and contractor before construction commences to ensure the project can proceed in compliance with the SOP.		Item			
				To Collection €		

					€	c
	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Health & Safety Documentation					
A	All project health and safety documentation should to be reviewed and aligned with the SOP.		Item			
	Site Management					
B	Site management should assess risks and manage safety and health hazards in the workplace, including managing and instructing site workers on the various control measures and compliance.		Item			
	Hygiene					
C	All Site Personnel should follow good hygiene and hand washing, as well as encouraging others to follow same.		Item			
	Return to Work Process (Sites)					
	Before construction sites commence following the shutdown period, the construction companies must:					
D	- Communicate updated Safety and Health Plans, Safety Statement and other relevant documents to all staff members;		Item			
E	- Communicate the enhanced site Construction Stage Health and Safety Plan to all site management;		Item			
F	- Ensure all site personnel complete the CIF Online C-19 Induction;		Item			
G	- Ensure all persons returning to site complete a COVID-19 Questionnaire / self-declaration.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Travel to / from Work					
A	Workers should travel to the site in a company vehicle or their own vehicle, and when this is not possible, they should take public transport. If a worker uses public transport, they should be given a talk on how to reduce the possibility of infection.		Item			
	Prevention of Cross Contamination					
B	Cleaning procedures should be in place across the sites to prevent cross contamination, particularly in communal areas and at touch points.		Item			
C	Where possible, arrangements should be met so that workers do not have to use the same tools.		Item			
	Social Distancing					
D	Social distancing of minimum 2m is recommended to slow the transmission of Covid-19.		Item			
	Compliance Officer					
E	Depending on the size of the project, person(s) should be appointed as a C-19 Compliance Officer(s). The CIF SOPs details the role and duties of the Officer(s).		Item			
	Communal and Welfare Facilities					
F	Office arrangements, toilet facilities, canteens and eating arrangements and drying rooms should be configured to comply with social distancing of 2m - The CIF SOPs offer suggestions on how to do this.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Site Walkways and General Access					
A	A one-way system on access routes throughout the sites should be implemented as well as increasing access points. Where a one- way system is not possible, pedestrian routes should be widened.		Item			
	First Aid Responder Guidance					
B	Standard infection control precautions should be applied when responding to any first aid incident in the workplace. If a person presents with symptoms associated with Covid-19, they should be treated as a suspected case. PPE equipment should be on hand to respond to first aid incidents.		Item			
	Management of Meetings					
C	Where possible, all meetings should be conducted remotely unless it is necessary to meet in person.		Item			
	Management of Deliveries					
D	Site management should ensure that all delivery transactions enforce physical distancing and all deliveries should be planned with protocols agreed.		Item			
	Close Working					
E	Close working should be eliminated but the document offers guidance related to risks for short term work that must be completed where workers are less than 2 metres apart.		Item			
	Covid-19 Suspect / Confirmed Cases					
F	The CIF SOPs outline what one should do if an employee or a member of the public becomes unwell and believes they have been exposed to Covid-19. If a confirmed case is identified in the workplace, the HSE will provide the relevant staff with advice.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Return to Work Process - Worker					
A	A protocol must be followed to ensure a worker who is out of work due to Covid-19 is fit to return by means of self-declaration. Fitness for work must be considered with regard to whether their illness poses a risk to the individual themselves and to other individuals in the workplace.		Item			
	Cleaning Spaces following Suspected / Confirmed Cases					
B	To reduce the risk of passing the infection to other people, it is recommended to clean an area with normal household disinfectant while using PPE after a suspected Covid-19 case has passed through. The document further details laundry and waste management guidelines.		Item			
	Statutory Training Updates					
C	Safe Pass: the expiry date of Safe Pass cards that expired since the 1st March 2020 has been extended for the duration of the Covid-19 emergency.		Item			
D	Construction Skills Certification Scheme (CSCS): the renewal of these cards does not require the attendance at a training / renewal programme and can be achieved by following the instructions detailed in the document.		Item			
E	First Aid certification: if a First Aid Responder's certification has lapsed and they are unable to complete a refresher course, their certification will remain valid until such time that the situation is rescinded.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	3 Work by Nominated Sub-Contractors, Goods and Materials from Nominated Suppliers, Work by Utility Providers and Work by Others Engaged Directly by the Employer					
A	3.1 Work by Nominated sub-contractors / specialists					
B	Nominated sub-contractors					
C	Not applicable.		Item			
	Specialists					
D	Refer to the Definitions section of PW-CF5 for definition of a Specialist under this contract. The Contractor shall give all facilities and render all necessary assistance to specialist subcontractors allowing them the use of scaffolding , platforms, hard standings, banksmen, ladders, hoists, screens, water supply, power, safe storage accommodation, labour for unloading and bringing in and all other help save only the materials, labour and specially equipment specifically covered by their subcontracts.		Item			
	3.2 Goods and materials from nominated suppliers					
E	Not applicable - this is a Public Works Contract.		Item			
	3.3 Works by Utility Providers					
F	The Contractor shall, if required, allow access to the site and building for the staff of ESB, Irish Water, Bord Gais, Eir or others carrying out inspections, tests and or installations on behalf of the Employer. Provide all attendances as necessary.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor is responsible for liasing with and co-ordinating staff from ESB, Irish Water, Bord Gais, Eir or others as required on site in relation to existing and / or reinstated services as required. Provide all attendances as necessary.		Item			
	3.4 Work by others engaged directly by the Employer					
B	The Contractor shall allow access to the site for the Employer's contractors, artists and tradesmen who may be performing other installations on behalf of the Employer. He shall also allow access to Employer's contractors or staff in the delivery, storage and execution of furnishing and other fitting out work. Provide all attendances as necessary. Note public art piece as specification section A.4.		Item			
	4 General facilities and obligations					
C	(a) Supervision and co-ordination of the works					
D	Supervision					
E	Provide for all on and off site administration and supervision.		Item			
	(b) Plant, tools and vehicles					
F	i. Bringing to site, erecting and removing upon completion		Item			
G	ii. Maintaining on site for the duration of the works		Item			
	(c) Scaffolding					
H	i. Bringing to site, erecting and removing upon completion		Item			
J	ii. Adjusting and maintaining on site for the duration of the works		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(d) Site administration including the provision and keeping of all statutory records					
A	Site Records					
B	The Contractor shall keep fully detailed daily records of all plant, labour force (including Sub-Contractors) identifying their occupation, trade and status, and materials (including Manufacturers certificates) used on site during the course of the Contract. He shall supply same to the Employers Representative and Quantity Surveyor at monthly intervals or on request.		Item			
C	The Contractor shall keep detailed accurate dated records of the progress of the Works, and, when directed by the Specification, of dimensions of completed work.		Item			
D	The Contractor shall keep a daily record of weather conditions including maximum, minimum and average outside shade temperatures, humidity, wind speed and precipitation. Records should reflect changes in conditions which occur during any one day. These records to be presented monthly at site meetings as part of contractors report.		Item			
	(e) Security					
E	The Contractor shall ensure the site is kept secure and monitored to prevent the access of unauthorised persons and trespassing upon the site.		Item			
F	The Contractor shall allow for booking in and out of visitors including Contractors and Sub-Contractors personnel carrying appropriate identification.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(f) Provision of clearly identifiable site perimeters and surroundings					
A	The contractor shall clearly identify site perimeters and work areas as necessary. Provide signage, warning tape, temporary barriers etc as necessary.		Item			
	(g) Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements					
B	Site Traffic and Banksman					
C	The Contractor shall employ a banksman as necessary to direct traffic on and off the site and assist vehicles manouvering on the highway. The contractor must ensure any vehicles associated with the works do not cause obstruction, hazard or hindrance to the flow of traffic in the roads adjacent to the site.		Item			
	Signage					
D	The Contractor will provide warning signs showing hazards on the site in prominent positions to alert both site personnel and the public as to dangers that may be present.		Item			
	(h) Transport for work people					
E	Transport for workpeople					
F	Provide for transport of work people to and from site as necessary.		Item			
	(i) Protecting the works from inclement weather					
G	Protecting of the works from inclement weather					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Provide for carefully covering and protecting at all times against damage from inclement weather, impact or any other cause. The Contractor shall provide waterproof and frostproof coverings, temporary drainage, pumping and any other necessary protecting for this purpose. Provide also for all watching, lighting, hoarding, shelters, fuel and other items necessary for the protection of the Site and the Works against trespass and interference. Maintain, alter, shift and adapt same from time to time, as necessary, remove on completion and make good areas.		Item			
	(j) Water for the works (particulars shall be given if water will be supplied by the Employer)					
B	Water for the Works					
C	Provide for all necessary temporary plumbing work etc., and make arrangements for the supply of water for the Works, including temporary storage and distribution. Connecting to existing watermain in location to be agreed with the Employer. Maintain, alter, shift, and adapt same from time to time, as necessary. Remove on completion and make good areas.		Item			
	All work and material shall comply with relevant sections of the relevant local authority "General Specification for Drainage and Waterworks Schemes".					
	The local authority / Irish Water will make the connections to watermains and supply and fix the requisite ferrules, for permanent supplies to houses and for temporary supplies of water for the works (provided the positions of the latter are such that they can be used later as connections for permanent supplies).					
				To Collection €		

				€	c
(06) PRELIMINARIES AND INSURANCES (Cont)					
Connections for water for the works in position other than above will only be provided in exceptional circumstances and the Contractor must pay the chgarges made by the Waterworks Department for provision of same and for cutting them off when they are no longer required. Where a connection for water for the works is required the Contractor must (prior to applying for such a connection) provide and erect a timber post not less than 100x75mmx1500mm long fixed to stand 900mm over ground. The Contractor shall provide and lay a pipe from the stopcock to a draw off cock of a type approved for connection to a hose coupling.The draw-off cock is to be mounted on the aforementioned timber post, the pipe being secured to the post above ground with not less than two clips. All supplies of water for building purposes,including connections to concrete mixers,etc., must be taken from the above draw-off cock, ferrules or the service pipes fitted to them be used for this purpose, or interfered with in any way.Where a connection for water for the works will be used later as connection for a permanent supply the building number must be clearly painted on the timber post. Applications for supplies are to be made in writing to the appropriate department of the relevant local authority. Such applications are to state: (a) The purpose for which supplies are required. (b) The number of connections required.					
			To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(c) The exact location, if required elsewhere for the supply of water for the supply of water for works.					
A	All fees in connection with water connections to be paid by Contractor.		Item			
	(k) Temporary lighting and power for the works (particulars shall be given if water will be supplied by the Employer)					
B	Lighting and Power for the Works					
C	Tendering Contractors shall be deemed to have ascertained the requirements of the ESB with regard to temporary supply. There is no existing power supply to the site.		Item			
D	The Main Contractor shall lay on temporary power supplies for all uses including all Specialists and pay all charges including capital contributions, running costs, removal costs and temporary works etc., in connection therewith. All temporary installations shall conform to the FACTORY ACT S1 No. 3 of 1973. Power for welding will be required by Sub-Contractors.		Item			
	(l) Temporary roads, hardstandings, crossings and similar items					
E	Temporary Roads, Hardstandings, Crossings and similar items					
F	Provide for constructing temporary roads, pavements etc., as may be required for progressing the works.		Item			
G	The Contractor shall maintain rights of way and access for public use including the provision of temporary footpaths as required.		Item			
	(m) Temporary accommodation for use of the Contractor					
H	Temporary Office Accommodation					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Provide temporary on-site office accommodation for the Contractors staff, Foreman and Site Engineer, Clerk of Works, meeting rooms (capable of accommodating a minimum of 6 people), mess-rooms, furniture, internet (including internet for use by the design team and Employer), telephone and equipment. Provide suitable weatherproof lock-up sheds and storage facilities for materials, plant, tools and tackle, all for the use of workpeople employed on the site and others, in position to be agreed with the Employer. Stores for cement are to be watertight and are to have raised floors to the approval of the Employer. Maintain, alter, shift and adapt same from time to time, as necessary, remove on completion and make good areas. Provide suitable separate sanitary convenience(s) for the workpeople in an appropriate location on the site to the approval of the Employers Representative (note that there are no existing drains to connect to at the site). Sanitary convenience(s) shall be maintained by the Contractor at all times in a clean and hygienic condition. Hand washing facilities must be supplied and maintained convenient to all sanitary facilities being used by work people on site. Alter, shift and adapt same from time to time, as necessary, and remove, deodorise, disinfect and make good area on completion or as otherwise agreed with the Employer.		Item			
B	The Contractor shall supply and maintain a desk & chair and access to cable connection for laptop for Clerk of Works during site visits.		Item			

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(n) Temporary storage areas including suitable and separate storage for dangerous materials or substances					
A	The contractor shall allow for all temporary storage areas including suitable and separate storage for dangerous materials or substances as necessary.		Item			
	(o) Temporary telephones for use of the Contractor					
B	The contractor shall allow for the provision of all telephones, faxes and internet etc as required to facilitate ease of communication with design team, employer and others as necessary.		Item			
	(p) Traffic regulations					
C	Traffic Regulations					
D	The Contractor shall comply with all traffic regulations enforced in the area. The contractor shall liase with the Gardai as necessary when disruption of the usual flow of traffic in the area is necessary.		Item			
	Road barriers					
E	Provide and erect all necessary temporary road barriers. Remove off site on completion of works.		Item			
	Statutory regulations and bye-laws					
F	The Contractor shall comply with all Statutory Regulations, Garda and Local Authority Regulations and Bye-Laws.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(q) Welfare facilities for work people to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations					
A	The contractor shall allow for all welfare facilities for work people in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations.		Item			
	(r) Safety Health and Welfare at Work provisions including items for the following:-					
B	(i) The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATES SCHEMES		Item			
C	(ii) Safety Officers and all safety supervisors, first aiders, inspectors and certificates required		Item			
D	(iii) Tests and certificates on plant and equipment		Item			
E	(iv) Safety signs and signals		Item			
F	(v) Provision of Personal Protective Clothing and Personel Protective Equipment		Item			
G	(vi) Provision and maintenance of emergency routes and exits and designated personel responsible for emergency procedures		Item			
H	(vii) Energy distribution installations		Item			
J	(viii) Temporary Fire detection and fire fighting systems		Item			
K	(ix) Maintenance of appropriate working conditions and work stations		Item			
L	(x) Provision and maintenance of on-site traffic routes		Item			
M	(xi) Provision of first aid equipment and first aid room as appropriate		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	(xii) The Contractor shall ensure that safe practices and methods of work are adhered to at all times. The Contractor in his capacity as Project Supervisor for the Construction Stage shall notify the Employer's Representative in writing prior to the submission of his tender if he considers any requirement relating to the time for carrying out the works or specification of materials render work methods or procedures necessarily hazardous or in any way prevent the works from being carried out. The Contractor shall bear all costs arising out of the failure to give notice of foreseeable matters in this regard.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	(xiii) The Contractor shall include within his/her tender in full for the requirements of the COVID-19 Return to Work Safely Protocol as prepared by the Department of Business, Enterprise and Innovation and the Department of Health as set out within Circular Housing 21/2020 from the Department of Housing, Planning and Local Government. The Contractor shall at all times comply with the latest version of the CIF's Standard Operating Procedures 'Construction Sector C-19 Pandemic' incorporating public health requirements for dealing with the COVID-19 Pandemic. The Contractor shall devise site-specific operating procedures and a project risk mitigation plan for the protection of all workers, staff, sub-contractors and visitors from COVID-19 and to minimize the risk of spread of infection. The project risk mitigation plan shall include, but not be limited to: control measures, health and safety documentation requirements, inductions, testing, insurances, site management, close working, social distancing, hygiene, training, and compliance. A COVID-19 Compliance Officer shall be appointed and safe practices and methods of work are to be adhered to at all times. The Contractor shall take full cognisance in his/her tender and bear all costs of the effect of COVID-19 on the construction works, deliveries, productivity levels, operating procedures, health and safety management, and overall project programme for the Works.		Item			
	(s) Disbursements arising from the employment of work people					
B	Disbursements Arising from the Employment of Workpeople					
C	Provide all statutory and other disbursements arising from the employment of workpeople.		Item			

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Pension Fund; Income Tax					
A	The Contractor shall be registered with the Revenue Commissioners for Income Tax purposes and shall furnish with his tender a current Certificate of Authorization (Form C2) issued under Section 17 of the Finance Act 1970, as amended by Section 21 of the Finance Act 1976.		Item			
	(t) Maintenance of public and private roads					
B	Maintenance of Public and Private Roads					
C	Maintain public and private roads, footpaths, kerbs, etc. in their present condition and keep the approaches to the site absolutely clean and clear of mud, debris etc., arising as a consequence of the project to comply with Local Authority requirements. The Contractor is to make good any damage caused to these by his own or any Sub-contractors or Suppliers operations or transport at his own expense and pay all costs and charges in connection therewith.		Item			
	Cleaning / Sweeping					
D	The Contractor shall establish on-site procedures that will limit the amount of mud, debris, etc. that is carried onto the road network.		Item			
E	The Contractor shall continually brush the adjacent roads with a mechanical road sweeper, throughout the duration of the contract.		Item			
	(u) Removing rubbish, protective casings and coverings and claning the works upon completion					
F	Removal of Rubbish, Protective Casings and Covering and Cleaning the Works on Completion					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	On completion of the Works and as and when directed by the Employers Representative the Contractor shall clear away and remove from the site all constructional plant, surplus materials, rubbish and temporary works of every kind and leave the whole of the site and Works clean and in a workmanlike condition to the satisfaction of the Architect. Any damage done to the roadway, paths or adjoining property during the progress of the works, shall be made good to the satisfaction of the Architect.		Item			
	(v) Compliance with waste management statutory requirements					
B	Landfill levy					
C	The Contractor shall take account of the Waste Management (Landfill Levy) Regulations 2015. These regulations apply to waste delivered for disposal at landfill sites, including construction and demolition waste. No claims will be entertained resulting from the contractors failure to take account of said levy when pricing the relevant items in these bills of quantities. The contractor shall produce and develope a Construction Waste Management Plan for the works.		Item			
	Surface and Ground Water					
D	The Contractor shall comply with the statutory obligations in relation to the Local Government (Water Pollution) Acts, 1977 & 1990. Prior to commencement on site the Contractor shall submit a detailed proposal to the appropriate Local Authority for disposal of excess surface and ground water off site and shall obtain the appropriate licences for same.		Item			
	(w) Drying the works					
E	Drying the Works					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Provide for drying of the works. Notwithstanding the provisions of ARM Clause B3.1(f), the Contractor shall provide for the maintenance of temperature and humidity levels necessary for the protection of the works. Temperature and humidity levels to be maintained at the Contractors discretion.		Item			
	(x) Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items					
B	Security, Temporary Fencing, Hoarding, Screens, Planked footways, Guard rails, Gantries and similar items					
C	Provide, erect and maintain hoardings to the satisfaction of the Employer, for the duration of the works for the protection of the general public around the work area and compound. Design of hoarding is by the Contractor as temporary works and to be certified by an Engineer employed by the Contractor. Hoarding can be Heras fencing type and must have adequate intermediate supports. Allow for gates as necessary. Remove hoarding and make good any disturbed ground upon completion of the works.		Item			
D	Obtain permission from the Local Authority for all temporary hoarding and fences. Pay all rates, fees and licences and comply with the requirements of the Local Authority.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Provide, erect and maintain all necessary day and night watching, protection, lighting, temporary screens, fencing, hoardings (as appropriate), planked footways, guard rails, signs, gantries and the like for the proper execution of the Works for the protection of the public and for meeting the requirements of any Local or other Authority and alter, shift and adapt from time to time as necessary and clear away and make good area on completion. The contractor shall satisfy himself as to the extent of security required and shall visit the site and ascertain the extent of temporary fencing, screens, etc. required. Notwithstanding any protective measures which may be taken in this regard the Contractor shall be responsible for and shall make good any damage to or loss of completed or uncompleted work that may occur as a result of trespass on the site.		Item			
	(y) Control of noise, pollution and compliance with statutory obligations					
B	Control of noise, pollution and all other statutory obligations					
C	The Contractor shall comply with the statutory obligations in relation to control of noise, pollution etc.		Item			
D	Provide for taking all reasonable precautions to ensure that adjoining owners are not unduly disturbed as a result of or by reason of the execution of the Works.		Item			
E	Provide for compliance with all current Waste Management statutory requirements.		Item			
F	Provide for taking all reasonable precautions to ensure that efficient protection of all streams and waterways against pollution arising out of or by reason of the execution of the Works.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	(z) Protection of the works					
A	Protection of Existing Works					
B	Where the pipes pass underneath or through any wall or fence of any description, the work of cutting and making good is to be carried out by the Contractor to the satisfaction of the Employers Representative.		Item			
C	The Contractor shall shore up and underpin any buildings, retaining wall, foundations or other built structures, the stability of which may possibly be endangered by the execution of the works. Should any failure take place even after such precautionary measures have been carried out the same must be made good by the Contractor.		Item			
D	A CCTV survey shall be provided by the Contractor on the finished sewers as indicated on the drawings. Where sewers are to be taken-in-charge by the Local Authority, the Contractor shall allow for carrying out all remedial works required by the Local Authority necessary for the taking-in-charge.		Item			
E	All sewers, drains, water pipes, water courses, gas pipes, pipe plugs and other appurtenances in connection therewith that are met with in the excavations, together with all electric cables, mains supply wires, fittings, posts, boxes etc. are to be properly slung or held or shored in position during the excavation of the works.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Where these services are exposed, the Contractor shall notify the appropriate Authority and get their approval for the method of excavation, protection etc. Where field drains are encountered in excavations the Contractor shall ensure that uninterrupted drainage takes place during excavation of the various works. Before backfilling he shall make good these field drains to the satisfaction of the Employers Representative, and shall connect them as so directed to an adjacent surface water drain or sewer with a concrete block built catchpit.		Item			
B	The Contractor shall take every precaution to prevent the entry of silt, mud or other extraneous matter into existing sewer ir any sewer or drain laid under this or any other contract.		Item			
C	The Contractor shall keep a record on site of the sequence and dimensions of underpinning as actually executed, including the dates if starting excavation, casting concrete and pinning up for each section. A photographic record of the underpinning shall also be kept, showing details of each section of underpinning.		Item			
	5 Organisation and Procedures					
D	Setting Out					
E	Drawings shall not be scaled, but only written dimensions used. The Contractor shall check all dimensions, levels etc. and notify any discrepancies to the Employer, in writing, before commencing works or disturbing ground.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Notice to Employer for Inspection					
A	The Contractor shall give early notice in writing to the Employer and shall afford him every opportunity of inspecting any work that will subsequently be covered up e.g. foundations, trenches, reinforced concrete etc., or any work for which the Employer requests such notice. Approvals given upon such inspections will not relieve the Contractor from full responsibility for the quality of the work throughout.		Item			
	Pipe Courses					
B	Pipe, cable and wire courses shall be laid out by the Contractor as early as practicable for approval by the Employer and laying or fixing shall not be commenced without such approval.		Item			
C	Existing pipe, cable and wire courses interfered with during the execution of the work, shall be reinstated, if, when and as required to the Employers satisfaction.		Item			
	Existing Site Survey					
D	The contractor shall refer to the existing site surveys that accompany this tender package.		Item			
	Tests and Samples					
E	The Contractor shall establish and maintain clear, complete and current inspection and test procedure, agreed with the Employer prior to commencement of the Works. He shall maintain records of all inspections and tests.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	The Contractor shall provide, at his own expense, samples of all materials, manufactured articles and executed work which the Employer may request for approval before adoption. Such approval will not relieve the Contractor from responsibility for any defects.		Item			
B	The Contractor shall supply materials at his own expense, as necessary for all tests required by the Specification (Preambles) herein or such tests which the Employers Representative may direct under the Conditions of the Contract, and execute all necessary arrangements, notices, removals and reinstatements in connection with such tests. Copies of test results shall be supplied directly to the Architect.		Item			
	Control Samples, Mock-ups and Product Samples					
C	None envisaged.					
D	Fees for Testing					
E	The Contractor shall provide for paying fees to testing authorities for testing materials.		Item			
	Road-Opening Licenses					
	None envisaged.					
	Bills of Quantities					
F	The Contractor shall keep one unpriced copy of the Bills of Quantities on the Works and the Employers Representative or his representative shall at all reasonable times have access to it.		Item			

