AtkinsRéalis

Volume C - Pricing Document

Health Services Executive

20th November 2026

Rev 0

ST JOSEPH'S HOSPITAL ENNIS - WILLOW UNIT REFURBISHMENT

Notice

This document and its contents have been prepared and are intended solely as information for Health Services Executive and use in relation to Tender Pricing Document

WS Atkins Ireland Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document history

Document title: Volume C - Pricing Document

Document reference: Rev 0

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0.0	Tender	SON	BMcG	RD	SS	20.11.2026

Client signoff

Client	Health Services Executive
Project	ST JOSEPH'S HOSPITAL ENNIS - WILLOW UNIT REFURBISHMENT
Job number	
Client signature/date	

Contents

1. Preliminaries 4
2. Measured Works 5

1. Preliminaries

PRELIMINARIES/ GENERAL CONDITIONS

	F	TR

A10 PRELIMINARIES / GENERAL CONDITIONS 2
A11 TENDER AND CONTRACT DOCUMENTS 3
A12 THE SITE/ EXISTING BUILDINGS 4
A13 DESCRIPTION OF THE WORKS 9
A30 TENDERING/ SUBLETTING/ SUPPLY....11
A32 MANAGEMENT OF THE WORKS 15
A33 QUALITY STANDARDS/ CONTROL 23
A34 SECURITY/ SAFETY/ PROTECTION....29
A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING 39
A36 FACILITIES/ TEMPORARY WORK/ SERVICES 42
A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS 47
A40 CONTRACTOR'S GENERAL FACILITIES AND OBLIGATIONS - COST ITEMS: 48

To collection € €

F TR

A PRELIMINARIES/GENERAL CONDITIONS – GCCC Short Public Works Contract designed by THE EMPLOYER – PW-CF6 v1.15

A10 PRELIMINARIES / GENERAL CONDITIONS

A00/110 GENERALLY

If the Contractor does not separately price any item in these Preliminaries he shall be deemed nevertheless to have allowed in his prices or in his rates for the cost of compliance with all requirements of these Preliminaries. All the Preliminaries shall apply to the whole of the works. The Contractor will be required to submit a detailed breakdown of his pricing of these Preliminaries before acceptance of his tender.

A10 PROJECT PARTICULARS

A10/110 THE PROJECT

Name: Refurbishment of the Willow Unit, St Joseph's Hospital, Ennis, Co. Clare

Nature: Refurbishment of The Willow Unit at St Josephs Hospital, Ennis, Co Clare to include minor partition reorganisation, new kitchen upgrade, new sanitaryware and IPS units, replacement of some doors and refurbishment of the remainder, new flooring and general redecoration of the unit.

Location: St Josephs Hospital, Ennis, Co. Clare

A10/115 PERIOD TO SUBSTANTIAL COMPLETION

Length of Contract:
The Works – 150 Days

F	TR

A11 TENDER AND CONTRACT DOCUMENTS

A11/110 TENDER DRAWINGS / SPECIFICATION / WORKS REQUIREMENTS

The tender drawings, specification and works requirements are those documents included in Volume A - The Works Requirements.

A11/120 CONTRACT DRAWINGS

The contract drawings: Same as the tender drawings.
Exceptions: same as the tender drawings plus any additional drawings subsequently agreed.

A11/160 PRELIMINARY SAFETY AND HEALTH PLAN

Hassett Leyden & Associates - Preliminary Health and Safety Plan as included in Volume A - The Works Requirements.