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Dayworks					
A	No work of any kind, payment for which is to be at daywork prices shall be executed unless the complete arrangements for such are specially authorised by the Employers Representative in writing beforehand.		Item			
	Change Orders					
B	The Employers Representative shall have power to increase or deminish the dimensions or alter the situation or vary the form quality, character or description of or omit any part of the said work or require additional work to be executed, but the Contractor shall before commencing any such work or giving effect to any such ommisions or deviations or extra work confirm authorisation by the Employers Representative in writing. The stipulation in this clause with regards to extra work shall apply equally to any part of the work, the quantities or monetary value of which are described as provisional.		Item			
C	No claim for an extra on the contract due to a variation from the contract will be entertained unless the variation has been ordered by the Employers Representative on the special change order form.		Item			
	Claims Procedure					
D	If the Contractor considers that under the Contract there should be an adjustment to the Contract Sum the Contractor shall give immediate written notice to the Employers Representative as soon as the contractor is aware, or should have reasonably been aware. This notice shall give reason behind the potential claim and an estimate of any related time and / or costs.		Item			

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Comprehensive detail MUST be provided to the Employers Representative for all cost related claims before any adjustments to the Contract Sum can be approved. Comprehensive detail to include, but not be limited to, the following:					
	1. Clear reference to drawings / specification clauses concerned. 2. Detailed quantity calculations presented in accordance with ARM . 3. Marked up drawings highlighting additional / changed work. 4. Break down of any rates claimed that are not contained within the contract Bill of Quantities. 5. Invoices for any materials forming part of the claim.					
A	6. Signed timesheets (by Employers Representative) for labour and plant to support any time and materials related claims.		Item			
	Progress Meetings					
B	The Contractor, or a responsible official from his organisation, shall attend progress meeting which will be held at appropriate intervals (to be arranged). Inform such sub-contractors and suppliers as are necessary that their attendance at progress meetings shall be requested.		Item			
	Liaison Meetings					
C	The contractor may from time to time be requested to attend liaison meetings with adjacent building residents and owners as requested by the Employer.		Item			
	Detailed Measurements					
D	The Contractor shall, from time to time, on request furnish detailed measurements and prices of all work or materials varied or specially ordered, set out so that the quantity price per unit, and total prices can be readily seen.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Quality Control Testing and Certification					
A	As outlined in the Emp[loyers Brief and Client Requirements document and the Specification for the Works.		item			
	6 Tendering and Pricing					
B	Visit the Site					
C	Tenderers are advised to visit the Site and ascertain the facilitied of access thereto, the supply of labour and materials the district will afford, the general convenience of working, the nature of the soil, the nature, character, dimensions, levels and other features of the Site, all existing buildings adjoining and all other things insofar as they may have any connection with or affect the full and proper execution of the Works. They will be deemed to have taken all the above matters into account when tendering and no claim for any payment will be allowed in consequence of the Contractors failure to do this.		Item			
	Contractor's Information					
D	The Contractor shall be deemed to have made a thorough examination of the drawings, specification, site and all features thereof, contacted the gas, water, sewage, electricity and telephone authorities with regard to existing mains, services and drains on site and shall be deemed to have full knowledge of these facts when preparing his tender.		Item			
	Remuneration					
E	No tenderer will be remunerated for any trouble or expense incurred in the preparation of his tender.		Item			
F	The lowest or any tender will not necessarily be accepted.		Item			
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
	Custom Duties					
A	The Contractor will be deemed to have included in his tender for all Customs and other duties legally payable at the Designated Date.		Item			
	V.A.T.					
B	VAT shall be excluded from the tender.		Item			
	Bonds					
C	It shall be requirement that the Contractor shall obtain a Performance Guarantee Bond from an approved Company or Society. The amount of the performance bond shall be 12.5% of the initial Contract Sum up to certification of Substantial Completion of the Works, and 6.25% of the initial Contract Sum for the subsequent period of 450 days after that. The bond is to be priced for in the General Summary.		Item			
D	No additional Bonding whatsoever shall be required under the Contract nor shall be paid for by the Employer.		Item			
E	The Performance Guarantee Bond must be in place prior to issue of the Letter of Acceptance from the Employer.		Item			
	Collateral Warranties					
F	As listed in schedule Part 1 under F(i) Collateral Warranties		Item			
	(07) Insurances					
G	General					
				To Collection €		

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	(06) PRELIMINARIES AND INSURANCES (Cont)					
A	Provide for insurances under Fatal Accidents Acts, Employer's Liability Acts, Workmen's Compensation Acts, Social Welfare (Occupational Injuries) Acts, National Health Insurance Acts, Widow's and Orphan's Pensions Acts, Unemployment Insurance Acts, Insurance (intermittant Unemployment) Acts and any other Acts effecting Labour at present in force (unless previously allowed for in rates)		Item		
B	The contractor shall produce copies of his policies with the appropriate endorsements for inspection before the work commences (BOND)		Item		
	Injury to Persons and Property					
C	Provide for Employers Liability Insurance as required by Clause 3					
D	The contractor shall provide Employers liability cover for at least €13,000,000 any one accident/ unlimited in the period of insurance		Item		
	Provide for Public Liability Insurance as required by Clause 3					
E	The contractor shall provide third party public liability cover for at least €6,500,000 any one accident/ unlimited in the period of insurance		Item		
	All Risks Insurance					
F	Provide for Contractors All Risks Insurance as required by Clause 3		Item			
	Professional Indemnity Insurance					
G	Provide with an Approved Company, Professional Indemnity Insurance for a Minimum of EUR 1,500,000 for Works Contractor, PSCS, Designer and PSDP (excess not to exceed EUR 10,000)		Item			
				To Collection €		

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(06) PRELIMINARIES AND INSURANCES (Cont)					
COLLECTION					
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(06) PRELIMINARIES AND INSURANCES (Cont)					
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(06) PRELIMINARIES AND INSURANCES (Cont)					
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Page No. BQ/65					
(06) PRELIMINARIES AND INSURANCES Carried to Summary					

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	DEMOLITIONS & ALTERATIONS					
	NOTE					
A	The sequence of work shall be by agreement with the Architect and the Structural Engineer		Note			
B	All dimensions contained herein are approximate		Note			
C	Rates set against the various items of demolitions and alterations shall be deemed to include for all necessary temporary works, shoring, propping, etc. and removal from site of all debris		Note			
D	Contractors shall be deemed to have visited the site before submitting their tender and to have satisfied themselves as to the nature of the work, extent of existing services, etc., nature of site and neighbouring buildings and all other factors which may affect their tender. No claims based on the lack of any such knowledge will be entertained. Arrangements for Contractors to visit the site may be made by contacting the Architect.		Note			
				To Collection €		

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	DEMOLITIONS & ALTERATIONS (Cont)					
A	This project incorporates a deliberate strategy of retention, salvage, reuse and re-purposing of existing building materials; the Contractor shall allow for all labour, plant and temporary works, access, protection, sorting, handling, cleaning, labelling, stacking and temporary storage necessary to recover materials identified for reuse. Careful dismantling is an integral part of the Works and shall not be treated as conventional demolition. Contractor to use hand dismantling, small tools and other controlled methods wherever necessary to avoid unnecessary breakage or damage. See the Preliminaries section of the Specification Document for further information; refer to the project inventory for materials and components to be protected, catalogued and carefully removed for re-use		Note			
B	Alterations in existing external masonry wall window/ door openings; plastered internally, rendered externally; squaring up jambs; form recess for structural lintels (measured elsewhere); fit precast window cill and lintels; make good jambs, head and threshold including finishes; complete; including all temporary supports; all as per the Architects Drawings & Specification		Note			
	DEMOLITIONS & ALTERATIONS: Demolitions					
	Demolish existing external walls; including temporary structural supports; disposal off site; make good any works disturbed					
	Walls					
C	2250mm thick masonry walls; internal	109	m2			

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	DEMOLITIONS & ALTERATIONS (Cont)					
	Internal Partitions					
A	100mm thick	536	m2			
	DEMOLITIONS & ALTERATIONS: Alterations					
	existing window openings heights to be increased and cill heights to be dropped to finished floor levels; existing height 2370mm increased to 2475mm high; to make way for new windows WT12-01; to rear elevation; include for remove and reusing the existing cill at its new level; all as per the Architects Drawings & Specification Document					
	Alterations to existing external openings					
B	existing double door opening to form 2 nr separate openings with a cavity blockwork wall dividing the openings; width and height of opening to remain as is; existing opening to house 2 nr. new doors WT03-01 & WT04-01 to front elevation; build up new cavity blockwork wall between new door openings; new blockwork wall approx. 2.7 x 1.5m wide (measured elsewhere)	1	item			
C	existing double door opening to form 2 nr separate openings with a cavity blockwork wall dividing the openings; width and height of opening to remain as is; existing opening to house 2 nr. new doors WT03-02 & WT04-02 to front elevation; build up new cavity blockwork wall between new door openings; new blockwork wall approx. 2.7 x 1.5m wide (measured elsewhere)	1	item			
D	existing window opening width to be increased; width increasing from 1215mm wide to 1585mm wide; to make way for proposed new window WT12-01; all as per the Architects Drawing 4205 and Specification Document	1	item			
				To Collection €		

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	DEMOLITIONS & ALTERATIONS (Cont)					
A	existing window opening width and height to be increased; width increasing from 1215mm wide to 1585mm wide; height increasing from 2355mm to 2715mm high; to make way for proposed new window WT09-01; include for forming works to new threshold for this proposed window/ dor opening; all as per the Architects Drawing 4205 and Specification Document	1	item			
B	existing window openings heights to be increased and cill heights to be dropped to finished floor levels; existing height 2370mm increased to 2475mm high; to make way for new windows WT12-02; to rear elevation; all as per the Architects Drawings & Specification Document	1	item			
C	existing window openings heights to be increased and cill heights to be dropped to finished floor levels; existing height 2355mm increased to 2475mm high; to make way for new windows WT13-01; to rear elevation; all as per the Architects Drawings & Specification Document	1	item			
D	Alterations in existing internal masonry walls; plastered internally; squaring up jambs; form recess for structural lintels (measured elsewhere); fit precast lintels; make good jambs, head and threshold including finishes; complete; including all temporary supports; all as per the Architects Drawings & Specification	1	item			

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	DEMOLITIONS & ALTERATIONS (Cont)					
	Forming openings to existing internal blockwork walls; include for squaring up jambs; form recess for structural lintels (measured elsewhere); fit precast window cill and lintels; make good jambs, head and threshold including finishes; complete; including all temporary supports; all as per the Architects Drawings & Specification					
	Alterations to existing internal openings					
A	existing door opening widths to be increased; existing width 900mm increased to 1200mm wide; to form access from stairwell to shared corridors; all as per the Architects Drawings 2060, 2065 & 2070	6	nr			
	Forming Openings					
	Carefully remove existing external guardrails to selected windows; to be retained for re-use in the site works to planter walls; remove carefully and make good to existing brick facade; protect from damage, store temporarily on site; Contractor to note that selected guardrails are to remain in place; all as per the Architects Drawings and Specification G.5					
B	guardrails	24	nr			
	Existing Services					
	Remove redundant plumbing & heating installation where indicated, including all mains disconnections and removing pipework, supports, radiators, boilers, cylinders, pumps, sanitary ware, redundant drainage both above and below the ground etc complete; as per Architects specification					
C	disposal off site; complete	1	Item			
				To Collection €		

					€	c
	DEMOLITIONS & ALTERATIONS (Cont)					
A	extra over for careful removal and dismantle of existing wc incl cisterns, pan, seats etc; retain and protect on site for collection by others	10	nr			
B	extra over for careful removal and dismantle of existing whb incl basin, pedestal, waste and taps etc; retain and protect on site for collection by others	4	nr			
	Remove redundant lighting, power & security installation including all mains disconnections and removing cables, conduits, switches, power outlets etc complete					
C	disposal off site; complete	1	Item			
	Existing lift (2nr)					
D	Carefully dismantle existing lifts complete; 2nr lifts; including cabin, parts; make good all works distubed; disposal off site	1	Item			
	Completions					
	Remove existing mono-pitch canopy roofs above existing entrance doors; slate finish; make good to existing brick facade finish; all as per the Architects Drawing 4200 & Specification Document					
E	canopies	2	nr			
	External doors/ windows					
	Remove and dismantle existing windows, windowboards, doors and frames; make good all finishes disturbed; disposal off site; all as per Architects specification and drawing					
F	windows; 1500 x 2500mm	16	nr			
G	windows; 1200 x 2500mm	6	nr			
H	windows; 1800 x 2500mm	4	nr			
				To Collection €		

					€	c
	DEMOLITIONS & ALTERATIONS (Cont)					
A	windows; 1500 x 2300mm	2	nr			
B	windows; 1200 x 2300mm	6	nr			
C	windows; 1350 x 7900mm	2	nr			
D	doors; 1850 x 2100mm	2	nr			
E	doors; 3100 x 2750mm	2	nr			
F	doors; 1800 x 2050mm	2	nr			
	extra over for carefully removal and dismantle above existing windows, windowboards, doors and frames; make good all finishes disturbed; retain, protect & store windows and doors for collection by others; all as per Architects specification and drawing					
G	windows; 1500 x 2500mm	16	nr			
H	windows; 1200 x 2500mm	6	nr			
J	windows; 1800 x 2500mm	4	nr			
K	windows; 1500 x 2300mm	2	nr			
L	windows; 1200 x 2300mm	6	nr			
M	windows; 1350 x 7900mm	2	nr			
N	doors; 1850 x 2100mm	2	nr			
P	doors; 3100 x 2750mm	2	nr			
Q	doors; 1800 x 2050mm	2	nr			
	internal stone cills					
R	approx length 1500mm	18	nr			
S	approx length 1200mm	6	nr			
T	approx length 1800mm	4	nr			
U	Redundant external signage, keypad, alarm boxes and light fittings to be removed; all as per the Architects Drawing 4200 & Specification Document	1	Item			
V	windows; incl window boards and cills	1	Item			
				To Collection €		

					€	c
	DEMOLITIONS & ALTERATIONS (Cont)					
	Internal doors/ screens					
	Carefully remove and dismantle existing internal doors, screens and frames; make good all finishes disturbed; retain, protect & store for collection by others; dispose remainder off site; all as per Architects specification and drawing					
A	single internal doors complete	37	nr			
B	double internal doors complete	5	nr			
C	internal doors		item			
D	internal glazed screen and door; approx size 3800 x 2650mm	1	nr			
E	internal glazed screen and door; approx size 2400 x 2650mm	1	nr			
F	internal glazed screen and door; approx size 1700 x 2650mm	1	nr			
G	internal glazed screen and door; approx size 1650 x 2650mm	1	nr			
H	internal glazed screen and door; approx size 2600 x 2650mm	1	nr			
J	internal glazed screen and door; approx size 4450 x 2650mm	1	nr			
K	internal glazed door; approx size 835 x 2100mm	9	nr			
L	internal glazed screen panles; approx size 835 x 2650mm	26	m			
	Carefully remove and dismantle existing kitchenettes; incl frame, worktop units and accessories; retain and protect components on site for collection by others					
M	generally	6	nr			
				To Collection €		

					€	c
	DEMOLITIONS & ALTERATIONS (Cont)					
	Carefully remove existing built-in storage units; incl frame, doors and shelvings and accessories; retain and protect components on site for collection by others					
A	generally	5	nr			
	Finishes					
	Remove existing flat roof finish incl membrane, insulation, flashings complete; make good all works distubed; disposal off site; all as per the Architects Drawings 2060, 2065, 2070 & Specification Document C.5					
B	over 300mm wide	50	m2			
	Remove existing plasterboard dry-lining, metal studs and insulation where indicated; stripping back to existing blockwork to internal leaf of existing external walls; remove residual fixings and loose materials; dispose off site; all as per the Architects Drawings 2060, 2065, 2070 & Specification Document C.4					
C	over 300mm	754	m2			
D	Remove existing plasterboard suspended ceiling systems where indicated, including supports and hangers and associated redundant components; coordinate removal with M&E strip-out; carefully lifted and stored for re-use; all as per the Architects Drawings 2060, 2065, 2070 & Specification Document C.5					
E	existing suspended plasterbaord ceiling	49	m2			

					€	c
	DEMOLITIONS & ALTERATIONS (Cont)					
	Carefully dismantle and remove suspended internal grid ceilings and dismantle associated supports where indicated; retain and protect components on site for collection by others; all as per the Architects Drawings 2060, 2065, 2070 & Specification Document C.6					
A	existing suspended grid ceiling	860	m2			
	Carefully lift existing raised access floor panels and dismantle associated supports where indicated; retain and protect components on site for collection by others ; all as per the Architects Drawings 2060, 2065, 2070 & Specification Document C.6					
B	existing raised access floor complete	990	m2			
	Carefully lift existing carpet tiles and store on site for collection by others					
C	floor finishes	869	m2			
	Remove existing tiles; adhesive and grout; make good all works distubed; dispose of site					
D	wall finishes; incl reveals	120	m2			
E	floor finishes; incl skirting tiles	90	m2			
				To Collection €		

				€	c
DEMOLITIONS & ALTERATIONS (Cont)					
COLLECTION					
Page No. BQ/69					
Page No. BQ/70					
Page No. BQ/71					
Page No. BQ/72					
Page No. BQ/73					
Page No. BQ/74					
Page No. BQ/75					
Page No. BQ/76					
Page No. BQ/77					
Page No. BQ/78					
DEMOLITIONS & ALTERATIONS **Carried to Summary**					

					€	c
	(19) SUBSTRUCTURE					
	CONCRETE WORK: In-Situ Concrete					
	Floating screed; provide proprietary floating screed suitable for installation over rigid thermal insulation; continuous flowing screed; cement/ sand floating screed system; calcium sulphate flowing screed where appropriate to the location or equivalent proprietary system approved for the application; screed shall comply with I.E. EN 13813; screed material and floor screeds; thickness as required by the proprietary screed system for a floating application and shall be sufficient for domestic imposed loads; provide reinforcement, fibres, movement joints and other accessories where required by the selected system; poured onto separation/ slip membrane where required by the screed and insulation manufacturers; all as per the Architects Drawing 7005 & Specification I.1					
	Screed					
A	over 300mm wide; 50mm thick	347	m2			
	BRICKWORK AND BLOCKWORK: Brickwork/Blockwork					
	Standard ordinary quality solid blocks I.S. 20, 7.5N/mm, Type A; 440 x 215 x 100; cement-lime mortar (1:3); stretcher bond					
	Walls in trenches					
B	450mm thick; bonded to existing walls in trenches	103	m2			
C	extra for autoclaved aerated concrete or other approved structural thermal blocks; all as per the Architects Specification F.15	1	m2			