A11/170 ASBESTOS SURVEY

Not Applicable

A11/180 OTHER SURVEY – Included in the information pack

Not Applicable

F TR

A12 THE SITE/ EXISTING BUILDINGS

A12/110 THE SITE AND MODIFICATIONS TO

Description: Refurbishment of The Willow Unit at St Josephs Hospital, Ennis, Co Clare to include minor partition reorganisation, new kitchen upgrade, new sanitaryware and IPS units, replacement of some doors and refurbishment of the remainder, new flooring and general redecoration of the unit.
The site is identified on Architects Drawings:

2825-HLA-ZZ-00-DR-A-1001-Builders Compound & Access Plan

A12/120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

Description: It should be particularly noted that the Contract site is adjacent to main Lifford Road public footpaths and the access footpath from the main entrance to the Hospital and the Contractor has a particular duty of care to ensure the safety at all times of pedestrians and vehicular traffic adjacent to the works area and at the access point to the site. The Contractor is to ensure at all times that the safety and wellbeing of pedestrians and cars in the vicinity of the works areas and the site entrance is paramount and that measures are taken to ensure that this duty of care is executed properly. In addition, traffic management, access arrangements and site security should also be carefully considered and implemented to take consideration of this duty of care

A12/140 EXISTING UTILITIES AND SERVICES

Drawings: (Information shown is indicative only): Information relative to the existing services which are known to exist or are adjacent to the site are identified in the works requirements, information pack and or the preliminary safety and plan.

The contractor will be required to mark and locate all services on site.

A12/160 SOILS AND GROUND WATER

N/A

A12/170 SITE INVESTIGATION

N/A

A12/180 HEALTH AND SAFETY FILE

Not available.

A12/200 ACCESS TO THE SITE

Access to the site is from the main entrance off the Lifford Road.

Vehicular and pedestrian access to the site will be via the main entrance on the site boundary. The traffic management plan should include a procedure for advising the Gardai and Local Authority of any particularly large deliveries to site that could affect traffic in the vicinity of the site. Access to site is through the hospital internal access roads and as such care should be taken & appropriate speed limits observed. Contractor to allow for sufficient road cleaning throughout the project & implement a wheel washing strategy. All contractors and subcontractors shall provide evidence of adequate insurance prior to being allowed access to site. Separation of site traffic must be established where possible. Speed limits shall be implemented within the grounds. The contractor shall implement an appropriate booking in and out system for all site operatives and visitors. Procedures relating to safe pass, CSCS cards and other certification

	F	TR

methods shall be followed. Contractor's personnel shall carry appropriate and visible identification at all times on site. The contractor shall implement a site-specific Health and Safety induction procedure. Vehicular and personnel routes shall be separated on site wherever possible. Site must be kept secure at all times to prevent unauthorised access. Temporary hoardings / barriers shall be used to secure site. Contractor should ensure public are kept away, at all times, from plant, and vehicles

A12/210 PARKING

Parking is severely limited on site. Contractor parking is to be restricted to the contractor's compound and as agreed with the client.

A12/220 USE OF THE SITE

General: Do not use the site for any purpose other than carrying out the Works.

The Contractor shall use the site for the execution of the works included in the works requirements. The Contractor will not be permitted to use the site for the preparation of and storage of materials for use other than on this Contract.

Vehicular, fire escape routes, pedestrian and fire tender access routes must be maintained, kept clean and unobstructed at all times and this will be deemed to be included within Contractor's tender return.

Surrounding roads, footpaths and landscaped areas shall be kept clear, clean and tidy by the Contractor. On completion of the works the Contractor shall remove all temporary buildings, hoardings, plant, appliances, materials, rubbish etc. and reinstate the area in a clean and tidy state to the satisfaction of the Employers Representative. Any damage to the said area or areas caused by the Contractor will be made good by the Contractor at his own expense.

The Contractor's attention is drawn to the fact that the surrounding roads, pavings and path areas will be in continuous use throughout the construction period and pedestrian, the public, fire escape and vehicular traffic flows must not be impeded or compromised.

The Contractor is responsible for maintaining and maintenance of existing fire exits throughout the project.

The Contractor shall limit his operations to within the site as defined by the site boundary as indicated in the works requirements and shall not encroach beyond that site boundary. When it becomes necessary to encroach beyond that site boundary to construct the works then the contractor will apply for a permit to work and obtain the Employer's Representatives written approval.