					€	c
	(19) SUBSTRUCTURE (Cont)					
	WATERPROOFING: Flexible Sheet Coverings					
	Provide a new continuous radon barrier over the retained ground floor slab; before installation, inspect and access the condition of the existing slab and prepare it to receive the membrane; remove loose material, projections and other defects liable damage the membrane; where necessary provide local blinding, levelling or other suitable preparation to form a smooth and continuous substrate; product to be compliant with I.S. EN 13967:2012; no allowance on measurement for laps; laid in strict accordance with manufacturers instructions; joints, laps and penetrations, edges and junctions fully sealed using compatible proprietary tapes, seals and accessories; turned up and sealed at perimeter walls and other junctions to maintain continuity; all as per the Architects Specification D.3					
	Horizontal					
A	over 300mm wide	347	m2			
				To Collection €		

					€	c
	(19) SUBSTRUCTURE (Cont)					
	WOODWORK; Ironmongery, Accessories & Sundries					
	Unilin Rigid PIR floor insulation or equivalent; subject to required compressive strength and thermal performance; complying with I.S. EN 13165; insulation thickness and thermal conductivity shall be sufficient to ensure that the completed ground floor construction achieve Uvaule <0.15W/m2K; provide an Environmental Product Declaration for the proposed insulation product; laid onto existing structural screed, retained and locally repaired as required; provide continuous proprietary perimeter isolation strip to the floating screed; leave screed ready to received client supplied finish; all as per the Architects Drawing 7005 & Specification Document I.1					
	Insulation					
A	Horizontal; thermal; 150mm thick	347	m2			
	High density structural rigid insulation to new door thresholds; selected products shall have appropriate declares compressive strength, thermal conductivity, moisture resistance and long-term dimensional stability; relevant harmonised product standard shall apply to the selected insulation material; wrapped in radon barrier (measured elsewhere); all as per the Architects Drawing 7005 and Specification F.16					
	Thresholds					
B	1500mm overall size	2	nr			
C	2200mm overall size	2	nr			
				To Collection €		

				€	c
(19) SUBSTRUCTURE (Cont)					
COLLECTION					
Page No. BQ/80					
Page No. BQ/81					
Page No. BQ/82					
(19) SUBSTRUCTURE **Carried to Summary**					

					€	c
	(21) EXTERNAL WALLS					
A	CONCRETE WORK; Precast					
	Precast concrete; standard or stock pattern units; Killashel or equally approved; bedding and jointing in cement mortar (1:1:6); to IS EN 845					
	Lintels					
B	215 x 65mm	18	m			
	Precast reinforced concrete cills; rebated, sunk, weathered, throated; projecting 75mm beyond wall face; wrapped in DPC; all as per the Engineers Drawings and Specifications					
C	325 x 140mm x 100mm face	14	m			
	BRICKWORK AND BLOCKWORK: Brickwork/Blockwork					
	Brickwork, to match retained brickwork to existing building; nominal brick size 215 x 102.5 x 65mm; the selected brickwork should match the existing dimensions, colour range, texture, bond, weathering characteristics, mortar joint profile and overall appearance; brickwork to I.S. EN771-1; minimum compressive strength 20N/mm2; active soluble salts, S2; max. water absorption 12% by weight, durability, F2; mortar to I.S. EN 998-2 and Structural Engineers Specification; stretcher bond to match retained work; provide minimum 3 representive brick samples and three mortar colour samples for Architects approval; all as per the Architect Specification F.4					
	Walls					
D	102.5mm thick	6	m2			
E	extra over for building into existing external facade	3	m			
				To Collection €		

					€	c
	(21) EXTERNAL WALLS (Cont)					
	Standard ordinary quality solid blocks I.S. EN 771-3, 7.5N/mm; 440 x 215 x 100mm; cement lime mortar (1:6); stretcher bond					
	Walls					
A	100mm thick	3	m2			
	Standard ordinary quality solid blocks I.S. 20, 7.5N/mm; 440 x 215 x 100mm; cement lime mortar (1:6); stretcher bond					
	Walls					
B	215mm thick	9	m2			
C	extra over for building into existing external facade	3	m			
	BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork					
	Stainless steel double triangle type wall ties; IS.EN 1996-1-1; 300mm centres vertically, 300mm centres horizontally or equal and approved; maximum spacing of 225mm centres vertically to jambs of all openings; full-fill cavity insulation built in suitable for actual cavity width, proposed wall ties, adjoining construction, moisture exposure, required thermal performance (<.32W/m2K); insulation shall comply with the appropriate I.S. EN 1165 product standard; all as per Architects Drawing and Specification F.4 and Engineers Specification Document					
	Forming cavities; between new walls					
D	100mm wide	9	m2			
				To Collection €		

					€	c
	(21) EXTERNAL WALLS (Cont)					
	Rockwool RockClose EN, Rockwool SCB Sleeved Cavity Barrier or similiarly approved fire resistant cavity closer; to heads, jambs and cills of new & altered windows and external door openings; selected system should suit existing cavity width, meet fire requirements, to suit airtightness membrane; cross refer FCA for requirements; exact product to be submitted for Fire Engineers Approval; all as per the Architects Drawing 7100, 7105 & Specification F.14					
	Cavity Barriers/ Cavity Closers; to windows and doors					
A	35 x 100mm wide; vertical	176	m			
B	35 x 100mm wide; horizontal	54	m			
C	140 x 100mm wide; horizontal	54	m			
	Cavity Barriers/ Cavity Closers; to top of walls					
D	35 x 100mm wide; horizontal	86	m			
E	extra over for forming access to cavities of existing walls through the attic space		item			
	Damp proof courses					
	Damp proof course; width exceeding 225mm; with sealed laps					
F	Horizontal damp-proof course 625 mm girth, lay on leaves of block wall and step across the cavity and dressed around window cills	9	m			
	Damp proof course; width exceeding 225mm; with sealed laps; all as per Architects Specification and drawings					
G	vertical	176	m			
H	horizontal	107	m			
				To Collection €		

					€	c
	(21) EXTERNAL WALLS (Cont)					
	STONEWORK: Natural Stonework					
	Existing Cast Stone surround; reuse existing cast-stone jamb components at the outer jambs of the two new openings; provide addition/ new cast-stone head components required to complete the revised two-window composition; new cast-stone shall match the existing in profile, dimensions, colour, exposed aggregate/ texture, surface finish, arises, jointing and general appearance; provide sample of proposed new cast stone for Architects Approval before manufacture; the Contractor shall complete the detailed design of the permanent support and restraint system for the new and reused cast-stone surround; the system shall be designed in conjunction with the Structural Engineer and coordinated with the new structural lintel (measured elsewhere), retained masonry, new masonry, cavity construction, insulation, cavity barriers, window frames and airtightness construction; provide stainless steel , corrosion-resistant brackets, restraining fixings etc. ancillary masonry restrains and brackets shall comply with I.S. EN 845-1 where applicable; allowance for removing, labelling, storing and protecting existing cast-stone included for elsewhere; all as per the Architects Drawing 4300 & Specification Document F.4					
	Existing Cast-Stone for reuse					
A	not exceeding 300mm wide	23	m			
	New cast-Stone to match existing					
B	not exceeding 300mm wide	2	m			

					€	c
	(21) EXTERNAL WALLS (Cont)					
	METALWORK: Non-Structural					
	Galvanised steel angle; 100 x 100 x 6mm; to support repurposed stone lintel; L-brackets required to tie back stone to blockwork at 225mm centres; all as per the Engineers Drawing 2001, 2002, 2003 & 2004					
	Bars, rods and the like					
A	supporting angels	14	m			
	WOODWORK: Insulation, Ironmongery, Accessories and Sundries					
	Proprietary liquid applied airtightness membrane system; Blowerproof Liquid by Hevadex, Blowerproof Ireland or equivalent; applied to the internal masonry face of retained and new external walls; the membrane shall be flexible, continuous liquid-applied system suitable for application by spray and/or roller, with compatible proprietary primers, tapes, reinforcement, sealants and ancillary components as required by the selected certified system; completed walls to achieve U-value <0.32 W/m2K; airtighness target 5.0m3/(h.m2) at 50 Pa; all as per the Architects Drawings and Specification F.2					
	Sundries					
B	airtightness	754	m2			
				To Collection €		

				€	c
(21) EXTERNAL WALLS (Cont)					
COLLECTION					
Page No. BQ/84					
Page No. BQ/85					
Page No. BQ/86					
Page No. BQ/87					
Page No. BQ/88					
(21) EXTERNAL WALLS **Carried to Summary**					

					€	c
	(22) INTERNAL WALLS					
A	CONCRETE WORK; Precast					
	Precast concrete; standard or stock pattern units; Killashel or equally approved; bedding and jointing in cement mortar (1:1:6); to IS EN 845					
	Lintels					
B	215 x 65mm	14	m			
	BRICKWORK AND BLOCKWORK: Brickwork/Blockwork					
	Wall Type 05; Fine textured core concrete blocks; Roadstone 450 Range, Aristocrat Block or equivalent; 7.5N/mm; 440 x 215 x 100mm; laid on flat; Mortar shall conform to compressive strength class M4 - 1:1: 5 to 6 cement, lime, sand; stretcher bond; all as per the Architects Specification J.7					
	Walls					
C	215mm thick	114	m2			
	Labours					
D	on blockwork		item			
				To Collection €		

					€	c
	(22) INTERNAL WALLS (Cont)					
	WOODWORK: Stud Partitions					
	Wall Type 01; Gyproc Gypframe or equivalent 70mm galvanised metal C studs at maximum 600mm centres; complete with matching floor and head channels; allow for minimum 25mm acoustic mineral wool insulation, Isover acoutic insulation or equivalent; friction fitted continuously between studs without gaps or compression; include for 12.5mm Gyprox SoundBloc or equivalent, sound resisting plasterboard to either side; tapped and jointed in accordance with the proprietary system; provide acoustic seal to the complete perimeter on both faces; provide proprietary pattressing, metal fixings channels and noggings; provide proprietary deep-flange deflection head beneath the existing precas concrete plank; finish with 2mm skim coat plaster finish; all as per the Architects Drawings and Speciifcation Document J.1					
	Partitions					
A	exceeding 300mm wide	450	m2			
B	extra over for deflection heads	109	m			
C	extra over for angles to partitions	10	nr			
D	extra over for three-way intersections	14	nr			
E	extra over for abutments to other finishes	47	nr			
F	extra over for forming openings	31	nr			

					€	c
	(22) INTERNAL WALLS (Cont)					
	Wall Type 01B; Gyproc Gypframe or equivalent 70mm galvanised metal C studs at maximum 600mm centres; complete with matching floor and head channels; allow for minimum 25mm acoustic mineral wool insulation, Isover acoutic insulation or equivalent; friction fitted continuously between studs without gaps or compression; include for 12.5mm Gyprox SoundBloc or equivalent, sound resisting plasterboard to dry face and 12.5mm moisture resistant backing board, Gyproc Glasroc H TileBacket or equivalent installed full height, ready to recieve wall tiling (measured elsewhere); tapped and jointed in accordance with the proprietary system; provide acoustic seal to the complete perimeter on both faces; provide proprietary pattressing for sanitaryware fittings etc; provide proprietary deep-flange deflection head beneath the existing precas concrete plank; finish with 2mm skim coat plaster finish; all as per the Architects Drawings and Speciifcation Document J.2					
	Partitions					
A	exceeding 300mm wide	238	m2			
B	extra over for angles to partitions	15	nr			
C	extra over for abutments to other finishes	42	nr			
D	extra over for forming openings	15	nr			

				€	c
(22) INTERNAL WALLS (Cont)					
Wall Type 02; fire requirement El 60, non-loadbearing compartment wall; metal stud partitions;12.5mm wallboard to service lining, nominal 45mm independant service zone, 2 nr 12.5mm sound-resisting boards, 70mm independant metal stud frame with stone mineral wool filling the stud zone, 33kg/m3 minimum density, RB1 resilient bars or equivalent where required by the selected tested system, a second 70mm stud frame with Isover acoustic insulation or equivalent, 2 no 12.5mm sound resisting boads, 45mm independant service zone, 12.5mm wallboard with a 2mm plaster skim; Gyproc GypWall QUIET system or equivalent; tapped and jointed in accordance with the proprietary system; stagger board joints between layers and between opposing faces in accordance with the selected tested system; extend the compartment wall continuously from the structural floor plank to the underside of the structural plank above; maintain compartment continuity at external walls, corridors, structural walls and columns, services risers, internal partitions and all other abutments; seal the full perimeter with proprietary fire-rated acoustic sealant forming part of the tested system; acoustic and fire preformance all as per the Architects Specification; provide a twin-frame deflection-head detail beneath the existing precast plank; allow 20mm movement zone; each frame shall have an seperate head channel and remain structurally independant; channel fixed to floor at 600mm centres; jointing material bulk fill where gap exceeds 5mm; indicative head track fixed to soffit; finish with 2mm skim coat plaster finish; include for steel angle bedded on a continuous bead of sealant and suitability fixed to soffit at 600mm centres with fire resistant fixings; all as per the Architects Drawing 7020 and Speciifcation Document J.3					

					€	c
	(22) INTERNAL WALLS (Cont)					
	Partitions					
A	exceeding 300mm wide	238	m2			
B	extra for coordinating system to ensure thermal acoustic, airtightness and fire performance at all interfacing junctions; all as per Architects Drawing 7100	1	item			
C	extra over for angles to partitions	8	nr			
D	extra over for three-way intersections	8	nr			
E	extra over for abutments to other finishes	24	nr			
F	extra over for forming openings	14	nr			
	Testing					
G	Post completion airbourne sound insulation test carried out to seperating walls between aparment as per WDA250622LT_A_01 Sound Insulation Testing Requirement document and as per Architects specification J.3 in accordance with TGD E 2014 Appendix A, IS EN ISO 16283-1 and ISO EN ISO 717-1; testing to be carried out by suitably qualified independent acoustic specialist to the sampling requirement in TGD E; test reports confirming compliance to be submitted to ER		Item			
				To Collection €		

					€	c
	(22) INTERNAL WALLS (Cont)					
	Wall Type 02B; fire requirement El 60 compartment wall; metal stud partitions; 12.5mm wallboard to service lining, nominal 45mm independant service zone, 2 nr 12.5mm sound-resisting boards, 70mm independant metal stud frame with acoustic mineral wool filling the stud zone, RB1 resilient bars or equivalent where required by the selected tested system, 2 no 12.5mm sound resisting boads to service risers, with a 2mm plaster skim; Gyproc GypWall QUIET system or equivalent; tapped and jointed in accordance with the proprietary system; stagger board joints between layers and between opposing faces in accordance with the selected tested system; extend the compartment wall continuously from the structural floor plank to the underside of the structural plank above; maintain compartment continuity at external walls, corridors, structural walls and columns, services risers, internal partitions and all other abutments; seal the full perimeter with proprietary fire-rated acoustic sealant forming part of the tested system; acoustic and fire preformance all as per the Architects Specification; provide a twin-frame deflection-head detail beneath the existing precast plank; allow 20mm movement zone; each frame shall have an seperate head channel and remain structurally independant; finish with 2mm skim coat plaster finish; Contractor is to coordinate access panels and riser doors with Section K, and should be compatible with the wall; all as per the Architects Drawings and Speciifcation Document J.4					
	Partitions					
A	exceeding 300mm wide	74	m2			
B	extra over for abutments to other finishes	6	nr			

					€	c
	(22) INTERNAL WALLS (Cont)					
A	extra over for forming openings	6	nr			
	Wall Type 03; fire requirement El 30, non-loadbearing partitionl; metal stud partitions; 12.5mm Gyproc FireLine plasterboard or equivalent to each face; 70mm Gyproc Gypframe or equialent galvanised metal 'C' studs at maximum 600mm centres; 25mm Isover acoustic mineral-wool insulation or equivalent; matching floor and deep flange head channels; firestop all penetrations with proprietary tested systems maintaining EI30; fire-rated acoustic perimeter seal; final board thickness and framing shall be as required by the selected tested EI30/ Rw 40 dB system; provide noggings/ pattressing for doors, ironmongery and wall-mounted fittings; acoustic and fire preformance all as per the Architects Specification; provide a twin-frame deflection-head detail beneath the existing precast plank; allow 20mm movement zone; each frame shall have an seperate head channel and remain structurally independant; finish with 2mm skim coat plaster finish; Contractor is to coordinate access panels and riser doors with Section K, and should be compatible with the wall; all as per the Architects Drawings and Speciifcation Document J.5					
	Partitions					
B	exceeding 300mm wide	173	m2			
C	extra over for angles to partitions	7	nr			
D	extra over for three-way intersections	4	nr			
E	extra over for abutments to other finishes	22	nr			
F	extra over for forming openings	11	nr			
G	extra over for forming openings; 1528mm wide (double)	6	nr			

					€	c
	(22) INTERNAL WALLS (Cont)					
	Wall Type 04; fire requirement El 60, non-loadbearing partition; metal stud partition; 2 nr 15mm Gyproc FireLine plasterboard or equivalent to each face; 70mm Gyproc Gypframe or equialent galvanised metal 'C' studs at maximum 600mm centres; 25mm seal all perimeter and services penetrations with proprietary products forming EI60 tested system; final board thickness and framing shall be approx 130mm thick; acoustic and fire preformance all as per the Architects Specification; extend from finishes floor to the underside of the retained concrtee stairs, fully enclosing the void beneath; form tigh junctions to stair soffit, floor and adjoining walls; finish with 2mm skim coat plaster finish; all as per the Architects Drawings and Speciifcation Document J.6					
	Partitions					
A	exceeding 300mm wide	30	m2			
B	extra over for angles to partitions	6	nr			
C	extra over for abutments to other finishes	4	nr			
D	Testing					
E	Acoustic testing as per Architects specification J.3 in accordance with TGD E 2014 for					
	To Collection €					

				€	c
(22) INTERNAL WALLS (Cont)					
COLLECTION					
Page No. BQ/90					
Page No. BQ/91					
Page No. BQ/92					
Page No. BQ/93					
Page No. BQ/94					
Page No. BQ/95					
Page No. BQ/96					
Page No. BQ/97					
(22) INTERNAL WALLS **Carried to Summary**					

					€	c
	(23) FLOORS					
	WOODWORK: Structural and First Fixings					
	Carcassing; sawn softwood; pressure impregnated with preservative; Grade C16; timber shall be responsibly sourced and supported by current EPD where available for the specific manufacturered product; all as per the Architects Drawing 7000 and Specification Document I.3					
	Carcassing					
A	150 x 44mm joists	3183	m			
B	extra over for acoustic TVS Cradle & Batten System or equally approved; provide proprietary recycled acoustic cradle system; approx/ 300mm centres or as required by the manufacturers design; allow for levelling packers to accommodate site tolerance; provide continuous perimeter isolation strip around the floor perimeter; provide current environmental product information for the proprietary system; all as per the Architects Drawing 7000 and Specification Document I.3	10608	nr			
	WOODWORK: Boarding and Second Fixings					
	Plywood; 22mm thick T&G plywood deck; screw fixed to elsewhere measured timber joists; all as per the Architects Specification Document I.3					
	Boarding					
C	exceeding 300mm wide	660	m2			

					€	c
	(23) FLOORS (Cont)					
	WOODWORK: Insulation, Ironmongery, Accessories & Sundries					
	Unilin XT/PR UF rigid insulation or equivalent, 130mm thick nominal insulation; to I.S. EN 13165; fixed between timber floor joists (measured elsewhere) to provide floor insulation to external building perimeter; 1000mm wide from external building perimeter to mitigate against thermal bridging; installed in strict accordance with the manufacturers specifications; all as per the Architects Drawing 7000 & Specification Document D.5 & I.3					
	Insulation					
A	thermal	225	m			
	Unilin XtroLiner XO/STP or equivalent; 100mm thick nominal insulation;fixed rigid insulation below precast planks; 1000mm wide from external building perimeter to mitigate against thermal bridging; installed in strict accordance with the manufacturers specifications; all as per the Architects Drawings 7000 & Specification Document I.3					
	Insulation					
B	thermal	225	m			
	Sealing with airtightness tape to head and base of floors; membrane sealed and joined as required; all to be installed by a certified installer/contractor; work to be certified/guaranteed on completion; all as per Architects Drawing 7000 and Specification Document					
	Between floors					
C	not exceeding 300mm wide	516	m			
				To Collection €		

					€	c
	(23) FLOORS (Cont)					
	METALWORK: Non-Structural					
	Provide Service Riser Grating; at designated floor openings to permit vertical passage of services while preventing falls by maintenance personnel; Floor Type 05; galvanised steel or aluminium; suitable for the intended internal services environment; provide all supporting steelwork, trimming members, angles, brackets, fixings and proprietary restraints; panels should be securely fixed but removable where necessary for maintenance; coordinate all penetrations with M&E installations before fabrication; provide EPD for proprietary grating materials/ system; all as per the Architects Specification I.5 and Mechanical & Electrical layouts					
	Composite item					
A	1805 x 600mm wide	6	nr			
				To Collection €		

				€	c
(23) FLOORS (Cont)					
COLLECTION					
Page No. BQ/99					
Page No. BQ/100					
Page No. BQ/101					
(23) FLOORS **Carried to Summary**					