The Contractor shall maintain adequate and safe pedestrian and vehicular egress for the occupied buildings both within and adjacent to the site throughout the contract period.

The Contractor is responsible for obtaining all necessary road closures and is to provide temporary traffic management provisions required for the execution of the Works.

The Contractor is responsible for maintaining access and means of escape from all existing fire exits, fire paths and emergency access routes throughout the contract period.

The Contractor must ensure that access is available to the site by the employers fit out contractors and suppliers at all times, the Contractor is to make allowances

	F	TR

for all management, attendance, supervisor and health and safety requirements in connection with the employers contractors and suppliers.

A12/230 SURROUNDING LAND/ BUILDING USES

General: The contractor is to take extreme care of the surrounding and existing buildings, structures, footpaths, entrance and egress areas, roads, fencing, boundary walls, services and infrastructure. These are to be protected by the contractor as required and any damage to the said area or areas caused by the contractor or any of the contractor's employees / subcontractors / suppliers etc. will be made good by the contractor at his own expense.

Take extreme care of the surrounding and existing buildings, services, infrastructure and associated equipment. These are to be protected by the contractor as required and any damage to the said area or areas caused by the Contractor will be made good by the Contractor at his own expense.
The contractor's attention is drawn to the requirement to maintain and keep clear all fire escape routes.

A12/240 HEALTH AND SAFETY HAZARDS

The contractor must ascertain for himself any information he may require to ensure the safety of all persons and the works.

General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present are detailed within the existing Health and Safety File, and the Preliminary Safety and Health Plan.

1. Falling from a height
2. Underground services
3. Over ground services
4. Works on/near existing boundaries/structures
5. Adjacent activities
6. Noise, dust, vibration
7. Toxic materials – Silica, asbestos, lead etc.
8. Heavy lifting

Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.

Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

A12/250 SITE VISIT

Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works. The contractor is to note that the site is constrained by surrounding operational buildings, properties, roads, boundary walls and services.

The Contractor is instructed to and will be taken and held to satisfy himself that he has examined carefully the drawings and ordinance and survey maps , made a personal inspection of the site to ascertain local conditions and to satisfy himself generally about all matters relating to the access, nature and extent of the proposed works and work in connection with the supply and conditions affecting labour and materials, the accommodation for materials, storage huts etc., the water supply, the amount of haulage, the rights and interests which may be

F TR

interfered with by the execution of the works and all other matters referred to in the tender documentation which may influence the Contractor in making his tender. No extra cost will be allowed on account of any omission or error arising from lack of such knowledge, and making good damage done to services etc. will be the full responsibility of the Contractor.

The Contractor will be held to have visited the site and taken full cognisance of all the required levels, constraints and restrictions in access or egress and to have included for them within their tendered costs and required programmes or method statements for the works.

No extra cost will be considered arising from lack of knowledge of the site.

Works within existing parts of the Campus are to be programmed to be completed in agreement with the Employers Representative. No works can be undertaken in these areas without prior written approval 48 hours prior to the proposed works. It is envisaged that written approval from the Employers Representative will take up to 5 working days.

Site Visits facilitated as detailed in the Invitation to Tender and or the Instruction to Tenderers.

A12/300 SCHEDULE OF CONDITION

Prior to commencement of work on the site the Contractor shall agree the condition and photographic survey, undertaken by the Contractor in conjunction with the Employers Representative, of the site and the area in the immediate vicinity thereto, including reviewing and agreeing the CCTV survey of the existing drainage systems of the existing structures, existing buildings, boundary walls, fencing, and services liable to sustain damage as a result of the Works and record any defects that may exist. The contractors condition survey is to include, but is not be limited to, the areas identified on the following drawings

1. The working area
2. All the access and egress routes
3. The site compound
4. Existing buildings and structures
5. Existing footpaths and paving
6. Existing boundary walls and fencing
7. Existing roof / attic area

The records shall be signed by the Employers Representative and the Contractor and one copy shall be retained by the Employers Representative. This Schedule shall be checked at completion of the Works, but prior to handover, and any work, finishes or substrates found by the Employer Representative to be damaged due to the works shall be made good at the Contractor’s expense and prior to substantial completion.