					€	c
	(27/28) ROOFS/ FRAME					
	WOODWORK: Boarding and Second Fixings					
	Plywood; 18mm thick marine grade plywood deck; screw fixed to elsewhere measured timber joists					
	Boarding					
A	exceeding 300mm wide	21	m2			
	WOODWORK: Insulation, Ironmongery, Accessories & Sundries					
	Mineral fibre insulation or other approved product; laid in layers to maintain continuity and avoid compression, between and below existing ceiling joists;thickness as required by calculation to achieve U-Value <0.16W/m2K; maintain existing roof space ventilation; do not obstruct eaves ventilation, roof vents, air paths above insulation of service access routes; provide ventilation trays/ baffles where required; protect adjoining roofs and neighbouring property; maintain the building weather tight throughout the works; all as per the Architects Drawing 7015 & Specification Document H.1					
	Insulation					
B	exceeding 300mm wide	329	m2			
				To Collection €		

					€	c
	(27/28) ROOFS/ FRAME (Cont)					
	Soffit-fixed ridge insulation to underside of the existing slab; Unilin XtroLiner XO/STP or equivalent; final insulation thickness and type shall be selected to provide the required thermal performance to achieve U-Value <0.20W/m2K; all insulation shall be tightly butted, accurately cut, gree of gaps and continuous around obstructions including all beams, downstands and overlap with attic insulation to form a continuous thermal line with no breaks of transitions; provide proprietary mechanical fixings suitable for the selected insulation product; do not drill or fix into retained structure until fixing type, depth and permitted zones have been agreed with the Structural Engineer; all as per the Architects Drawing 7015 and Specification Document I.4					
	Insulation					
A	exceeding 300mm wide	329	m2			
				To Collection €		

				€	c
(27/28) ROOFS/ FRAME (Cont)					
COLLECTION					
Page No. BQ/103					
Page No. BQ/104					
(27/28) ROOFS/ FRAME **Carried to Summary**					

					€	c
	(31) EXTERNAL WALL: COMPLETIONS					
	BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork					
	Sundries					
	Airbrick vent by Lindab or equally approved wall ventilation openings or equal and approved controllable wall vents; double stack air brick; low resistance air brick; size and location as indiciated on the drawings; manufacturered from corrosion-resistant material, factory applied finish and colour selected by the Architect; provide weather louvres, bird/ insect mesh; suitable wall sleeve or duct connection and all necessary frames, seals and fixings; install in strict accordance with the manufacturers instructions; all as per the Services Engineers Drawings and Specification Document					
A	in approx 417.5mm cavity wall, brickwork externally, painted fairface blockwork internally	75	nr			
	WOODWORK: Boarding & Second Fixings					
	MDF; 22mm thick; square edged profile or bullnosed, provide neatly formatted ends, returns and junctions; width to suit the completed wall and reveal depth; all as per Architects Drawing Nr. T - 7105 and Specification G.7					
	Second fixings; to blockwork base					
B	window boards; 325mm wide	63	m			
				To Collection €		

					€	c
	(31) EXTERNAL WALL: COMPLETIONS (Cont)					
	METALWORK: Non-Structural					
	PPC aluminium frame windows & doors; thermally broken; to selected RAL colour finish to Architects approval before manufacturing; timber internally where aluminium clad timber is selected; double glazed with low E argon filled; windows and doors to achieve a maximum U-Value of 1.2W.m2k; provide safety glass where indicated; draft proof seals; windows and external doors shall meet the overall building airtightness requirements; all trims and flashings; window restrictors, manifestation & frosting and insulated spandrel panel as indicated; no tirckle ventilators within window frames required unless specifically shown or instructed; pointed and bedded in silicone mastic; include all ironmongery as per the Architects Ironmongery schedule; fix frames securely to the supporting construction using proprietary corrosion-resistant fixings; all gaps left in the cavity at the head of the window to be filled with minimum 50mm thick Xtratherm Xtrowall plus or equally approved cavity wall insulation; clean frames and glazing and remove protective films at the appropriate stages; all as per Architects Drawing T-500 nd Specification A.6.1.1					
	Windows & Doors					
A	Window Type 1; 2475 x 1535mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	2	nr			
B	Window Type 1; 2475 x 1535mm overall size; opening and fixed sections; incl 100mm restrictor with override for maintenance	2	nr			
C	Window Type 2; 2475 x 1815mm overall size; opening and fixed sections; incl 100mm restrictor with override for maintenance	4	nr			

					€	c
	(31) EXTERNAL WALL: COMPLETIONS (Cont)					
A	Window Type 3; 2715 x 1535mm overall size; opening and fixed sections; fire escape window	2	nr			
B	Window Type 4; 2715 x 2165mm overall size; sliding door; opening and fixed sections; manifestations required	2	nr			
C	Window Type 5; 2150 x 1815mm overall size; opening and fixed sections; 800mm clear width required	2	nr			
D	Window Type 6; 2475 x 1575mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	2	nr			
E	Window Type 6; 2475 x 1575mm overall size; opening and fixed sections; incl 100mm restrictor with override for maintenance	2	nr			
F	Window Type 7; 2475 x 1240mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	1	nr			
G	Window Type 7; 2475 x 1240mm overall size; opening and fixed sections; incl 100mm restrictor with override for maintenance	2	nr			
H	Window Type 8; 2475 x 1535mm overall size; opening and fixed sections; incl 100mm restrictor with override for maintenance	4	nr			
J	Window Type 9; 2715 x 1575mm overall size; opening and fixed sections	1	nr			
K	Window Type 10; 2475 x 1575mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	2	nr			
L	Window Type 10; 2475 x 1575mm overall size; opening and fixed sections; incl 100mm restrictor with override for maintenance	3	nr			
M	Window Type 11; 2715 x 1800mm overall size; opening and fixed sections	2	nr			

					€	c
	(31) EXTERNAL WALL: COMPLETIONS (Cont)					
A	Window Type 12; 2475 x 1575mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	2	nr			
B	Window Type 13; 2475 x 1240mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	1	nr			
C	Window Type 14; 2475 x 1240mm overall size; opening and fixed sections; incl 100mm restrictor with override for escape; fire escape window	1	nr			
D	Stair window; 7905 x 1370mm overall size;100mm with override for maintenance; 2no windows are symmetrical; second window to be handed	2	nr			

					€	c
	(31) EXTERNAL WALL: COMPLETIONS (Cont)					
	Window balustrades; carefully remove, retain, modify and reuse existing external steel railings; the works shall include all fabrication necessary to adapt the existing components to the new arrangements; balustrades to be adjusted to achieve 1100mm high above sill level; retain as much as the existing steelwork as possible; modify retained guarding by providing additional steelwork where required to increase the overallguarding height and achieve compliance with the current building regulations, technical guidance documents, Architects Drawings and applicable structural requirements; provide additional top rails or other extension pieces, compatible steel sections, brackets and connection plates, welding and mechanical fixings, local strengthening where required; include for painting on completion with metalwork paint, black in colour; all new and reused steelwork shall have a uniform final appearance; all as per the Architects Drawing 7105 and Specification Document G.5					
	Composite Items					
A	to window type 8; 2475 x 1535mm overall size	4	nr			
B	to window type 10; 2475 x 1575mm overall size	2	nr			
C	to window type 12; 2475 x 1575mm overall size	1	nr			
D	to window type 13; 2475 x 1240mm overall size	1	nr			
	To Collection €					

					€	c
	(31) EXTERNAL WALL: COMPLETIONS (Cont)					
	SUNDRIES: Air Tightness					
	Airtightness at windows, doors and penetrations; maintain continuity between the liquid-applied airtightness membrane and all windows and external door frames; using proprietary compatible liquid membrane, tapes, EPDM membranes where appropriate, primers, sealants and reinforcement components; , accordance with the manufacturers instructions; all as per the Architects Drawings and Specification F.21					
	Airtight Detail: In strict accordance with the Architects Specification.					
A	general scope associated with achieving the appropriate level of air tightness; internal reveals	283	m			
	PAINTING AND DECORATING: Painting					
	One coat aluminium primer, to the contact faces of members fixed permanently to blockwork or the like					
	General surfaces					
B	not exceeding 300mm girth; backs of door frames, window boards and linings	63	m			
	Prepare one coat primer, undercoat where required; two finishing coats of durable eggshell paint or equivalent; all as per Architect Specification R.8					
	General surfaces					
C	not exceeding 300mm girth	63	m			

				€	c
(31) EXTERNAL WALL: COMPLETIONS (Cont)					
COLLECTION					
Page No. BQ/106					
Page No. BQ/107					
Page No. BQ/108					
Page No. BQ/109					
Page No. BQ/110					
Page No. BQ/111					
(31) EXTERNAL WALL: COMPLETIONS Carried to Summary					

					€	c
	(32) INTERNAL WALL: COMPLETIONS					
	WOODWORK: Boarding and Second Fixings					
	MDF Architraves; MDF to I.S. EN 622-5; fill and make good fixing holes; mitred external corners; countersunk or concealed mechanical fixings; all as per the Architects Specification K.10					
	Second fixings					
A	Architraves	985	m			
	WOODWORK: Composite Items					
B	the composite item is deemed to include all component items shown on the Architects Drawings (except ironmongery) i.e. slips, stops beads etc., glass, intumescent material and smoke stops required to achieve the required fire rating		Note			
C	frame anchors and all mortices and holes together with rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		Note			
D	All fire doors shall be tested to B.S. 8214: 1990 to show door assembly in compliance with BS476: part 22, entire doorset to be installed in accordance with Test Certificate issued, a copy of which shall be supplied to the Architect.		Note			

					€	c
	(32) INTERNAL WALL: COMPLETIONS (Cont)					
	Doors with frames and surrounds in solid-core timber flush construction; hardwood; factory finished or site applied paint finish to approved sample colour; door frames to be rabed and fixed to grounds; complying with BS 6206; where fire rating is required, provide the complete certified doorset to the specified performance; all Fire Doors to be as per Appendix A of the Architects Specification Document and as indicated; all as per Architect's Drawings 8005 & Specification K.2					
	Single doors (to apartments)					
A	Door type 02; 928 x 2100 overall size	20	nr			
B	Door type 02; 928 x 2100 overall size (FD30)	17	nr			
	Bi-folding doors with frames and surrounds; factory finished or site applied paint finish to approved sample colour; top hung arrangement without floor tracks wher eindicated; top and bottom pivot supports as required by the proprietary system; configurations in pairs or sets of four as indicated; all as per Architect's Drawings 8005 & Specification K.3					
	Bi-folding doorsets					
C	Door type 03; 1800 x 2100mm overall size	14	nr			
D	Door type 04; 1025 x 2100mm overall size	4	nr			
				To Collection €		

					€	c
	(32) INTERNAL WALL: COMPLETIONS (Cont)					
	High security, impact resistant timber or composite apartment entrance doorsets with frames and surrounds; to I.S. EN 1627; 60 minute fire resistance and smoke-control performance; provide the complete doorset; provide appropriate smoke seals and test evidence to I.S. EN 1634-3; provide acoustic performance sufficient to satisfy the project Acoustic Report; all Fire Doors to be as per Appendix A of the Architects Speciication Document as indicated; factory finished or site applied paint finish to approved sample colour; all as per the Architects Drawings 8005 & Specification K.4					
	Single doors (Apartment entrance doors)					
A	Door type 01; 990 x 21000mm overall size (FD60)	15	nr			
	Complete glazed screen with fanlight and integrated doorset, complete with frames and surrounds; factory finished or site applied paint finish to approved sample colour; solid core door with vision panels as indicated; fire resistant glazed screens and vision panels to be toughened safety glazing, 6.0mm thick, complying with I.S. EN 12600; provide appropriate tested smoke seals and certified assembly; all Fire Doors to be as per Appendix A of the Architects Specification Document and as indicated; glaz screen height 2900mm high; all as per Architect's Drawings 8005, Specification K.5					
	Internal Glazed Screens with Doors (Shared Corridors)					
B	Door type 06; 1738 x 2900mm overall size (FD30)	6	nr			

					€	c
	(32) INTERNAL WALL: COMPLETIONS (Cont)					
	Doors with frames and surrounds in solid-core timber flush construction; hardwood; factory finished or site applied paint finish to approved sample colour; door frames to be rabed and fixed to grounds; complying with BS 6206; where fire rating is required, provide the complete certified doorset to the specified performance; all Fire Doors to be as per Appendix A of the Architects Specification Document and as indicated; leaf finishing flush with adjacent wall surface where indicated; all supporting sub-frames and reinforcement required by ther certified system; all as per Architect's Drawings 8005 & Specification K.6					
	Single doors (Service Riser Doors)					
A	Door Type 05; 928 x 2100mm overall size (FD60)	6	nr			
	Double doors (Store)					
B	Door Type 07; 1592 x 2100mm overall size (FD30)	7	nr			
	Proprietary access hatches/ doors sized to suit openings; access hatches shall be flush with adjoining wall finish, provide a secure closing mechanism, be sized to provide adequate access for inspection and maintenance; provide all necessary frame,s supports, seals and fixings; factory primed and site finished to Architects approved colour unless otherwise indicated; Contractor to submit product data and certification before installation; all as per the Architects Drawing 8005 & Specification K.7					
	Service Hatches (Doors to pitched roof gangways)					
C	Access Hatch 01 (sloping door head); 1610/985 x 928mm overall size (FD30)	2	nr			

					€	c
	(32) INTERNAL WALL: COMPLETIONS (Cont)					
A	Access Hatch 02; 1400 x 928mm overall size (FD30)	1	nr			
	Doors with frames and surrounds; factory finished or site applied paint finish to approved sample colour; top hung arrangement without floor tracks wher eindicated; top and bottom pivot supports as required by the proprietary system; configurations in pairs or sets of four as indicated; all as per Architect's Drawings 8005 & Specification K.3					
	Single doors (Plant Room)					
B	Door Type 08; 2100x 900mm overall size	4	nr			
	Smoke Curtains					
	Coopers Smoke curtains Fire Firemaster A1 single roller active fire curtain barrier complete or equal and approved to comply with IS EN 1634-3 for smoke control performance, to BS 8524-1 for active fire-curtain assemblies and relevant fire classification standards; 1835mm wide; including roller assembly, headbox, side guides, curtain fabric, controls, smoke seals, electrical interface, fire alarm interface, lift control interface; include for all necessary testing, warranty, operation and maintenace information and certification on completion; all as per Architects drawings 2005, 2010 and specification J.14					
C	Smoke screen	4	nr			
				To Collection €		

					€	c
	(32) INTERNAL WALL: COMPLETIONS (Cont)					
	WOODWORK: Ironmongery, Accessories and Sundries					
	Supply and fit Ironmongery; all as per Ironmongery Schedule as part of the Architectural package					
	To softwood or hardwood					
A	generally	1	Item			
	PAINTING AND DECORATING: Painting					
	One coat aluminium primer, to the contact faces of members fixed permanently to blockwork or the like					
	General surfaces					
B	not exceeding 300mm girth; backs of door frames	985	m			
	Prepare one coat primer, two undercoats; one coat ''Dulux'' easycare satinwood or equivalent; colour to be chosen by Architect					
	General surfaces					
C	not exceeding 300mm girth	985	m			

				€	c
(32) INTERNAL WALL: COMPLETIONS (Cont)					
COLLECTION					
Page No. BQ/113					
Page No. BQ/114					
Page No. BQ/115					
Page No. BQ/116					
Page No. BQ/117					
Page No. BQ/118					
(32) INTERNAL WALL: COMPLETIONS Carried to Summary					

					€	c
	(37) ROOF COMPLETIONS					
	METALWORK: Non-Structural					
	Permanent fall arrest system; the Contractor shall appoint a competent specialist to design, supply, install, test and certify the complete permanent roof fall-protection system; the specialist shall take full responsibility for the detailed design and coordination of anchor locations, horizontal lifelines where required, restraint and fall-arrest zones, connection details, user access routes, fixing systems, structural loadings, interfaces with existing and new roof connections, waterproof interfaces and inspection and maintenance requirements; the existing external structural framing previous supporting condenser units may be reused as anchor support points only where demonstrated to be suitable by the appointed fall-protection specialist and confirmed structurally adequate by the Structural Engineer; the completed system shall be installed, tested andcertiifed by the appointed specialist before handover; all as per the Architects Drawing and Specification Document H.6					
	Composite item					
A	generally; fixed to roof	86	m			

					€	c
	(37) ROOF COMPLETIONS (Cont)					
	Automatic opening smoke vents; Proprietary roof-mounted units tested and certified to I.S. EN 12101-2, complete with insulated kerbs/ uptands, weathering, flahsings and fully bonded bituminous roofing interfaces to maintain roof waterproofing and thermal continuity; units to open automatically on actication of the fire alarm/ smoke control system and be provided with local manual override/ control as required by the Fire Safety Certificate and TGD B; contractor to provide shop drawings, controls/ interface details and certification prior to installation for Fire Engineer, Architects and M&E review; all as per the Architects Drawing 2025 and Specification H.8					
	Composite Item					
A	Smoke vents	2	nr			
B	extra over for forming ope for existing roof including adjuesment of of existing structure and finishes, flashings etc	2	nr			

					€	c
	(37) ROOF COMPLETIONS (Cont)					
A	Proprietary fixed access ladder system complete with solid, lockable anti-access gate/ panel preventing unauthorised use of the lower ladder rungs; example product 'HYMER' lockable access barrier ref. 51637 or equally apprved, fixed vertical ladder system complete with safety cage/hoops; the gate shall remain permanently attached, be hinged/ swinging, not comprise a loose or removable panel and be securely lockable; Contractor to complete the design through an appointed specialist access system contractor; specialist design resonsibility shall include ladderm safety cage where required, platforms where required, support brackets, fixings, anti-access gate, structural loadings and coordination with existing construction; coordinate with DCC maintenance requirements; submit specialist drawings and calculations before manufacture; all as per the Architects Specification I.8 Composite Item					
B	Access ladder with anti-access gate	2	nr			
				To Collection €		

				€	c
(37) ROOF COMPLETIONS (Cont)					
COLLECTION					
Page No. BQ/120					
Page No. BQ/121					
Page No. BQ/122					
(37) ROOF COMPLETIONS **Carried to Summary**					

					€	c
	(41) WALL FINISHES EXTERNALLY					
A	Provide for all tests, samples, reference panels, mock-ups, etc. as required by the Works Requirements		Item			
	The Contractor must note the following					
B	metal angle beads and lathing at junctions of differing backgrounds are deemed to be included		Note			
C	metal stop beads, irrespective of background, are deemed to be included		Note			
	ROOFING, CLADDING AND WATERPROOFING: Slate and Tile Coverings					
	Cement slates cladding; replacing damaged slates to match existing with same size, thickness, colour and texture; fixings and spacings in accordance with manufacturer's details and specifications; slates laid on existing battens to match existing cladding; laid onto existing external walls; replace only slates that are found to be disturbed or specifically instructed for replacement; provide samples and approved product certification for approval; all as per the Architects Specification 9.3					
	Walls; to plant room					
D	exceeding 300mm wide	10	m2			
				To Collection €		

					€	c
	(41) WALL FINISHES EXTERNALLY (Cont)					
	FLOOR WALL AND CEILING FINISHES: In-Situ Finishes					
	Proprietary external render system suitable for application to existing concrete blockwork to front facade and to restricted location; existing exposed blockwork to gable end, immediately adjacent to the gable wall of the neighbouring building; working space between the buildings is restricted and varies approx. between .600 - 1.00m wide; nominal finished thickness 20mm, subject to the certified manufacturer's system; include substrate preparation, primer/ bonding treatment, base coat, reinforcement mesh where required, corner beads and stop beads, movement details, finish coaat and all proprietary accessories; selected render system shall be suitable for external exposure and compatible with the existing substrate; install strictly in accordance with the manufacturers current certification and instructions; colour and texture to Architect sApproval; all as per the Archtiects Drawings & Specification F.6					
	Plinth					
A	exeeding 300mm wide	3	m2			
	Walls					
B	exceeding 300mm wide	193	m2			
	PAINTING AND DECORATING: Painting					
	Preparing and painting one coat primer and two coats Dulux Weathershiled smooth masonry paint; selected colour; plaster base					
	Plinth					
C	exeeding 300mm wide	288	m2			

				€	c
(41) WALL FINISHES EXTERNALLY (Cont)					
COLLECTION					
Page No. BQ/124					
Page No. BQ/125					
(41) WALL FINISHES EXTERNALLY **Carried to Summary**					

					€	c
	(42) WALL FINISHES INTERNALLY					
	WOODWORK: Insulation, Ironmongery, Accessores and Sundries					
	Isover Optima internal wall insulation or equally approved insulation system; 60mm thick nominal insulation; fixed to the internal leaf of the existing external walls; include for C-channel fixed to background ay maximum 1350mm horizontal centres up to 2700mm, 100mm centres thereafter; 75mm support brackets clipped to horizontal C-channels; tape to seal joints in airtightness membrane; include double sided tape to fix membrane to vertical C-channel; mineral wool insulation within proprietary fram, intelligent vapour-control layer where required; final insulation thickness shall be selected to achieve the specified overall U-Value 0.32W/m2K include for 1 layer of 12.5mm plasterboard fixed with 25mm drywall screws at 300mm centres; finish with 2mm skim coat plaster finish; completed wall construciton to achieve U-value <0.32W/m2K; all as per the Architects Drawing 7110 & Specification Document F.2					
	Drylining					
A	over 30mm wide	754	m2			
	Insulation to return at window reveals, head and base; 30mm minmum insulation; internal wall insulation; all as per the Architects Drawing 7010 and Specification Document					
	Insulation					
B	thermal; not exceeding 300mm wide	283	m			

					€	c
	(42) WALL FINISHES INTERNALLY (Cont)					
	FLOOR WALL AND CEILING FINISHES: In-Situ Finishes					
	Internal plaster; 12.5mm plaster undercoat; 2.5mm finbish skim coat, or to match adjacent existing finish to walls; all as per the Architect's Drawings and Specification J.7					
	Walls					
A	exceeding 300mm wide	717	m2			
	FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes					
	Matt Porcelain wall tiles, 150 x 150mm nominal; whit ein colour; contractor is to include for the supply of vivid coloured, water resistant grout, 'Mapei Ultracolour Plus' or equivalent; all as per Architects Specification P.1; grout and adhesive; butt jointed; including all corner trims and stop beads, silicone sealant etc; coordinate with floor construction, falls, linear drains/ gullies, thresholds, sanitaryware and tanking; contractor to include for wastage, delivery and profit; fixing of approved adhesive, waterproof coloured grouting; cleaned and polished on completion; all in strict accordance with manufacturer's instructions; all as per Architects Drawings and Specification Document P.7					
	walls; to cement and sand base					
B	exceeding 300mm wide	297	m2			
C	extra over for Aquastrap proprietary tanking system or equivalent; installed in strict accordance with the manufacturers certified details; all as per the Architects Specification J.2	104	m2			

					€	c
	(42) WALL FINISHES INTERNALLY (Cont)					
	Labours					
A	making good and/or cutting around obstructions; not exceeding 300mm	45	nr			
	Splashback wall tiles to splashbacks; 150 x 150mm matt porcelain tiles; white in colour; straight stacked bond; polymer-modified adhesive complying with I.S. EN 12004-1; pointed with Mapei Ultracolor Plus or equivalent colured grout; including PVC trims to edges; all as per the Architects Drawings and Specification					
	walls; to cement and sand base					
B	exceeding 300mm wide	26	m2			
	Labours					
C	making good and or cutting around obstructions; girth not exceeding 300mm	15	nr			
	PAINTING AND DECORATING: Painting					
	One coat of sealer; two full finishing coats of Matt/ durable paint with emulsion finish; to plastered finish; colour to be selected by Architect					
	Walls					
D	over 300mm wide	2907	m2			
	One coat of sealer; two full finishing coats of durable matt/ low-sheen finish paint; to plastered finish; to wet rooms; colour to be selected by Architect					
	Walls					
E	over 300mm wide	166	m2			

				€	c
(42) WALL FINISHES INTERNALLY (Cont)					
COLLECTION					
Page No. BQ/127					
Page No. BQ/128					
Page No. BQ/129					
(42) WALL FINISHES INTERNALLY **Carried to Summary**					

					€	c
	(43) FLOOR FINISHES					
	GENERALLY					
A	Provide for all tests, samples, reference panels, mock-ups, etc. as required by the Works Requirements		Item			
	WOODWORK: Boarding and Second Fixings					
	MDF Skirting boards; square edged, lightly eased exposed arrises; MDF to I.S. EN 622-5; fill and make good fixing holes; mitred external corners; countersunk or concealed mechanical fixings; provide pattressing where required; coordinate with other completions; all as per the Architects Specification P.8					
	Second fixings					
B	skirting; 120 x 18mm thick	981	m			
				To Collection €		

					€	c
	(43) FLOOR FINISHES (Cont)					
	FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes					
	Porcelain floor tiles, 100 x 100mm nominal; matt/ slip resistant finish suitable for the anticipated wet-room use; Wet PTV 36, in accordance with I.E. EN 16165; contractor is to include for the supply of vivid coloured, water resistant grout, 'Mapei Ultracolour Plus' or equivalent; all as per Architects Specification P.1; grout and adhesive; butt jointed; including all corner trims and stop beads, silicone sealant etc; coordinate with floor construction, falls, linear drains/ gullies, thresholds, sanitaryware and tanking; contractor to include for wastage, delivery and profit; fixing of approved adhesive, waterproof coloured grouting; cleaned and polished on completion; provide all primers, levelling compounds, screed preparation and substrate treatment required for tiling areas; all in strict accordance with manufacturer's instructions; all as per Architects Drawings and Specification Document P.3					
	Floors					
A	to falls and crossfalls; over 300mm wide	102	m2			
B	extra over for Aquastrap proprietary tanking system or equivalent; installed in strict accordance with the manufacturers certified details; all as per the Architects Specification J.2	37	m2			
	Labours					
C	making good and/or cutting around obstructions; not exceeding 300mm	45	nr			

					€	c
	(43) FLOOR FINISHES (Cont)					
	Porcelain or ceramic floor tiles, 300 x 300mm nominal; white, unless otherwise selected by Architect; Wet PTV 36, in accordance with I.E. EN 16165; contractor is to include for the supply of vivid coloured, water resistant grout, Mapei Ultracolour Plus' or equivalent; all as per Architects Specification P.1; grout and adhesive; butt jointed; including all corner trims and stop beads, silicone sealant etc; coordinate with floor construction, falls, linear drains/ gullies, thresholds, sanitaryware and tanking; contractor to include for wastage, delivery and profit; fixing of approved adhesive, waterproof coloured grouting; cleaned and polished on completion; provide all primers, levelling compounds, screed preparation and substrate treatment required for tiling areas; all in strict accordance with manufacturer's instructions; all as per Architects Drawings and Specification Document P.3					
	Floors					
A	to falls and crossfalls; over 300mm wide	64	m2			
B	extra over for Aquastrap proprietary tanking system or equivalent; installed in strict accordance with the manufacturers certified details; all as per the Architects Specification J.2	64	m2			
	Labours					
C	making good and/or cutting around obstructions; not exceeding 300mm	15	nr			

					€	c
	(43) FLOOR FINISHES (Cont)					
	FLOOR WALL AND CEILING FINISHES: Fitted Carpeting					
	Heavy duty, low level loop-pile carpet tile; 500 x 500mm, colour selected by the Architect; DESSO AirMaster Classic or equivalent, subject to compliance with all requirements as set out in the specification document; the selected carpet tile shall demonstrate very low embodied carbon, supported by current thrid party verified Environmental Product Declaration prepared in accordance with I.S. EN 15804; ensure substrate is secure, rigid, clean, smooth, dry, free from rpotruding fixings, free from excessive movement and suitable for the selected carpet system; install strictly in accordance with the manufacturers current recommendations; all as per the Architects Drawings & Specification Document P.4					
	Floors					
A	exceeding 300mm wide; to falls	118	m2			
B	extra for providing proprietary flush metal transition/ edge profiles at changes in floor finish where required; all as per the Architects Specification Document P.4	1	item			
	To Collection €					

					€	c
	(43) FLOOR FINISHES (Cont)					
	METALWORK: Non-Structural					
	Floor Type 02; Entrance Matting; Construction Specialities Pedimat Ultra, 17mm deep or equivalent; form recessed mat wells within the floor construction to suit the selected entrance matting system; coordinate recess depth with adjacent floor finishes to provide a flush, accessible and trip-free transition; coordinate with the ground floor floating screed as applicable; all as per the Architects Drawing 2005, 2010, 2015 & Specification I.2					
	Composite Item; Matwell Frames and Mat					
A	generally; to entrance lobbys	11	m2			
B	extra for forming recess in floor as per manufacturer's instructions to ensre level access; indicative depth 17-20mm deep; all as per Architects Finishes Schedule	11	m2			
	PAINTING AND DECORATING: Painting					
	Cleaning, knotting and stopping, spot priming; one coat aluminium primer; carried out off site before fixing timbers					
	General surfaces					
C	not exceeding 300mm girth; backs of skirtings	981	m			
	Prepare one coat primer, undercoat where required; two finishing coats of durable eggshell paint or equivalent; all as per Architect Specification R.8					
	General surfaces					
D	not exceeding 300mm girth	981	m			

To Collection €

				€	c
(43) FLOOR FINISHES (Cont)					
COLLECTION					
Page No. BQ/131					
Page No. BQ/132					
Page No. BQ/133					
Page No. BQ/134					
Page No. BQ/135					
(43) FLOOR FINISHES **Carried to Summary**					

					€	c
	(45) CEILING FINISHES					
	FLOOR, WALL AND CEILING FINISHES Board Finishes					
	Fire protection to structural steel; 2 no. 15mm Gyproc FireLine boards or equivalent, subject to the selected test system and required selection factor, to all exposed steelwork; provide compatible framing , fixings and itumescent/ fire-rated sealants; finish boarded ensaement with smooth plaster finish; all firestopping shall be photographically recorded before concealment as part of the BCR inspection process; all as per the Architects Drawing 7015, Engineers Drawings 2002 & 2003, and Architects Specification J.12					
	Isolated Steelwork					
A	exceeding 300mm wide	38	m2			
	FLOOR, WALL AND CEILING FINISHES: Suspended Ceilings					
	Ceiling type 01; Gyproc MF ceiling systems or equivalent; suspended metal frame ceiling; generally throughout all apartments; 15mm gypsum plasterboard; 50mm acoustic mineral-wool insulation, Isover acoustic slab or equivalent; laid continuously over the ceiling zone as required by the selected system; coordinate the ceiling construction with the floor and separating-wall construction to achive the project acoustic requirements as per the Specification Document; tape, joing & plaster skim; all as per the Architects Drawings and Specification L.4					
	Ceilings					
B	exceeding 300mm wide; horizontal; suspended depth >150 <500mm deep	499	m2			

					€	c
	(45) CEILING FINISHES (Cont)					
	Ceiling type 02; Gyproc MF ceiling systems or equivalent; suspended metal frame ceiling; below the existing attic plant room where indicated; 2 no. 15mm ~Gyproc SoundBloc or equivalent sound resisting plasterboard; 50mm acoustic mineral-wool insulation, Isover acoustic slab or equivalent; within the ceiling void where required to achieve the specified perofrmance nd acoustic consultants recommendations; coordinate the ceiling construction with the floor and separating-wall construction to achive the project acoustic requirements as per the Specification Document; fix suspended system to the existing ceiling slab using and approved fixing method coordinated with the Structural Engineer's details; tape, joing & plaster skim; all as per the Architects Drawings and Specification L.5					
	Ceilings					
A	exceeding 300mm wide; horizontal; suspended depth >150 <500mm deep	60	m2			
				To Collection €		

					€	c
	(45) CEILING FINISHES (Cont)					
	Ceiling type 03; Gyptone Acoustic gypsum ceiling systems or equivalent; suspended acoustic plasterboard ceiling; to shared apartment circulation corridors; provide a metal-frame suspended ceiling system incuding primary and secondary channels, hangers, perimeter channels and associated fixings; 50mm acoustic mineral-wool insulation, Isover acoustic slab or equivalent; laid continuously above the lining where required by the tested system; coordinate the ceiling construction with the services layout to maintain the intended continuous ceiling appearance; seal perimeter interfaced acoustically; tape, joing & plaster skim; all as per the Architects Drawings and Specification L.6					
	Ceilings					
A	exceeding 300mm wide; horizontal; suspended depth >150 <500mm deep	177	m2			
				To Collection €		

					€	c
	(45) CEILING FINISHES (Cont)					
	Ceiling type 04; fire rated suspended plasterboard ceilings; to internal hallways within second floor apartments; provide a complere proprietary tested fire-resisting suspended plasterboard ceiling system of the rating required by the Fire Safety Certificate; system shall include for hangers, framing, fire-resisting boards, perimeter details; access panels; services penetration deals and associated components forming part of the tested/ classified construction; Contractor is to submit the proposed complete system for Architects and Fire Consultant review before installation; do not construct this ceiling type unless its extent is confirmed on the coordination drawings; tape, joing & plaster skim; all as per the Architects Drawing 2110 and Specification Document L.7					
	Ceilings					
A	exceeding 300mm wide; horizontal; suspended depth >150 <500mm deep	216	m2			
				To Collection €		

					€	c
	(45) CEILING FINISHES (Cont)					
	Bulkheads; form using proprietary galvanised metal framing with plasterboard lining appropriate to the location; coordinate with ventilation ducts, pipework, electrical containment, lighting, access oanels, fire stopping, acoustic requirements, doors and other adjoining construction; where a bulkhead forms part of fire-rated or acoustic constuction, provide the complete tested/ certified system necessary to maintain the required performance; provide adequate support, reinforced corners, proprietary beads, movement joints where required and appropriate pattressing for fittings; completed bulk heads shall be strsaight, level, square, plumb and free from viable distortion; tape, joint, and skim to match adjoining ceilings unless otherwise stated; all as per the Architects Drawing 2100, 2105, 2110 & Specification Docment L.8					
	Bulkheads					
A	depth of suspensision >150 <500mm deep	77	m			
	WOODWORK: Insulation, Ionmongery, Accessories & Sundries					
	Air tightness membrane and tape; fixed in strict accordance with manufacturers instructions; taped at all joints at junctions of wall & ceiling; seal to scratch coat prior to applying skim coat finish; all as per the Architects Drawing 7010 and Specification Document					
	Horizontal					
B	not exceeding 300mm wide	299	m			
C	exceeding 300mm wide	829	m2			
				To Collection €		

					€	c
	(45) CEILING FINISHES (Cont)					
	PAINTING AND DECORATING: Painting					
	Preparing and painting one coat sealer and two finishing coats of matt emulsion paint or equivalent; colour to be selected by Architect; all as per the Architects Specification R.6					
	Ceilings; plaster base					
A	exceeding 300mm wide	808	m2			
B	Preparing and painting one coat compatible primer/sealer and two coats of durable internal acrylic emulsion suitable for concrete; matt finish; colour to be selected by Architect; all as per Architects Specification L.9					
	Ceilings; concrete soffits					
C	exceeding 300mm wide	21	m2			

				€	c
(45) CEILING FINISHES (Cont)					
COLLECTION					
Page No. BQ/137					
Page No. BQ/138					
Page No. BQ/139					
Page No. BQ/140					
Page No. BQ/141					
Page No. BQ/142					
(45) CEILING FINISHES **Carried to Summary**					

					€	c
	(47) ROOF FINISHES					
	ROOFING, CLADDING AND WATERPROOFING: Mastic Asphalt and Waterproof Non-Metal Flexible Sheet Coverings					
	Single-source proprietary reinforced bitumen roof refurbishment/ overlay system specifically approved by the manufacturer for installation over the verified existnig roof covering; SikaShielf VMS bituminous roof refurbishment system by Sika Ireland or equivalent; the system shall comply with I.S. EN 13707; the system shall include preparation and primer as required, proprietary vapour-management/ pressure equalisation layer suitble fr refurbishmnet over existing bituminous roofing; reinforced waterproofing membrane layer; reinforced mineral-finished cap sheet; all compatible primers, adhesives, detailing membranes and accessories and compatible detailing upstands, outlets, junctions and former service penetrations; where torch application forms part of the selected system, comply with current NFRC Safe2Torch guidance; all as per the Architects Drawing 7015 and Specification Document H.2					
	Roof coverings					
A	exceeding 300mm wide	49	m2			
B	extra for dressing into pitched roof; sarking to terminate at tilting fillet; additional cement slate to match existing required to end piece of existing roof; all as per Architects Detail on Drawing 7015	7	m			
C	extra for forming recessed gutter	28	m			
D	extra for forming upstand around proposed AOV's to flat roofs; as per Architecs Drawing 2025	12	m			
E	extra; working around 150mm diameter flat roof rainwater outlets; as per Architecs Drawing 2025	6	nr			

					€	c
	(47) ROOF FINISHES (Cont)					
A	extra; working around AOV's to flat roofs; as per Architecs Drawing 2025	12	m			
B	extra; working into existing wall capping at roof level	11	m			
	ROOFING, CLADDING AND WATERPROOFING: Slate and Tile Coverings					
	Cement slates; replacing damaged slates to match existing with same size, thickness, colour and texture; fixings and spacings in accordance with manufacturer's details and specifications; slates laid on existing battens at guages to match existing roof; laid onto existing roof structure; replace onle slates that are found to be defective during associated roof works or specifically instructed for replacement; provide samples and approved product certification for approval; all as per the Architects Specification 9.3					
	Roof coverings; to pitched roof					
C	sloping; not exceeding 45 degrees; exceeding 300mm girth	80	m2			
D	Ridges; horizontal	8	m			
	Milled lead sheet; to BS 1178; Code 5; all as Architects Drawing and specification					
	Flashings; to gutters detail					
E	not exceeding 300mm wide	28	m			
	Flashings; to valleys					
F	not exceeding 300mm	8	m			
	Flashing; where existing pitched roofs meet flat roofs					
G	not exceeding 300mm	38	m			

					€	c
	(47) ROOF FINISHES (Cont)					
	Flashing; to existing external walls					
A	not exceeding 300mm	14	m			
	ROOFING, CLADDING AND WATERPROOFING: Rigid Sheet Coverings and Deckings					
	uPVC fascias, soffits & eaves; fixed to existing roof structure in strict accordance with the manufactures Drawings and Specifications; colour and profile to match existing; include all fittings; all as per the Architects Drawings and Specifications H.1					
	Fascias					
B	not exceeding 300mm wide	15	m			
	Soffits					
C	not exceeding 300mm wide	15	m			
	Eaves					
D	not exceeding 300mm wide	10	m			
				To Collection €		

				€	c
(47) ROOF FINISHES (Cont) **METALWORK: Non-Structural** Entrance canopies; the Contractor shall complete the design through a competent steelwork/ fabrication specialist; specialist is responsible for final member sizing, connection design, fixing design, cantilever stability, local stiffening, wind loading, imposed and maintenance loads, drainage falls, fabrication detailing and coordination of the completed assembly; submit fully coordinated fabrication/ shop drawings before manufacture; drawing shall show overall canopy dimensions, projection, pitch, steel member sizes, connection details, wall fixing arrangement, roof cladding, support/batten arranegment, flashings, drainage outlet, interfaces with existing stone cladding and interfaces with adjacent rainwater. planter drainage; provide a fabricated light steel frame generally formed from square hollow sections, approx. 50 x 50mm SHS subject to specialist design; steelwork shall comply with I.S. EN 1090-2 and I.S. EN1993 series; canopies shall be cantilever fixing to existing building; provide proprietary sinusoidal profiled metal roof panels suitable for external canopy use, with galvanised and powder coated finish; provide proprietary ligh-giage galvanised steel support rails/ batrens beneath the roof cladding, Unistrut or equally approved; form integral front gutter using 250 x 100mm unequal steel angle or equivalent fabricated steel section, arranged to form the gutter profile shown on the Architects Drawings; all fabricated steel canopy components shall be hot-dipped galvanised after fabrication and comply with I.S. EN ISO 1461; provide a polister powder coated finish to all visable steelwork; submit proposed design before manufacture; all as per the Architects Specification Document H.7					

					€	c
	(47) ROOF FINISHES (Cont)					
	Composite item					
A	canopy	2	nr			

				€	c
(47) ROOF FINISHES (Cont)					
COLLECTION					
Page No. BQ/144					
Page No. BQ/145					
Page No. BQ/146					
Page No. BQ/147					
Page No. BQ/148					
(47) ROOF FINISHES **Carried to Summary**					

					€	c
	(48) FIRE PROOFING / FIRE SEALING					
	(48) FIRE SEALING / FIREPORROFING					
	Information					
A	Note: Notwithstanding that this Pricing Document is measured in accordance with the Agreed Rules of Measurement Fourth Edition 2010, the tender should note the following works measured are not in accordance with ARM 4.		note			
	The Contractor is referred to the location drawings, specification and schedules which accompany the bills of quantities for location, detailed description of materials and workmanship					
	The Tenderer's attention is drawn to the "Works Requirements within Volume A" attached, from which this element has been prepared		Note			
B	This element of the work has been prepared from Architect's / Engineer's Drawings		Noind			
	For detailed description of workmanship see drawings / specification		Note			
	Notwithstanding the requirements of ARM4, items measured hereunder relate to all firesealing / fireproofing works throughout the project, not specifically measured elsewhere		Note			
				To Collection €		

					€	c
	(48) FIRE PROOFING / FIRE SEALING (Cont)					
	FLOOR, WALL AND CEILING FINISHINGS: Finishings					
	Include for firesealing / fireproofing requirements per Architect's drawing 600 and specification; including sealing around floor, wall ceiling & roof penetrations; ensuring integrity of each fire compartment					
	Composite item					
A	All works associated with firesealing / fireproofing, not measured elsewhere		Item			
	Other Items					
B	Provide for all labour, materials, plant and all items which in the tenderers opinion are not specifically allowed for in this section of the works but which can be reasonably inferred from the works requirements as being necessary for the execution and completion of the works. - (List items below)		Item			

				€	c
(48) FIRE PROOFING / FIRE SEALING (Cont)					
COLLECTION					
Page No. BQ/150					
Page No. BQ/151					
(48) FIRE PROOFING / FIRE SEALING **Carried to Summary**					

					€	c
	(52) DRAINAGE & REFUSE DISPOSAL					
	METALWORK: Non-Structural					
	2mm Pressed Aluminium downpipes to match existing; including gutter support straps 6 x 50mm at 1.00m cc's; complete with overflow points at ends; PPC in selected colour to Architects approval; fixed in accordance with manufactures instructions; all as per Architects Specification					
	Gutters					
A	horizontal	20	m			
	Downpipes					
B	100mm diameter	21	m			
C	Extra; shoes	4	nr			
D	Extra; offset bends	4	nr			
	Rainwater outlets; fixing in accordance with the manufacturer's instructions; including dressing roof finish; including forming hole in brickwork					
	Harmer AV Verical Outlet ; ref AV400 or equally approved; including all domestic grate, necessary seals, clips, fasteners, etc.; fixing in accordance with the manufacturer's instructions					
E	approx 450mm wide	2	nr			
	SOILS AND WASTES					
	Pipe casings; comprising of treated sawn softwood framework; 50 x 50; 12mm plywood casings; fixed with brass cups and screws					
	To blockwork base					
F	section size 150 x 150; horizontal	21	m			