A12/310 DEMOLITION AND REFURBISHMENT ASBESTOS SURVEY AND REPORT

N/A

A12/400 EXISTING SERVICES

The Contractor shall consult with all utility service providers and record drawings, with a view to identifying services, routes etc. prior to putting any work in hand. However, the Contractor shall not place sole reliance on drawings to confirm the location of concealed services. The Contractor should satisfy himself of the exact

F TR

location of existing underground services, such as watermains, electricity, telecommunications and sewers which maybe encased in concrete.

The Contractor is responsible for locating all existing services prior to commencing work and to satisfy himself that they have been made safe before works commence in the vicinity of these services. A detailed method statement is required when carrying out work in or around the vicinity of the existing services.

The existing services installation will need to be protected during the works.

A12/500 SITE INFORMATION

The Contractor shall use all reasonable endeavours to ascertain from any available public records all relevant information regarding the site, its existing buildings and any such matters which concern the development.

The Contractor shall be responsible for carrying out a demolition and refurbishment survey of the areas as they come into their possession and for or checking the accuracy of this information and for carrying out any further surveys required and he shall be deemed to have included within his tender for the safe and proper removal of all such deleterious to health materials that are found to be present. The Contractor shall make adequate allowances within his programme for the Works for the removal of all such materials and ensure that no delay is caused due to the need to carry out any such controlled material removal works.

The Contractor shall be deemed to have inspected and examined the site and the surroundings and to have satisfied himself prior to submitting a tender as to the form and nature of the site, the extent, nature and difficulty of the works and the materials necessary for the completion of the works, the means of communication and the restrictions of access to the site, the accommodation he may require, and in general to have obtained for himself all necessary information as to risk, contingencies and all other circumstances influencing or affecting the Works. The Contractor shall not be entitled to any extension of time or to any additional payment on the grounds of any misunderstanding or misinterpretation of any such matter, nor shall the Contractor be released from any of the risks accepted or obligations undertaken by him under the Contract or grounds that he did not or could not have foreseen any matter which might affect or have affected the execution of the Works.

F TR

A13 DESCRIPTION OF THE WORKS

A13/120 THE WORKS

All as described in section A10/110

A13/130 WORK BY OTHERS CONCURRENT WITH THE CONTRACT

N/A.

A13/200 PROHIBITED MATERIALS:

The Contractor must ensure that the below prohibited materials are not to be used in connection with the project. All British Standards References are to relate to the equivalent Irish Standards

1. Urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set from time to time by the Health and Safety Executive.
2. Blue asbestos or asbestos based products.
3. Chrysotile asbestos or asbestos based products.
4. Amosite asbestos or asbestos based products.
5. Lead or any materials containing lead which may be ingested inhaled or absorbed except where copper alloy fittings containing lead are specifically required in drinking water pipework by any relevant statutory requirements.
6. Any insulation material (including roofing and cladding) involving the use of CFC in the manufacturing process
7. Work involving the use of substances, which must be labelled with the risk phrases R45 “may cause cancer” or R49 “May cause cancer by inhalation” and where a risk assessment in accordance with the Safety, Health and Welfare at Work (Carcinogens) Regulations 2001 (S.I. No. 078 of 2001)
8. Work involving the use of substances, which must be labelled with the risk phrases R42 “may cause sterilisation by inhalation” and where a risk assessment in accordance with the Safety, Health and Welfare at Work (Carcinogens) Regulations 2001 (S.I. No. 078 of 2001)
9. Any other work activities involving the use of any chemical or biological agents where a risk assessment in accordance with the requirements of Safety, Health and Welfare at Work (Chemical Agents) Regulations 2001 (S.I. No. 619 of 2001) or the Safety, Health and Welfare at Work (Biological Agents) Regulations 1994 (S.I. No. 146 of 1994), and Safety, Health and Welfare at Work (Biological Agents) (Amendment) Regulations 1998 (S.I. No. 248 of 1998) reveal a risk to safety and health.
10. Project Supervisor for Construction to develop test regime for potential biological, chemical hazards