					€	c
	(52) DRAINAGE & REFUSE DISPOSAL (Cont)					
	PAINTING AND DECORATING: Painting					
	Cleaning, knotting, stopping, spot priming; one coat aluminium primer; two coats oil based undercoat; one coat oil based hard gloss; rubbing down between coats					
	Pipe casings					
A	exceeding 300mm girth	6	m2			

				€	c
(52) DRAINAGE & REFUSE DISPOSAL (Cont)					
COLLECTION					
Page No. BQ/153					
Page No. BQ/154					
(52) DRAINAGE & REFUSE DISPOSAL **Carried to Summary**					

					€	c
	(59) MECHANICAL INSTALLATIONS					
	GENERALLY					
	Notes					
	Generally					
	refer to the Drawings & Specifications provided in Volume A for full details		Note			
	all systems are to be concealed insofar as is practicable		Note			
	notwithstanding the provisions of ARM 4, work to Mechanical Services Installations have not been individually itemised and measured separately		Note			
	Plumbing & Heating Installations are to be priced in accordance with the Performance Specification & Drawings provided by the Services Consultant & the relevant services coordination is to include for all works contained there-in		Note			
	Further to receipt of M&E Priced Summary sheets, a further detailed breakdown of mechanical services installations must be submitted post tender prior to issue of letter of acceptance		Note			
	MECHANICAL INSTALLATIONS: Generally					
	Mechanical installations complete; all as detailed in the Drawings & Specifications provided by the Services Consultant					
	All works necessary for the proper execution of the mechanical services installations; brought forward from Services Consultants Pricing Document appended to this Bill of Quantities					
A	generally		Item			

					€	c
	(59) MECHANICAL INSTALLATIONS (Cont)					
	MECHANICAL INSTALLATIONS: Sundries & Builders Work					
	Sundries & builders work					
	Generally					
A	marking the positions of holes, mortices and chases		Item			
B	bases for plant		Item			
C	forming or cutting holes; and casting in pipe sleeves through precast and in-situ concrete floor slabs; making good structure and finishes		Item			
D	forming or cutting holes; through internal and external solid and cavity blockwork walls; making good structure and finishes		Item			
E	forming or cutting holes; through plasterboard ceilings; making good structure and finishes		Item			
F	forming or cutting holes; through airtightness membrane; making good structure and finishes		Item			
G	forming or cutting holes; through roof finishes including proprietary flashings; making good structure and finishes		Item			
H	all other items of builders work		Item			
	Fire stopping works associated with the mechanical installation; proprietory system; 1 hour fire rating					
	As required to comply with tcurrent building regulations					
J	all fire stopping (including pipe collars) as required to walls, floors and ceilings		Item			
	Provide all special attendances					
K	fuel for the works		Item			

					€	c
	(59) MECHANICAL INSTALLATIONS (Cont)					
A	providing power supplies		Item			
B	providing special scaffolding		Item			
C	unload, distribute, hoist and place in position items of plant and equipment		Item			
D	providing power for commissioning		Item			
E	providing and maintaining humidity levels necessary to protect the works		Item			
				To Collection €		

				€	c
(59) MECHANICAL INSTALLATIONS (Cont)					
COLLECTION					
Page No. BQ/156					
Page No. BQ/157					
Page No. BQ/158					
(59) MECHANICAL INSTALLATIONS **Carried to Summary**					

					€	c
	(69) ELECTRICAL INSTALLATIONS					
	GENERALLY					
	Notes					
	Generally					
	refer to the Architect & Services Engineer Drawings & Specifications provided for full details		Note			
	all systems are to be concealed insofar as is practicable		Note			
	notwithstanding the provisions of ARM work to Electrical Services Installations have not been individually itemised and measured separately		Note			
	Electrical Installations are to be priced in accordance with the Performance Specification & Drawings provided by the Services Consultant & the relevant services coordination is to include for all works contained there-in		Note			
	Further to receipt of M&E Priced Summary sheets, a further detailed breakdown of electrical services installations must be submitted post tender prior to issue of letter of acceptance		Note			
	ELECTRICAL INSTALLATIONS: Generally					
	Electrical installations complete; all as detailed in the Drawings & Specifications provided by the Services Consultant					
	All works necessary for the proper execution of the electrical services installations; brought forward from Services Consultants Pricing Document appended to this Bill of Quantities					
A	generally		Item			

					€	c
	(69) ELECTRICAL INSTALLATIONS (Cont)					
	ELECTRICAL INSTALLATIONS: Sundries & Builders Work					
	Sundries & builders work					
	Sundries					
A	marking the positions of holes, mortices and chases		Item			
B	pop-ups in floor slab for incoming underground ducts where indicated		Item			
	Cutting or forming holes, mortices, chases or the like; includes working through all finishes & decorations both sides of the structure; making good & sealing of the ope around the pipe & duct on completion					
C	lighting points		Item			
D	socket points		Item			
E	telephone, tv, data & all other outlets		Item			
	Opes in internal walls for electrical services					
F	all as indicated		Item			
	Opes in airtightness membrane for electrical services					
G	all as indicated		Item			
	Provide all special attendances					
H	fuel for the works		Item			
J	providing power supplies		Item			
K	providing special scaffolding		Item			
L	unload, distribute, hoist and place in position items of plant and equipment		Item			
M	providing power for commissioning		Item			
N	providing and maintaining humidity levels necessary to protect the works		Item			
				To Collection €		

					€	c
	(69) ELECTRICAL INSTALLATIONS (Cont)					
A	anchoring systems and fire protection for PV panels		Item			
	Fire stopping works associated with the electrical installation; proprietory system; 1 hour fire rating					
	As required to comply with current building regulations					
B	all fire stopping (including pipe collars) as required to walls, floors and ceilings		Item			
	Timber grounds to support all ceiling luminaries, smoke and heat detectors; including provision of notches in ceiling to accommodate cabling for new light fittings					
	Concealed installations					
C	generally		Item			
				To Collection €		

				€	c
(69) ELECTRICAL INSTALLATIONS (Cont)					
COLLECTION					
Page No. BQ/160					
Page No. BQ/161					
Page No. BQ/162					
(69) ELECTRICAL INSTALLATIONS **Carried to Summary**					

				€	c
(66) LIFT INSTALLATIONS **LIFT INSTALLATIONS** The following works are to be priced in accordance with the detailed design; performance specifications and scheme drawings, as prepared by the Architect. Not withstanding that this Bill of Quantities is measured in accordance with the Agreed Rules of Measurement, the tender should note the following where works measured are not in accordance with ARM. The Lift design package(s) are priced in accordance with the Performance Specification and drawings as prepared by the Services Engineer and the relevant services co-ordination is to include for all works there in contained. All breakdown information and full back up information must be returned as part of the Main Contract Tender and is to be included within this section. While the Services Documentation set out attendances to be provided by the Main Contractor, this is provided for assistance only and it is the duty of the main contractor to advise of any changes they may wish to make to the proposed arrangements in order to acheive the inclusive completion of the works outlined in the specialist documentation The Main Contractor will be required when requested to forward the elemental pricing schedule of equipment which makes up the element totals outlined herein.					
			To Collection €		

						€	c
	(66) LIFT INSTALLATIONS (Cont)						
	The Contractor will be required to employ, and assign to the project, a suitably qualified engineer whose duties will be to co-ordinate both internally and externally the design of the mechanical, electrical, fire protection, lift and related services, and their relationship to, and integration with the building design. To this end it will be part of his duties to liaise with all parties concerned, on both the design and contracting side to ensure a satisfactory resolution of any problems regarding the integration of services into the building. The Contractor shall notify the Employer's Representative of the name of the person so appointed and his normal place of work. The Contractor is fully responsible for the proper coordination of the Services Intstallations.						
	Note: Main Contractor will include all costs of and the totals of each element as set out below for each section and will include all necessary attendances (both general and special as defined as per Agreed Rules of Measurement) associated with all elements of the element works and all documentation which accompanies the tender.						
	Lift Installations						
A	Tendering Contractors are referred to the information as provided in the tender documentation, in relation to the Lift Installation for this project.			Item			
B	The Lift Installation Works shall be carried out by registered Contractor(s). The Lift Subcontractor will be a domestic Subcontractor to the Main Contractor			Item			
	To Collection €						

					€	c
	(66) LIFT INSTALLATIONS (Cont)					
A	Tendering Contractors are to include for all testing and commissioning in accordance with Drawings and Specifications. Test Certificates shall be provided as directed by the Engineer and good practice. Contractors are to liaise with relevant utility service providers in relation to the Mechanical Installation Works		Item			
	Lift installations complete; all as detailed & described on Services Engineers Drawings and Specification's; including all testing, commissioning, certifying & signing off on completion					
	Total Contract Value to Inculde the breakdown cost on the following items from the Lift Services Installation Tender Summary:					
B	1.0 - Preliminaries		Item			
C	2.0 - Lift Installations		Item			
	Sundries					
D	Provide for all site overheads, preliminaries, insurances etc, in accordance with the terms of the Main Contract and Sub-Contract Conditions read in conjunction one with the other.		Item			
E	Provide for compliance with Conditions of Tender.		Item			
F	Amount for any other item not specifically mentioned or implied, but deemed necessary for the the satisfactory completion of the installation.		Item			
G	Amount for compliance with health & safety requirements.		Item			
				To Collection €		

					€	c
	(66) LIFT INSTALLATIONS (Cont)					
	Builders Work					
	Provide the following labours in association with the lift installation					
A	Forming concrete buffer stools in lift shaft.		Item			
B	Allow for protecting all adjacent finishes and the like while the work is in progress.		Item			
	Builders Work					
	Special works where services pass through the structure; including cutting around pipes, conduits, cable tray, cable ladders, ducts and the like; making openings air tight; installed in strict accordance with the manufacturer's printed instructions:					
C	Cut mortice in reinforced blockwork/concrete, fix unistrut or anchor bolt size 20 x 150 mm long supplied by Specialist, make good.	2	nr			
D	Cut recess size 50 x 100 x 30 mm deep in blockwork for control panel, make good.	2	nr			
E	Ditto indicator panel size 200 x 100 x 30 mm.	2	nr			
F	Concrete grade 35N20 base size 1200 x 1200 x 100 mm high with trowelled surface and formwork fair finish to four sides.	1	nr			
G	150 mm Diameter upvc pipe duct, 2.50 m girth, 2.00 m horizontal and 0.50 m vertical with one bend, lay in trench, include excavation 200 mm deep in hardcore floor base, backfill with hardcore and make good.	3	nr			
H	Ope in 215 mm blockwork for 150 mm diameter pipe, include pipe sleeve and make good.	4	nr			
				To Collection €		

					€	c
	(66) LIFT INSTALLATIONS (Cont)					
A	Ditto 225 mm reinforced concrete floor slab.	2	nr			
	Lifting Beam					
B	203 x 203 mm UC in beam, weight not exceeding 25 kg/m, built into blockwork wall, allow for bearing pads as before.	1	t			
	Other Items					
C	Provide for all labour, materials, plant and all items which in the tenderers opinion are not specifically allowed for in this section of the works but which can be reasonably inferred from a site inspection and the works requirements as being necessary for the execution and completion of the works. - (List items below)		Item			

				€	c
(66) LIFT INSTALLATIONS (Cont)					
COLLECTION					
Page No. BQ/164					
Page No. BQ/165					
Page No. BQ/166					
Page No. BQ/167					
Page No. BQ/168					
(66) LIFT INSTALLATIONS **Carried to Summary**					

					€	c
	(74) SANITARY FITTINGS					
	Information					
	The work measured hereunder refers to the installation of sanitary ware and associated builders work for the project.					
	Tenderers are advised to study the preliminary section of the ARM document to ascertain the requirements of the specialist attendances included in that section					
A	Rates for fixing are to include for all necessary temporary fixing of sanitary fittings in position and the removal and re-fixing to suit other trades. Fixing rates to include for fixing to blockwork, concrete, studs or purpose made cabinets		Note			
B	The provision of supplies and wastes, and their connection to fittings, are included in the Mechanical Services Installation Sub-Contract, or measured elsewhere. Prices are to include for co-ordinating with the Sub-Contractor for in all cases where the connection of supplies or wastes and the fixing of the fittings must proceed as a single operation		Note			
C	Fixing must also include sealing junction of Sanitary Fitting and background with mastic sealant		Note			
D	Contractor to submit complete sanitaryware package for Architects and M&E Engineer review before ordering; all as per the Architects Specification Document Q.14		Note			
				To Collection €		

					€	c
	(74) SANITARY FITTINGS (Cont)					
A	Contractor to coordinate all sanitaryware and fitted furniture with plumbing and drainage, electrical services, ventilation, tiling, waterproofing, wall pattressing, accessible reach zones, floor falls, doors and circulation routes; provide all brackets, concealed supports, fixings, sealants and ancillary components necessary for complete installations; Contractor to provide current third-party verified EPDs to I.S. EN 15804 for principal new-fitted furniture products and materials where available		Note			
	FITTINGS; Fittings, Equipment and Furniture					
	Supply and fix the following sanitary fittings as per Architect's specification					
	WC Pan, seat & cistern; closed-coupled, floor mounted white vitreous-china WC generlaly matching the design in the sample images schedule; removable cistern lid; raised height closed coupled toilet bowl with horizontal outlet WC pan; closed coupled 4 litre dual flush mechanism, internal over-flow; lever operated flush control; include for slim-profile slow-close seat and cover; include for pan connector, all fixings and seals; secure pan to floor and cistern to wall; seal junction between WC pan, wall and floor using compatible sanitary sealant; maintain access for maintenance and replacement of flush components; all to comply with the applicable requirements of I.S. EN 997; all per the Architects Drawings 5050, 5055 & Speciifcation Document Q.5					
B	supply and fix	15	nr			

					€	c
	(74) SANITARY FITTINGS (Cont)					
	Washbasin; white vitreous-china wash hand basin; broadly matching the form indicated in the sample images schedule; nominal dimensions 500 x 350 x 120mm; provide single tap hole; overflow where required, waste, fixings, proprietary brackets approved to wall construction and all necessary connecitons; associated basin fixing set with chrome finish single lever basin mixer and associated fittings; low restriction approx 6ltr/minute subject to M&E water efficiency design; include for basin bottle trap finishes in polished chrome; install as per the heights indicated on WC elevations drawings and coordinate with Universal Design requirements; sanitary ceramic appliances to comply wiith applicable requirements of I.S. EN 14688; all principle sanitaryware within each dwelling shall be selected from a single coordinated manufacturers range; provide pattressing/ support in accordacne with section J of the specification; all as per Achitects Drawing 5050, 5055 & Specification Document Q.3, Q.4 & Q.5					
A	supply and fix	15	nr			
				To Collection €		

					€	c
	(74) SANITARY FITTINGS (Cont)					
	Shower kit generally matching Sample Images Schedule; polished chrome finish; complete with thermostatic control, shower head, flexible hose, adjustable handset/ slider arrangement, wall brackets & all concealed and exposed fittings; shower controls and handset positions shal be suitable for accessible use and coordinated with the WC elevations drawing; provide and adjustable vertical arrangement extending broadly between 900-2100mm above finished floor leve, subject to final setting out; provide thermostatic anti-scald protection to m&E Engineer Requirements; thermostatic mixing equipment shall comply with applicable requirements of I.S. EN 1111 where applicable; include for proprietary stainless-steel liner shower drain, 900mm nominal lenght; stainless steel visable finish, discreet slot/ grating, removeable cleaning access, trap, outlet connection, flange/ interface compatible with tanking system, all seals and accessories; coordinate wiht floor falls, tile module, section P floor tiling, section J wet-room tanking, waste pipe diameter and M&E drainage design; all as per the Architects Drawings 5050, 5055 & Specification Q.6 & Q.7					
A	supply and fix	15	nr			
				To Collection €		

					€	c
	(74) SANITARY FITTINGS (Cont)					
	Shower Glass Panel; provide fixed shower screen, 300mm wdie x 2000mm high nominal; 10mm clear toughened safety glass, water repellent treated; provide proprietary aluminium all profile and all necessary channels, seals, brackets, setting blocks, fixings and sanitary seals; glass shall comply with I.S. EN 12150 and I.S. EN 12600' coordinate fixings drawings with the waterproofing tanking system; do not penetrate tanked surfaces; all as per the Architects Drawings 505, 5055 and Specification Document Q.11					
A	supply and fix	15	nr			
	Shower Curtain Rail; provide L-shaped curtain rail; chrome plated stainless steel rod, 25mm diameter; provide wall brackets, ceiling support, concealed fixings, all connectors and end fittings; set out to suit shower area and WX elevation; provide adequate pattressing at all support positions; installation shall be rigid and free from perceptible movement under normal use; all as per the Architects Drawings 5050, 5055 & Architects Specifications Document Q.12					
B	supply and fix	15	nr			
	Wall-mounted mirrored cabinet; broadly matching the WC reference image; include for mirrored doors, internal shelving, corrosion resistant hinges, concealed or neat external fixingsl soft-close operation where available and moisture resistant carcass suitable for bathroom use; final position and mounting height as per the Architects Drawings; include for secure wall pattressing; all as per the Architects Drawings 5050, 5055 & Specification Document Q.9					
C	600mm wide x 150mm deep x 950mm wide	15	nr			
				To Collection €		

					€	c
	(74) SANITARY FITTINGS (Cont)					
	Toilet roll holder; approved polished chrome finish cover; mount in accessible locations in coordination with WC position and grab-rail zones; provide secure concealed fixings to pattressing or solid background; all as per the Architects Drawings and Specifications Q.10					
A	supply and fix	15	nr			
	Towels hooks; pair of wall mounted stainless steel clothes hooks; stainless steel or other finsh selected by Architect to coordinate with the sanitary fittings; provide secure, concealed fixings suitable for the door construction; position to be readily accessible and clear of door ironmongery; all as per the Archtiects Drawings 5050, 5055 & Specification Document Q.13					
B	supply and fix	15	nr			
	Noggings and pattressing required to support future installation of grab-rails and drop-down seats; all as per the Architects Drawing 5050					
C	generally	30	m2			
				To Collection €		

				€	c
(74) SANITARY FITTINGS (Cont)					
COLLECTION					
Page No. BQ/170					
Page No. BQ/171					
Page No. BQ/172					
Page No. BQ/173					
Page No. BQ/174					
Page No. BQ/175					
(74) SANITARY FITTINGS **Carried to Summary**					

					€	c
	(79) FITTINGS GENERALLY					
	FITTINGS: Fitting, Equipment & Furniture					
	Built-in furniture; complete; Kitchen Type A: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout					
A	generally	2	nr			
	Built-in furniture; complete; Kitchen Type A1: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout					
B	generally	4	nr			

					€	c
	(79) FITTINGS GENERALLY (Cont)					
	Built-in furniture; complete; Kitchen Type A2: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout					
A	generally	2	nr			
	Built-in furniture; complete; Kitchen Type A3: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout					
B	generally	2	nr			

					€	c
	(79) FITTINGS GENERALLY (Cont)					
	Built-in furniture; complete; Kitchen Type A4: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout					
A	generally	2	nr			
	Built-in furniture; complete; Kitchen Type A5: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout					
B	generally	1	nr			

					€	c
	(79) FITTINGS GENERALLY (Cont)					
	Built-in furniture; complete; Kitchen Type B: to apartment kitchens; counter tops, drawers, stainless steel sink, hinges, handles and fittings etc incl. stianless steel/ brushed metal mixer tap, handles to doors and drawers; 18mm P3 moisture-resistant melamine-faced chipboard/ MFC carcasses; include for base units and supports; include for all fitout including cooke rextract hood; finishes to kitchen doors and drawers as specified; all as per Architects Drawing 5005, 5010, 5015 and Specification Document Section Q					
	Kitchen Fitout -					
A	generally	2	nr			
	Purpose-made cupboard to conceal electrical cabinet/ distribution equipment; finish and ironmongery to match adjacent build-in furniture; coordinate clearances, ventilation, access, meter reading, electrical isolation and maintenance; all as per the Mechanical & Electrical requirements; doors shall permit full unobstructed maintenance access; all as per the Architects Drawings and Specification Q.19 and in coordination with the Mechiancal & Electrical layouts					
	Electrical meter/ Dsitribution Cabinet Cupboard					
B	generally	15	nr			

					€	c
	(79) FITTINGS GENERALLY (Cont)					
	Built-in furniture; Utiltity storage worktops complete; to proposed utility rooms; counter tops to match kitchen worktops; provide supports including 15mm minimum plywood pattressing within stud partitions; proprietary steel brackets; concealed or visually neat fixings; design support aranegments for the actual span and loading; coordinate with washing machine dimensions, vakves, drainage, sockets, appliances removal and maintenance acces; all as per Architects Drawnigs and Specification Document Q.20					
	Laundry Room Fitout					
A	generally	15	nr			
B	Provide shelving to stores; minimum 800mm shelving length, 600mm depth; 5nr sleves within each dwelling; highest shelf approx. 1800mm above finsihed floor level; shelving formed form 75 x 19mm red-deal timber slats; red deal timber supports and brackets; securely fixed to suitable background/ pattressing; painted or varnished finish, colour, finish selected by Architect; timbers shall be smooth, planed and free from sharp edges and splinters; coordinate shelving with door swings, electrical fittings, serices and clear usable storage space; timbers shall be FSC or PEFC certified, or equivalent independently verified responsible source; all as per the Architects Specification Q.18					
C	Shelving to stores	15	nr			
				To Collection €		

				€	c
(79) FITTINGS GENERALLY (Cont)					
COLLECTION					
Page No. BQ/177					
Page No. BQ/178					
Page No. BQ/179					
Page No. BQ/180					
Page No. BQ/181					
(79) FITTINGS GENERALLY **Carried to Summary**					

				€	c
SITEWORKS					
Amount from summary level.					