All hazardous substances and preparations must be labelled with appropriate hazard symbols and the suppliers must provide a safety data sheet when requested by any person. The labels and safety data sheets must include risk phrases, which indicate the specific risks associated with the substance. The requirements are set out in the European Communities (Classification, Packaging, Labelling and Notification of Dangerous Substances) (Amendment) Regulations 2006 (S.I. No. 25 of 2006)

F TR

A20 THE CONTRACT

The Contract

The form of contract shall be the Short Public Works Contract as issued by the Office of Government Procurement, current version at time of tender return available at www.constructionprocurement.gov.ie .

All clauses are to be as per the tender & schedule

Pricing of Preliminaries

The Contractor shall submit with his tender a fully priced preliminaries section.

The Contractor is to allow for complying with and making all payments associated with Holiday and Pay Schemes, Sick Pay Schemes, subsistence, travelling allowances, transport of workpeople etc.

The Contractor shall have available, and acknowledge at all times, the working rules and all employment and industrial relations documentation and shall be aware of the basic legal rights of every individual at work.

The Contractor shall comply with the Code of Practice for Industrial Relations and Safety for the Works.

The Contractor shall note that it is a condition precedent to the award of the contract that the successful tenderer for the contract must comply with current Tax Clearance Procedures (available at www.finance.gov.ie). In most circumstances, for tenderers resident in the State, this means that the successful tenderer must have a current Tax Clearance Certificate and a C2 Certificate

F	TR

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

A30/110 SCOPE

General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

A30/160 EXCLUSIONS

Inability to tender:
Immediately inform if any parts of the work as defined in the works requirements cannot be tendered.

Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

PRICING/ SUBMISSION OF DOCUMENTS

A30/210 PRELIMINARIES IN THE PRICING DOCUMENT

Measurement rules: Preliminaries/ General Conditions have been prepared in accordance with the ARM 4 as amended by supplement 1 issue 2 and supplement 2

The following abbreviations have been used
F = Fixed change item
TR = Time related charge item

A30/310 TENDER

General: Tenders must include for all work shown or described in the works requirements and tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

For the avoidance of doubt, the Contractor's tender offer is to be a lump sum offer subject only to the adjustment in respect of Change Orders issued by the Employer or Employers Representative.

Tenderers must not use abnormally high or low rates or prices. This prohibition includes the procedures and strategies that might allow the Tenderer to benefit disproportionately from the Conditions of Contract.

A30/480 CONTRACTORS PROGRAMME

Programme of work: Prepare a programme showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.

The tenderer is to submit a programme with the tender submission in accordance with the Tender and Schedule which must seperately identify the main project milestones to be achieved and have regard to the preliminary safety and health plan.

The Contractor shall submit to the Employer's Representative, within 5 working days, a detailed programme. The programme shall be of a quality that will permit effective monitoring of the Works and shall, except to the extent that the Works Requirements say or the Employer's Representative agrees that anything may be omitted, include details of all of the following:

	F	TR

(1) When the Contractor will require any instructions, Works Items or other things to be given by the Employer, or anything else the Contract requires the Employer, the Employer's Representative or others to give the Contractor, the contractor is to allow a minimum of 10 working days for any such approvals.
(2) the order in which and times at which the Contractor proposes to execute the Works, including details of procurement, manufacture, delivery, installation, construction, testing, commissioning and trial operation of Works Items and the sequencing and timing of inspections and of tests
(3) When Contractor's Documents will be submitted to the Employer's Representative
(4) The Contractor's estimate of each category of Contractor's Personnel and Contractor's Things expected to be on Site for each period
(5) Work to be carried out at the Site by Employer's Personnel and others as provided in the Works Requirements
(6) Current critical path, critical resources, floats and other flexibility
(7) Details of last review made of programme logic and durations, and of the purposes of any changes
(8) The Contractor shall incorporate within the programme at least 10 working days for any approvals required from the Employer or Employer's Representative.
(9) The Contractor's programme shall allow reasonable periods of time for the Employer and the Employer's Personnel to comply with their obligations under the Contract.
(10) The programme is to include least 10 working days for any approvals required from contractor's submittals
(11) The Programme must identify when the required mock ups and samples will the constructed and be available to approval by the employers representative, incorporating 10 working days for approval.
(12) The programme is to incorporate the time sensitive events listed in the preliminary inspection plan, this list is not exhaustive,

The contractor is to regularly, as a minimum for every progress meeting or when the programme dates change or are likely to change, update the programme and provide hard legible copies to the design team.
For every progress meeting the contractor is to submit a detailed 2 week look ahead programme for review at the progress meetings

Submit: with tender and update for progress meetings

A30/580 CONSTRUCTION MANAGEMENT PLAN

At least two weeks prior to commencement of onsite works submit a construction management plan to the Employers Representative for written approval. Note no works are to commence on site until written approval from the Employers Representative. The construction management plan shall provide details of intended construction practice for the development, including

1. Provide details of intended construction practice
2. Onsite storage arrangements
3. Compliance with the phasing and sequencing
4. Hours of working
5. Noise management measures.

	F	TR

6. Vibration management measures.
7. Offsite disposal of construction waste / materials
8. Construction traffic
9. Construction lighting
10. A scheme for dust and dirt control
11. Road Cleaning of access / egress routes to / from the site
12. Vibration issues
13. Foul and surface water discharges and any other nuisance or significant interference with amenities to the environment beyond the site boundary.
14. Mitigation measures to avoid run off of the sediments, suspended soils, oils and hydrocarbons to aquatic zones during the construction and operation of the development
15. Storage of fuels and refuelling / maintenance / repair of vehicles shall not take place within close proximity to aquatic zones.
16. Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse
17. Location of areas for construction site offices and staff facilities
18. Details of site security fencing and hoardings
19. Details of on-site car parking facilities for site workers during the course of construction
20. Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site
21. Measures to obviate queuing of construction traffic on the adjoining road network
22. Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network
23. Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works
24. Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels
25. Containment of all construction related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to include rainwater
26. Office disposal of construction/ demolition waste and details of how it is proposed to manage excavated soil
27. Means to ensure that surface water runoff is controlled such that no silt or other pollutants entre local surface sewers or drains

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority

SUBLETTING/ SUPPLY

A30/630 DOMESTIC SUBCONTRACTS

General: Comply with the Construction Industry Federation ‘Code of Practice for the selection of subcontractors’.
List: Provide details of all subcontractors and the elements of the work for which they will be responsible.
Note

	F	TR

Submit: proposed list prior to the award of contract.

A30/720 SUB-CONTRACTORS

Prior to the award of contract the Contractor is to submit a list of the proposed Sub Contractors detailing the trades and names of the Contractors proposed domestic sub-contractors is to be submitted for approval by the Employers Representative.
This list will, if required, be amended in agreement between the Employers Representative and the Contractor and included in the Contract.
The sub-contractors identified on the list will be deemed to be approved by the Employers Representative.
Any subsequent amendments or additions to the statement shall be submitted to the Employers Representative for approval in accordance with the terms of the Contract Conditions.
From time to time the Employer may propose possible Sub-Contractors and the Contractor shall give them due consideration.

F TR

A32 MANAGEMENT OF THE WORKS

GENERALLY

A32/110 SUPERVISION

General: Accept responsibility for certification, coordination, supervision and administration of the Works, including subcontracts, other works contractors, any specialist and subcontractor design requirements
Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work. At each progress meeting report to the Employers Representative on progress of each subcontractor.