				€	c
SITEWORKS (Cont)					
COLLECTION					
Page No. BQ/183					
SITEWORKS **Carried to Summary**					

					€	c
	(10) PREPARED SITE					
	GENERALLY					
	Notes					
	Generally					
	the Contractor is required to visit the site and ascertain the nature of work involved in this section; no charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		Note			
	prices for demolitions and alterations shall include for getting out, basketing out if necessary, filling onto lorries, removing from site and disposal by Contractor to an accredited tip site, including payment of any fees		Note			
	the Contractor is required to make himself aware of the presence and location of all services remaining and shall take all necessary precautions to avoid interference or damage to these services during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary; any damage caused shall be made good at the Contractors own expense		Note			
	DEMOLITIONS & ALTERATIONS: Demolition					
	Carefully remove and store on site for re-use					
	Carefully dismantle existing precast gate post; including cleaning and store on site for re-use; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
A	overall size 750 x 750 x 3.0m	4	Nr			
				To Collection €		

					€	c
	(10) PREPARED SITE (Cont)					
A	extra over for grubbing up existing foundations to the above; disposal off site		Item			
	Carefully remove existing metal gates; set aside for re-use and collection by others; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
B	approx size 5.00 x 2.90m	2	Nr			
	Carefully remove existing metal railings; including cleaning; set aside on site for re-use; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
C	approx 1.4m high; fixed to low level wall	12	m			
	Carefully remove existing brick paving; incl sand base; set brick aside on site; include for cleaning; allow for working around existing service covers and structures; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
D	over 300mm wide	331	m2			
E	extra over for removing draiange channel with galvanised cover; including concrete surround; dispose off site	22	m			
	Carefully remove existing precast slab paving; incl sand base; disposal off site; allow for working around existing service covers and structures; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
F	over 300mm wide	52	m2			
				To Collection €		

					€	c
	(10) PREPARED SITE (Cont)					
	Carefully remove existing precast concrete kerb including concrete haunching; dispose off site					
A	existing kerbs	15	m			
B	Carefully demolish existing concrete ramp complete to entrance door; approx 1850 x 900mm; incl handrails; make good all works distubed; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification	1	Nr			
	Existing structure					
	Carefully demolish existing service sheds; retain existing block wall at boundary wall; grub up concrete floor and sub-structure; make good all works distubed; disposal off site; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
C	approx 8m2	1	Item			
	Existing Services					
	Breaking up existing services and removal from site					
D	existing drains; grubbing up pipes, beds and surrounds; removing debris from site; backfilling with compacted clause 804 hardcore; blanking off redundant pipework	80	m			
E	existing drainage manholes/ access junctions; grubbing up, beds and surrounds; removing debris from site; backfilling with compacted clause 804 hardcore; blanking off redundant pipework	6	Nr			
				To Collection €		

					€	c
	(10) PREPARED SITE (Cont)					
A	existing redundant electrcial fittings including lights, alarm boxes; ducts; grubbing up ducts, beds and surrounds; removing debris from site; backfilling with compacted clause 804 hardcore; blanking off redundant ductworks	80	m			
	Carefully form ope in existing rear railings; to accomodate new access gate (measured seperatly); make good all works disturbed; disposal off site; all as per Architects drawing T-1600 and specification and as per Landscape Architects drawing 300 and specification					
B	approx 1.0mm wide	1	Item			
				To Collection €		

				€	c
(10) PREPARED SITE (Cont)					
COLLECTION					
Page No. BQ/185					
Page No. BQ/186					
Page No. BQ/187					
Page No. BQ/188					
(10) PREPARED SITE **Carried to Summary**					

					€	c
	(30) SITE ENCLOSURES					
	ALL SECTIONS					
	GENERALLY					
	Notes					
	Generally					
	refer to Architects, Civil & Structural Engineers and Services Consultants Drawings, Schedules & Specifications provided for full details		Note			
	provide for all necessary liaison and condition surveys of existing; agreement in relation to same; additional supervision & temporary works as required and all necessary security & cleaning as the work proceeds; making good on completion		Note			
	Contractors to protect existing blockwork boundary wall to east boundary of site; making good any damage on competion		Note			
	Contractors to protect existing existingt concrete post and panel fencing to east boundary of site; make good any damage on completion		Note			
	EXCAVATION AND EARTHWORKS: Excavation					
	Excavation					
	Reduce levels; depth					
A	not exceeding 1.00m	16	m3			
	Foundation trenches					
B	not exceeding 1.00m deep	40	m3			
	Isolated pads					
C	not exceeding 1.00m deep	1	m3			
	Disposal of water					
D	surface		Item			
				To Collection €		

					€	c
	(30) SITE ENCLOSURES (Cont)					
	Disposal of excavated material					
A	off site	56	m3			
	Filling; crushed stone; clause 804 DOE specification; depositing in layers 150mm maximum thickness; compacting by mechanical means					
	To excavations					
B	average thickness exceeding 250mm thick	25	m3			
	T3 Sand blinding; all as per Engineers drawing and specification					
C	50mm thick	40	m2			
	CONCRETE WORK: In-Situ Concrete					
	Reinforced concrete; Grade 35N20; vibrated					
	Foundations					
D	poured on or against earth or unblinded hardcore	17	m3			
	Isolated foundations					
E	poured on or against earth or unblinded hardcore	1	m3			
	Slabs					
F	poured on or against earth or unblinded hardcore	9	m3			
	Walls					
G	not exceeding 300mm	9	m3			
	CONCRETE WORK: Reinforcement					
	Reinforcement; mesh fabric; hard drawn mild steel wire to BS 4482					
	Reference A393; 400mm minimum laps					
H	horizontal	161	m2			

					€	c
	(30) SITE ENCLOSURES (Cont)					
	Reinforcement bars; BS 4449 hot rolled plain round mild steel					
	Straight or bent					
A	nominal size 12 - 25mm diameter (provisional)	2	tonne			
	CONCRETE WORK: Formwork					
	Formworks; generally					
	Sides of foundations					
B	not exeeding 300mm high	115	m			
	Sawn formwork; all as per the Enginners Drawigs and Specifications					
	Edges of beds					
C	not exceeding 250mm high	38	m			
	Kickers					
D	walls	24	m			
	Walls					
E	exceeding 250mm high	65	m2			
	CONCRETE WORK; Precast Concrete					
	Limestone capping; 20mm thick; including 20mm overhang with drip groove; incl mitred 50mm internal downstand; bedding and jointing in cement mortar (1:1:6); all as per Landcape Architects Drawing R03 Specification					
	Capping					
F	450mm wide	13	m			
G	225mm wide	32	m			

					€	c
	(30) SITE ENCLOSURES (Cont)					
	BRICKWORK AND BLOCKWORK: Brickwork/Blockwork					
	Standard ordinary quality solid blocks I.S. 20, 10N/mm Type A (10); 440 x 215 x 100mm; cement lime mortar (1:6); stretcher bond					
	Walls in trenches					
A	215mm thick	21	m2			
	Reclaimed brick paving fixed to wall (measured elsewhere); including cleaning; sorting; standard ordinary quality bricks 215 x 100 x 65mm; cement mortar (1:6); recessed or bucket handle mortar joint; stretcher bond; fixed to concrete retaining walls with Ancon YPB type restraint or equal and approved					
	Walls					
B	100mm thick	32	m2			
C	extra over for 120 x 120 x 5mm galvinsed steel angle fixed to insitu concrete wall	24	m			
	Design Joints					
	Movement joints; at 9m centres; with 10mm thick closed cell polethylene, sealed with mastic pointing					
D	to piers; 550mm wide	12	m			

					€	c
	(30) SITE ENCLOSURES (Cont)					
	BRICKWORK AND BLOCKWORK: Brickwork/ Blockwork					
	Composite item; Gabion walls by approved supplier; 450mm wide; in 500mm high sections; mesh panels, diaphragms, lacing/ connectors; stiffeners, bracing, edge restraints, fixings; include for using reclaimed existing permable paving to exposed section of gabion where visible; recalimed fill including concrete and blockwork supplemented by hardcore fill to remainder; wind posts; fitted on concrete foundations (measured seperatly); metallic coated finish; backfilled with hardcore material; all as per the Architects Drawing and specification F.9					
	Gabion walls					
A	Average height 2500mm high	20	m			
	STRUCTURAL STEELWORK					
	Structural steelwork; Grade 43; BS 4630; hot rolled sections and plates; weldable steel; bolted site connections; all in accordance with Engineers Steelwork Specification and Drawings					
	Fabricated members, S275 unless otherwise stated					
B	member 120 x 120 x 6.3 SHS; galvanised	25.2	m			
C	extra over for 12mm cap plate	25	m			
D	member 90 x 90 x 6.3 SHS; galvanised	29	m			

					€	c
	(30) SITE ENCLOSURES (Cont)					
	Holding down assemblies					
	10mm base plate and cast in cradle; setting in position; 4 no M16 chmical anchors; welded steel frame; additional formwork; 100 x 10mm thick flat plate welded to RSA; ; all as per Engineers drawing 3001 and specification					
A	4nr M16 holding down bolts; 250 x 250 x 10mm thick base plates fully welded to coloumns with 6mm CFW	14	nr			
	Grouting					
	Grouting under base plates with 25mm five star non shrink grout or equivalent					
B	250 x 250mm	14	nr			
	WOODWORK: Structural and First Fixings					
	Carcassing; sawn softwood; pressure impregnated with preservative					
	Bike shelter roof;					
C	174 x 44mm rafters; C16	28	m			
D	extra over for bolting above timber sections together with 2 no. M12 grade 8.8 bolts with 10mm T-plate; all as per Engineers drawing 3001	14	m			
E	150 x 44mm rafters; C24	67	m			
F	extra for truss clips to each end of above rafter	38	nr			
				To Collection €		

					€	c
	(30) SITE ENCLOSURES (Cont)					
	ROOFING, CLADDING & WATERPROOFING: Flexible Sheet Metal Coverings					
	Sinusodial proprietary profiled powder coated corrugated steel sheet; incl factory -applied anti-condensation felt backing to the underside; fixed in strict accordance with manufacturers instructions; on 35 x 50mm treated battens; all as per Architects drawing 9110 and specification H.5					
A	over 300mm wide	60	m2			
B	Galvanised metal box gutter; 150mm wide; PPC coated finish; fixed to rafter with treated 100 x 44mm timber; incl outlets, ends; all as per Architects drawing 9110	13	m			
C	Galvanised metal box downpipe; 100mm wide PPC coated finish; fixed to rafter with treated 100 x 44mm timber; incl outlets, ends; all as per Architects drawing 9110	2	m			
	TIMBER POST AND RAIL FENCING					
	SURFACE PACING, FENCING & LANDSCAPING; Fencing					
	Galvanised mild steel gate; single gate; to match existing railing; allow for adjustment to existing railing to facilitate new gate; allow for hinges and lock; powder coated finish to match existing paint colour; all as per Architect's Specification and Drawings T-9110					
	Rear Boundary Gate					
D	1000 x 900mm high	1	nr			
				To Collection €		

					€	c
	(30) SITE ENCLOSURES (Cont)					
	Rear gate and side panel; new to match existing railing; allow for hinges and lock; powder coated finish to match existing paint colour; all as per Architect's Specification and Drawings T-9110					
A	1300 x 1800mm high	2	nr			
	Re-use salvage railings; including all adjustments incl removal of arrow details to top, cleaning and repainitng with PPC to match existing colour; allow for fixing to walls (measured elsewhere)					
	Railing					
B	1000mm high	27	m			
C	extra for careful removal of existing railings; store on site for reuse	36	m			
	Re-use salvaged railings; including all adjustments incl removal of arrow details to top, cleaning and repainting with PPC to match existing colour; allow for joining panels on top of each other; allow for fixing to walls (measured elsewhere)					
D	2050mm high; to partiton in bike store	2.46	m			
	Re-use salvage entrance gates; include for a necessary adjustments incl removal of arrows and arch section; supply and fit perforated metal sheet, handles hinges all as per Architects drawing 9115; all for redecoration with PPC to match existing					
	Store railings					
E	overall size 2620 x 2000mm; fixed panel	1	nr			
F	overall size 2620 x 2000mm; fixed panel one side and fixed panel on other side	1	nr			
				To Collection €		

					€	c
	(30) SITE ENCLOSURES (Cont)					
A	overall size 2620 x 2000mm; double gates	2	nr			
	New Entrance Gate					
	Mild steel gate and side panel; 1250mm active swing leaf and 550mm fixed side panel; with fixed panel constrcuted to house door entry intercom and associated electrical containment; heavy duty hinges; hydraulic self closer, electrical lock integrated with access control system and mounted IP card reader, IP rates door release button, IP rated green break glass unit; gaalvanised with PPC coated finish; all as per Architects drawing 9105, 9100 and specification					
B	overall size 2120 x 2025mm	1	Nr			
	FLOOR WALL AND CEILING FINISHES: In-Situ Finishes					
	Napp plaster finish; including all preparation to existing boundary wall; scud, scratch; three coats of sand and cement with napp finish; curing between coats; render finish to comply with B.S. 5262: 1991: Code of Practice; complete in accordacne with the Architects Drawings and Specifications					
	Walls					
C	exceeding 300mm wide	12	m2			
D	extra for tapering top edge of mortar finish	16	m			

					€	c
	(30) SITE ENCLOSURES (Cont)					
	DRAINAGE (PROVISIONAL)					
	STORM DRAINAGE					
	French drains; complete					
	Excavate trenches; commencing from reduced level; disposal of surplus material off site; line trench with Terram 1000; 100 diameter open jointed concrete pipe; bed; surround and fill with single sized stone chips, 20mm well compacted; well graded pea gravel to top 6 - 18mm, compacted					
A	average depth of trench 500 - 1000 (Provisional)	24	m			

				€	c
(30) SITE ENCLOSURES (Cont)					
COLLECTION					
Page No. BQ/190					
Page No. BQ/191					
Page No. BQ/192					
Page No. BQ/193					
Page No. BQ/194					
Page No. BQ/195					
Page No. BQ/196					
Page No. BQ/197					
Page No. BQ/198					
Page No. BQ/199					
(30) SITE ENCLOSURES **Carried to Summary**					

					€	c
	(40) ROADS, PATHS & PAVINGS					
	EXCAVATION AND EARTHWORK					
	Excavating					
	Reduce levels; depth					
A	not exceeding 1.00m	98	m3			
	Disposal of water					
B	surface		Item			
	Disposal of excavated material					
C	off site	98	m3			
	Filling; granular material in accordance with SR21 Annex 'E'; T1; Clause 804; depositing in layers 150mm maximum thickness; compacting by mechanical means					
	To make up levels					
D	average not exceeding 250mm thick	55	m3			
	Filling; class 6F2 granular marerial; capping layer; subbase depth within range specified once CBR results recieved; all as per Engineers Drawing and specification					
	To make up levels					
E	average not exceeding 250mm thick	30	m3			
	Terram Geotextile non-woven membrane; Terram 1000 or equivelent; laid in strict accordance with the manufacturer's instructions;					
	Laid in position					
F	Over 300mm wide; horizontal	217	m2			

					€	c
	(40) ROADS, PATHS & PAVINGS (Cont)					
	CONCRETE WORK: In-Situ Concrete					
	Plain in-situ concrete, Grade 10N; vibrated (Lean mix)					
	Blinding; poured on or against earth or unblinded hardcore					
A	generally	5	m3			
	Reinforced in-situ concrete; Grade C30N37; vibrated; exposure XF3 air entrained concrete					
	Paths; to falls and crossfalls					
B	not exceeding 150mm thick	6	m3			
C	extra over for tactile paving set in concrete path; all as per Engineers draiwngs and specification	2	m2			
	Steps					
D	not exceeding 150mm thick	5	m3			
	CONCRETE WORK: Sundries					
	Design joints in paths					
	Movement joint comprising 2 part polysulphide seasant such as thioflex 600 or equivelent to comply to I.S. 36 type IF, include formwork complete, in concrete footpaths.					
E	not exceeding 150mm deep; in 100mm thick insitu concrete	14	m			
	Surface finish					
	Compact using a vibrating screed with exposed aggregate finish					
F	over 300mm wide	42	m2			
				To Collection €		

					€	c
	(40) ROADS, PATHS & PAVINGS (Cont)					
	CONCRETE WORK: Formwork					
	Sawn formwork; all as per the Enginners Drawigs and Specifications					
	Edges of beds					
A	not exceeding 250mm high	49	m			
	Sawn formwork					
	Edges of steps					
B	not exceeding 250mm high	64	m			
	SURFACE PAVINGS, FENCING AND LANDSCAPING: Pre-formed Pavings and Edging Units					
	Reclaimed red clay brick edging; 200 x 100 x 50mm; bedding and jointing in cement mortar (1:4); 200 x 100mm thick in-situ concrete base, grade 40N20 haunching; bedding and jointing in cement mortar (1:3); excavation; formwork; including all ends and angles					
C	not exceeding 300mm	49	m			
	Kilsaran Lismore kerb; 160mm; bedding and jointing in cement mortar (1:4); 100mm thick in-situ concrete upstand; incl haunching; bedding and jointing in cement mortar (1:3); excavation; formwork; including all ends and angles					
D	not exceeding 300mm	12	m			

					€	c
	(40) ROADS, PATHS & PAVINGS (Cont)					
	Kilsaran ClimPave Slane Natural pavings or equal and approved; 200 x 100 x 60mm thick; mixed in re-used existing reclaimed red clay pavers 200 x 100 x 50mm; in the pattern as indicated on G + A Landscape Architecture including cutting; bedded on and including 50mm bedding aggregate; vibrated; 2 - 5mm joints filled with'Joint-it Simple', or equivalent ready mixed paving jointing mortar applied in accordance with the manufacturers instructions; cleaned down on completion					
A	over 300mm wide; to falls and crossfalls	38	m2			
	Kilsaran Newgrange Silver Grantite concrete pavings or equal and approved; 200 x 100 x 60mm thick; in the pattern as indicated on G + A Landscape Architecture drawing 301 including cutting; bedded on and including 50mm bedding aggregate; vibrated; 2 - 5mm joints filled with'Joint-it Simple', or equivalent ready mixed paving jointing mortar applied in accordance with the manufacturers instructions; cleaned down on completion					
B	over 300mm wide; to falls and crossfalls	97	m2			
C	not exceeding 300mm wide; to falls and crossfalls; horizontal; steps threads	6	m			
D	not exceeding 300mm wide; vertical; steps risers	8	m			
E	extra for contrasting nosing; 65mm to tread	6	m			
F	extra for contrasting nosing; 55mm to riser	8	m			

				€	c
(40) ROADS, PATHS & PAVINGS (Cont)					
COLLECTION					
Page No. BQ/201					
Page No. BQ/202					
Page No. BQ/203					
Page No. BQ/204					
(40) ROADS, PATHS & PAVINGS **Carried to Summary**					

					€	c
	(50) SITE SERVICES (PIPED & DUCTED)					
	ALL SECTIONS					
	GENERALLY					
	Notes					
	Generally					
	forming or leaving openings in new rising walls for pipework is deemed to be included		Note			
	the Contractor will be required to excavate and backfill some trenching in two separate operations and this should be reflected in his rates		Note			
	the following builders work may be in connection with underground service installations to be executed by Public Utilities and which will not form part of the building contract		Note			
	notwithstanding the provisions following, contractors must refer to specific utility providers manuals and details to determine exact requirements and include for same herein		Note			
A	provide here for all costs in connection with attendances on, and any programming or liaison which may be necessary due to the operations on site of Public Utilities		Item			
B	provide here for all costs in connection with working beyond the site boundary in public footpaths & roadways; all necessary temporary reinstatement, traffic & pedestrian management, etc.		Item			
C	provide here for all costs in connection with obtaining/ paying for road opening licence		Item			
D	provide here for all costs in connection with obtaining/ paying for drainage connection licence from WCC & Irish Water		Item			
				To Collection €		

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Sundries					
	The Contractor must include for the following					
A	provide for any costs in allowing access to the site to Public Utilities		Item			
B	provide here for all costs in connection with attendances on, and any programming or liaison which may be necessary due to the operations on site of Public Utilities		Item			
	FOUL WATER DRAINAGE					
	DRAINAGE: Below Ground					
	Excavating trenches for pipes < 250mm diameter; bedding, surrounding & covering pipe ducts with sand; filling with crushed stone to SR21 to remainder; warning tape over pipes; excavation starting from reduced level; all as per Engineers requirements					
	Excavating trenches					
C	average depth of trench not exceeding 1.00m	40	m			
D	average depth of trench 2.00 - 2.50m	37	m			
E	Extra; plain in-situ concrete Grade 25N/mm2 beds and surrounds, including necessary expansion joints	37	m			
	DRAINAGE: Above Ground					
F	Excavating / chasing through existing screed within the building; reinstate to match existing concrete floor; make good all works distubed	24	m			
	Disposal					
	Water					
G	surface		Item			

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	uPVC pipes & fittings to IS 424; flexible watertight joints; laid in trenches					
	Drainage pipes					
A	150mm diameter	192	m			
B	Extra; bends	35	nr			
C	Extra; long radius bends	4	nr			
	Access Junction; various locations; excavation; disposal of arising material off site; backfilling; 225mm thick concrete grade 35 base with A393 mesh to surrounds; on 75mm C20 blinding; plain in-situ concrete benchings; 450mm diameter chamber riser to suit; all as per Engineer's Drawings and specification					
	Access Junction;					
D	300mm diameter; 1.00 - 1.50m deep	3	nr			
E	extra over for single seal galvanised mild steel locking cover and frame	3	nr			

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Manholes; excavation & disposal; 75mm grade C12/15 blinding; precast concrete shaft and chamber sections bedded with mortar proprietary resin mastic sealant or elastometric rings; 150mm thick in-situ concrete surrounds grade C16/20; necessary reinforcement; in-situ concrete base slab grade C30/N20; floated insitu concrete benchings with 20mm cement sand mortar laid monolithically; brickworkortar; 215mm thick class A engineering bricks to IS 91 to supporty heavy duty cover and frame; heavy duty reinforced cover and reducing slabs, bedded with mortar, proprietary bitumen or resin mastic sealant; 20mm render to internal side of manhole with approved waterproofing agent; construction joints; pipes built into chamber with water tight seals; heavy duty cover and fame (loading class D400) ductile iron non ventilating and removable to IS EN 124; all in accordance with Engineers Drawing 010 and Irish Water Standard Detail STD-WW-13 1					
	Manholes					
A	average depth not exceeding 1.00m	2	nr			
B	average depth 2.50 - 3.00m	1	nr			
C	extra for back drop (type 1) manhole to FSMH02 manhole	1	nr			
	Connection to existing manhole					
	Connect end of pipe to existing foul water manhole; including all necessary excavation; forming openings; adapting channels and benchings as required; including all necessary temporary diversions; making good all work disturbed					
D	150mm diameter pipe; connect to existing manhole approx 1150mm deep	1	nr			
				To Collection €		

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Testing; in strict accordance with the Engineers and Irish Water's requirements					
	Pipework systems					
A	generally		Item			
	Camera survey; CCTV survey on completion; digital video & report to be issued to Engineer					
	Pipework systems					
B	generally		Item			
	SURFACE WATER DRAINAGE					
	DRAINAGE: Below Ground					
	Excavating trenches for pipes not exceeding 250mm diameter; bedding, surrounding & covering pipe with 14 - 5mm granular material or 10mm single sized material to IS EN 13242, minimum 2000mm below pipe and minimum 300mm above pipe; filling with Clause 808 granular material of NRA Specification for roadworks to remainder of trench, laid and compacted in accordance with Engineers and NRA Specifications; approved marker tape reinforced with tracing wire, minimum 400mm wide, laid 300mm above pipe; disposing of surplus excavated material by removing from site; excavation starting from reduced level; all as per Engineers requirement					
	Excavating trenches					
C	average depth of trench not exceeding 1.00m	21	m			
D	average depth of trench not exceeding 2.00m	64	m			
E	Extra; plain in-situ concrete Grade 25N/mm2 beds and surrounds, including necessary expansion joints	64	m			

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Disposal					
	Water					
A	surface		Item			
	uPVC pipes & fittings to IS 424; flexible watertight joints; laid in trenches					
	Drainage pipes					
B	150mm diameter	85	m			
C	Extra; bends	9	nr			
D	Extra over for flow control tube limiting flow to 1.5l/s	5	m			
E	Extra over for perforated pipe wrapped in geotextile	5	m			
	Access Junction; various locations; excavation; disposal of arising material off site; backfilling; 225mm thick concrete grade 35 base with A393 mesh to surrounds; on 75mm C20 blinding; plain in-situ concrete benchings; 450mm diameter chamber riser to suit; all as per Engineer's Drawings and specification					
	Access Junction;					
F	300mm diameter; .500 - 1.00m deep	3	nr			
G	extra over for; single seal galvanized mild steel locking cover and frame	3	nr			
	Gully traps, uPVC type; back inlet; 100mm diameter inlet/outlet, trapped; bedding & surrounding in concrete; necessary excavation & disposal; galvanised grate cover					
	Gullies					
H	square 100 x 100mm	10	nr			
				To Collection €		

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Manholes; excavation & disposal; 75mm grade C12/15 blinding; precast concrete shaft and chamber sections bedded with mortar proprietary resin mastic sealant or elastometric rings; 150mm thick in-situ concrete surrounds grade C16/20; necessary reinforcement; in-situ concrete base slab grade C30/N20; floated insitu concrete benchings with 20mm cement sand mortar laid monolithically; brickworkortar; 215mm thick class A engineering bricks to IS 91 to supporty heavy duty cover and frame; heavy duty reinforced cover and reducing slabs, bedded with mortar, proprietary bitumen or resin mastic sealant; 20mm render to internal side of manhole with approved waterproofing agent; construction joints; pipes built into chamber with water tight seals; heavy duty cover and fame (loading class D400) ductile iron non ventilating and removable to IS EN 124; all in accordance with Engineers Drawing 010 and Irish Water Standard Detail STD-WW-13 1					
	Manholes					
A	average depth 1.00 - 1.50m	2	nr			
B	average depth 1.500 - 2.00m	2	nr			
	150mm galvanised steel slot drain drainage system; bedding and surrounding in Grade 20N20 concrete; excavation; disposal etc, including galvanised slotted grill to top; complete; all in strict accordance with Architect Drawings and Specifications					
	Drainage channels					
C	generally	12	m			
D	Extra; stop end	3	nr			
E	Extra; sump, end plate and pipe union set suitable for connection to 150mm diameter uPVC pipe reducer	3	nr			

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Connection to existing manhole					
	Connect end of pipe to existing surface water manhole; including all necessary excavation; forming openings; adapting channels and benchings as required; including all necessary temporary diversions; making good all work disturbed					
A	150mm diameter pipe; connect to existing manhole approx 2500mm deep	1	nr			
	Testing; in strict accordance with the Engineers and Irish Water's requirements					
	Pipework systems					
B	generally		Item			
	Camera survey; CCTV survey on completion; digital video & report to be issued to Engineer					
	Pipework systems					
C	generally		Item			
	WATERMAIN					
	Testing and commissioning as works proceed and on completion; as detailed					
	Allow for					
D	testing the watermains as specified to the approval of the Engineer, as the work proceeds and at completion		Item			
E	sterilising the water main installation complete; all as per Engineers Specification		Item			
				To Collection €		

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	MECHANICAL INSTALLATIONS: Sundries & Builders Work					
	Excavating trenches for pipes < 250mm diameter; bedding, surrounding & covering pipe ducts with 14 - 5mm granular material or 10mm single sized material to IS EN 13242, minimum 150mm below pipe and minimum 300mm above pipe; filling with Clause 808 granular material of NRA Specification for roadworks to remainder of trench, laid and compacted in accordance with Engineers and NRA Specifications; approved marker tape, blue PE material to EN 12163 reinforced with tracing wire, minimum 400mm wide, laid 300mm above pipe; excavation starting from reduced level; all as per Engineers requirements					
	Excavating trenches					
A	average depth of trench 0.50 - 1.00m	25	m			
	Disposal					
	Water					
B	surface		Item			
	Thrust blocks; plain in-situ concrete; necessary excavation & disposal, formwork, etc.; refer to Civil & Structural Engineers Drawing 009 for full details					
	Anchor blocks					
C	600 x 200 x 350mm	2	nr			

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Watermain; HDPE Type PE-100 pipework SDR-17; to IS EN 12201: Part 1 & Part 2 and IS EN 12201-3: Part 3; site fusion jointing shall be strictly in accordance with UK 3.10.4 WIS 4-32-08, equipment used for butt fusion welding shall be in accordance with UK WIS 4-32-16; blue in colour; laid in trenches					
	Pipework					
A	100mm diameter	25	m			
B	Extra; T connection to existing 100mm HPPE main	1	nr			
	Boundary boxes; Irish Water approved type; domestic type; include for all necessary excavation; disposal, bedding, backfilling, etc. as necessary; allow for working around elsewhere brick concrete footpath; refer to Civil & Structural Engineers Drawing for full details					
	Boundary boxes					
C	generally	1	nr			
	Sluice valve; tappings, self tapping ferrule; necessary connection pieces to suit polyurethane main; to BS 1010					
	Fittings; cast iron					
D	25mm diameter	1	nr			

					€	c
	(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
	Chambers; excavation; 50mm thick Grade 25N/mm2 plain in-situ concrete blinding; 200mm thick Grade 35N/mm2 reinforced in-situ concrete bed, necessary reinforcement; 215mm thick solid concrete blockwork walls; cast iron surface box with identification, bedded in concrete surround & painted yellow; approved precast concrete marker post with cast iron marker plate; refer to Engineers Drawings & Specification for full details					
	Chambers					
A	sluice valve chamber; 450 x 300 x 1500mm deep, internal dimensions	1	nr			
				To Collection €		

				€	c
(50) SITE SERVICES (PIPED & DUCTED) (Cont)					
COLLECTION					
Page No. BQ/206					
Page No. BQ/207					
Page No. BQ/208					
Page No. BQ/209					
Page No. BQ/210					
Page No. BQ/211					
Page No. BQ/212					
Page No. BQ/213					
Page No. BQ/214					
Page No. BQ/215					
Page No. BQ/216					
(50) SITE SERVICES (PIPED & DUCTED) Carried to Summary					

					€	c
	(60) SITE SERVICES (MAINLY ELECTRICAL)					
	GENERALLY					
	Information					
	The Contractor must note the following					
A	the Contractor must consult the Engineering and Services drawings and specifications when pricing the following works. No additional funding will be authorized for the requirement of any additional labour, plant or materials set out within the Works Requirements which are not sufficiently outlined in the pricing document. Should the Contractor believe there are any additional works which are not specifically outlined within this pricing document they should include for the same here.		Note			
B	the Contractor is to allow in his rates for all temporary supports necessary to complete the the works		Note			
C	the Contractor is required to make himself aware of the presence and location of all services remaining and shall take all necessary precautions to avoid interference or damage to these services during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary; any damage caused shall be made good at the Contractors own expense		Note			
D	forming or leaving openings in new rising walls for pipework is deemed to be included		Note			
E	the Contractor will be required to excavate and backfill some trenching in two separate operations and this should be reflected in his rates		Note			
			To Collection €			

					€	c
	(60) SITE SERVICES (MAINLY ELECTRICAL) (Cont)					
	Sundries					
	The Contractor must include for the following					
A	provide for any costs in allowing access to the site to Public Utilities		Item			
B	provide here for all costs in connection with attendances on, and any programming or liaison which may be necessary due to the operations on site of Public Utilities		Item			
	ESB, EIR, SIRO, LV, VIRGIN					
	Excavating service trenches to receive pipes; starting from existing ground levels; filling in with sand to a depth of 200mm over top of pipes; filling in with hardcore; excavated material removed from site					
	Excavating trenches to receive 1 nr pipes not exceeding 250mm nominal diameter					
C	average 1000mm deep	25	m			
D	extra; placing marker tape 300mm below filling	25	m			
	Excavating trenches to receive multiple pipes (3 Nr) pipes not exceeding 250mm nominal diameter					
E	average 1000mm deep	135	m			
F	extra; placing marker tape 300mm below filling	135	m			
	Extra over excavating trenches irrespective of depth					
G	excavating trenches across existing concrete path; reinstating concrete path to existing specification, allow for saw cutting to both sides	6	m			

					€	c
	(60) SITE SERVICES (MAINLY ELECTRICAL) (Cont)					
	Hard uPVC pipes and fittings; BS 3506; loose coupler and sealing ring					
	Pipework; laid in trenches					
A	110mm nominal size	115	m			
B	extra; draw wire	115	m			
	Extra over pipes on which they occur for					
C	bends; 110mm nominal size	15	nr			
	Inspection chamber					
	Inspection chamber; cable access chamber; all as typical ESB manhole construction; backfill with selected excavated material; surplus excavated material removed from site					
D	average 1000mm deep	8	nr			
	Sundries; galvanised cast iron					
	Manhole cover and frame with locking device; bedding frame in cement mortar (1:3); sealing cover with grease; all as typical ESB manhole construction; backfill with selected excavated material; surplus excavated material removed from site					
E	medium duty; 600 x 600mm	8	nr			
	Mini Pillar Vault; to ESB specification; Excavating pits from stripped level; disposal of excavated material off-site; level and compacting bottom of excavation; earthwork support; 150mm thick in-situ concrete base Grade 35N20; include for formwork; hardcore backfill, blockwork; include openings for ducts etc refer to Drawing ME-1000					
	Mini Pillar					
F	1275 x 965mm; average 890mm deep	1	nr			

					€	c
	(60) SITE SERVICES (MAINLY ELECTRICAL) (Cont)					
A	extra for connecting into existing ESB mains	1	nr			
	Micro Pillar Vault; to ESB specification; Excavating pits from stripped level; disposal of excavated material off-site; level and compacting bottom of excavation; earthwork support; 150mm thick in-situ concrete base Grade 35N20; include for formwork; hardcore backfill, blockwork; include openings for ducts etc refer to Drawing ME-1000					
	Micro Pillar					
B	370 x 150mm; average 353mm deep	1	nr			
	150mm grade 30N/mm2 plain in-situ concrete base; 215mm thick ordinary quality solid concrete blockwork walls in cement mortar (1:3); supply and fix galvanised cover and frame, bedded in cement mortar (1:3); leave holes for ducts; 600 x 600 x 300mm deep, internal dimensions					
	Joint boxes					
C	reference JB4	2	nr			
	Mains					
	Connection to existing network					
D	Allow for connection to existing tv, data network; allow for all necessary excavation, exposing manhole; breaking out manhole, making good and backfilling as required	4	nr			

					€	c
	(60) SITE SERVICES (MAINLY ELECTRICAL) (Cont)					
	Other Items					
A	Provide for all labour, materials, plant and all items which in the tenderers opinion are not specifically allowed for in this section of the works but which can be reasonably inferred from a site inspection and the works requirements as being necessary for the execution and completion of the works. - (List items below)		Item			

				€	c
(60) SITE SERVICES (MAINLY ELECTRICAL) (Cont)					
COLLECTION					
Page No. BQ/218					
Page No. BQ/219					
Page No. BQ/220					
Page No. BQ/221					
Page No. BQ/222					
(60) SITE SERVICES (MAINLY ELECTRICAL) Carried to Summary					

					€	c
	(70) SITE FITTINGS					
	Generally					
	INFORMATION					
A	For a detailed description of materials and workmanship, contractors are to refer to both the Architectural & Engineering Specification documents.		Note			
	DRAWINGS					
B	Contractor is to Refer to Architects & Engineers Drawings for Details.		Note			
C	For layout, elevations and details refer to Punch Civil & Structural Drawings & Architectural Drawings specifically but not limited to Punch Drawings 164-217-003 to 025 & 164-217-601 to 626		Note			
	NOTES					
D	All works to be carried out in accordance with the Project Drawings, Specifications and Preliminary Health & Safety Plan		Note			
E	Provide for constructing and subsequent demolition and disposal of samples, relative to the works included in this element, in accordance with the requirements of the relevant specification, refer to Architects Specification for contractors requirements in respect of post contract samples and mock-ups.		Item			
				To Collection €		

					€	c
	(70) SITE FITTINGS (Cont)					
	FITTINGS; Fittings Equipment and Furniture					
	Composite Item; Vestre Vroom Bicycle Rack small stand; ref 686A; hot dipped galvanised steel with polyester powder coating to RAL 3004 colour; fixed with stainlesss steel anchor bolts as per the manufactuers specifications; to 800 x 400 x 600mm concrete base; all as per the Architects Drawings and Specifications					
	Bike Stands					
A	generally	4	nr			
	Composite Item; Vestre or equal and approved bench; ref 5106 munch bench; powder coated to RAL colour 3004; 1969 x 577 x 417mm high; fixed as per the manufactuers specifications; to 2000 x 450 x 1500mm C30/37 concrete pad base; with 4 nr M12 x 180mm long stainless steel wedge anchor bolts; all as per Landcape Architects Drawing 303 and Specifications					
	Bicycle Storage					
B	Composite Item; semi vertical X-type bike racks; proprietary galvanised steel semi-vertical rack system, complete with whell channels, supports and locking point; securely fixed to concrete based; form and general appearance should be broadly consistent with Architects reference image in specification document ref S.4; free standing; fixed to concrete base	12	nr			
C	Composite Item; Sheffield type cycle stands; proprietary hot-dipped galvanised steel tubalr construction, approx 750 x 800mm wide; securely fixed to concrete based; form and general appearance should be broadly consistent with Architects reference image in specification document ref S.4; free standing; fixed to concrete base	2	nr			

					€	c
	(70) SITE FITTINGS (Cont)					
	Munch Bench					
A	generally	1	nr			
	Re-use salvaged existing architectural precast concrete block benches; allow for cleaning;set on 20mm non-shrink grout bed; on 250mm concrete base; on 100mm clause 804 compacted and levelled; on geotextile membrane; on compacted ground; all as per Landscape drawing 300 and specification					
B	average size 691 x 335 x 335	4	nr			
	Stepping stones					
C	Re-use salvaged existing architectural precast concrete slab; allow for cleaning;set on 30mm sharp sand bedding layer; on 100mm clause 804 compacted and levelled; on geotextile membrane; on compacted ground; all as per Landscape drawing 300 and specification	18	nr			
	Apartment Post Boxes					
D	Composite Item; 15 no. individual post-box compartments; form and general appearance should be broadly consistent with Architects reference image in specification document ref S.4; free standing; fixed to concrete base	1	Item			
				To Collection €		

				€	c
(70) SITE FITTINGS (Cont)					
COLLECTION					
Page No. BQ/224					
Page No. BQ/225					
Page No. BQ/226					
(70) SITE FITTINGS **Carried to Summary**					

					€	c
	(80) LANDSCAPING					
	Information					
	The Contractor must note the following					
A	the Contractor should note that stripping of topsoil is included in Element (10)		Note			
B	the Contractors attention is drawn to the notes contained within Element (10) which apply to every element within this document; should the contractor believe there are any additional works specifically outlined within the notes in Element (10) that are applicable within this element they should include for the same here		Note			
C	no provision has been included for removing or reinstating existing grassed or hard surfaced areas to be retained; it shall be the Contractors express responsibility to protect, maintain and make good any damage caused to these areas during the contract		Note			
D	all seeding, turfing and planting will be carried out during periods specified in the Architects Drawings and Specification		Note			
E	where soil has not been allowed to lie fallow an approved pre-emergent herbicide will be applied immediately; the contractor shall allow for provision of a pre-emergent herbicide should his programme not provide a window for soil to lie fallow		Note			
F	the Contractor shall allow in his rates for raking in seeds, fertilizer, compost etc.		Note			

					€	c
	(80) LANDSCAPING (Cont)					
A	the Contractor shall allow in his rates for all additional excavation, relevelling and disposal of excavated material necessary to carry out the landscaping works that is not expressly detailed within element (10) Prepared Site		Note			
	SURFACE PAVINGS, FENCING AND LANDSCAPING: Grassing and Planting					
	Filling; depositing in layers 150 maximum thickness; forming embankments to side of new footpath					
	Topsoil obtained off site; treated with weedkiller					
B	average 450mm thick	39	m2			
C	average 350mm thick	53	m2			
D	average 150mm thick	162	m2			
	Cultivating; surfaces of filling					
E	rotavating 250mm deep; grading, removing debris; harrowing; weeding; preparing for seeding	253	m2			
	Surface applications					
F	fertilizer 0.10kg/m2; raking in	253	m2			
	Seeding; Coburns utility grass seed mix or equal and approved					
G	grass seed; raking in	80	m2			
	Specimen Trees; all as per Architects Drawing 200, 201 and Specification Document					
	Trees					
	semi- mature native trees; to be planted as indicated					
H	Ornamental Pear; 3.0 -3.5m high	1	nr			
J	Downy Birch; 12-14cm girth	2	nr			
K	Red Robin Photina; 6-8cm girth	6	nr			
				To Collection €		

					€	c
	(80) LANDSCAPING (Cont)					
A	Snowball tree	6	nr			
	Ornamental planting mix; all as per Landscaping architects drawing 200, 201and specification					
B	over 300mm wide	22	m2			
	Rain garden mix planting mix; all as per Landscaping architects drawing 200 and specification					
C	over 300mm wide	17	m2			
D	Wildflower meadow; WF02 mixture spread evenly; in accordance with Landscape Architects drawing 200, 201 and specification					
E	over 300mm wide	82	m2			
	Native Hedging; Hawthorn , Blackthorn and Hazel or similiar; planted to proposed boundary; all as per Landscaping Architecst Drawing 200, 201					
	Hedges					
F	generally	26	m			
	Structural low hedging; Laurel; planted to proposed boundary; all as per Landscaping Architecst Drawing 200 and 201					
	Hedges					
G	generally	25	m			

				€	c
(80) LANDSCAPING (Cont)					
COLLECTION					
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(80) LANDSCAPING **Carried to Summary**					

				€	c
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TOTAL AMOUNT TO FORM OF TENDER					
Note: This Bill of Quantities contains pages numbered BQ/1 - BQ/231. The Sub-Contractor should ensure that...					