A32/111 KEY PERSONNEL

The Contractor is to be permanently represented on site by a competent Project Manager who shall have charge of no other works and any instructions given to him by the Employers representative shall be deemed to be given to the Contractor. Once appointed the Project Manager shall not be removed or replaced without the prior approval of the Employer.

Similarly, the Contractor shall name in his tender submissions the person who shall have overall responsibility for the project, the Project Director, the Construction Manager, the Financial Manager, the Procurement Manager (if different to the Financial Manager). Once appointed they shall not be removed or replaced without prior approval of the Employer. In addition the Contractor shall employ an adequate number of additional resident site staff, including, quantity surveyors, engineers, project managers, construction managers, design and procurement co-ordinators and planners, setting out and services engineers and co-ordinators, neighbour liaison officers, information control co-ordinators, general, section and finishing foremen, site surveyors, etc., and a sufficient number of men to achieve a high standard of workmanship and for the proper, complete and expeditious execution of the Works. The Employer reserves the right to request the removal and replacement of any of the Key Personnel he reasonable deems unsuitable.

The Contractor shall ensure that all significant types of work are under the close control of competent trade supervisors and shall provide for inspections by his designers sufficient to achieve a high standard of quality.

The Contractor shall abide by any reasonable administrative or managerial procedures laid down from time to time by the Employer in respect of the building work.

The Contractor shall include within his team a traffic manager whose responsibility it will be to liaise weekly with the Employers Representative and if appropriate the Local Authority to maintain satisfactory arrangements for deliveries for the construction works, materials, deliveries and construction related activities, and to avoid congestion.

	F	TR

A32/114 INFORMATION TRANSFER

Normal circulation for design execution/shop drawing information produced by the Contractor will be by electronic transfer, together with hard copies as follows:

Four A3 plus four full size hard copies to the Employers Representative
Files of all documents in PDF format.

A32/119B PROJECT SUPERVISOR CONSTRUCTION STAGE

N/A

A32/120 INSURANCE

Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract, including professional indemnity insurance for all contractors designed elements.

A32/130 INSURANCE CLAIMS

Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the employers Representative and the Insurers.
Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

A32/140 CLIMATIC CONDITIONS

Information: Record accurately and retain:
Daily maximum and minimum air temperatures (including overnight).
Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost. Submit such details at each progress meeting
Record details of the above recorded on site and as per weather station noted in contract documents.

A32/160 CO-ORDINATION OF SUB CONTRACTORS, SUPPLIERS AND INDEPENDENT CONTRACTORS

The Contractor shall co-ordinate and arrange with their subcontractors, independent contractors as to the times of commencement of work on site, the delivery, distribution and storage of materials and the protective measures to be taken by the tenants or independent contractors to prevent damage to finished works in other areas and all the other activities necessary to ensure the proper integration of all such work into the Master Programme without disruption to the proper progress of the works.

A32/170 LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS

The Contractor shall liaise with all local authorities and statutory undertakers and other bodies which have any jurisdiction with regard to the Works or with whose systems the same are or will be connected and shall obtain from them the location of all existing services and their requirements in relation to the Works.

The Contractor shall obtain the provision of all services to and from the Works by such bodies, co-ordinate the same with each other and the remainder of the Works, provide all necessary attendance, setting out and the like, and shall pay all fees and charges legally demandable.

The Contractor is to allow for the cost of all necessary diversions within his tender At contract award, the Employer shall provide the Contractor with a list of the Contractor obligations from that date in relation to Bye-Laws, Building

	F	TR

Regulations and regulations of the local council. The Contractor shall satisfy himself that the design is in accordance with these obligations.

A32/175 PLANNING APPLICATIONS AND CONDITIONS

As provided by ER

PROGRAMME/ PROGRESS

A32/210 PROGRAMME

Master programme: When requested and before starting work on site, submit in a detailed programme for the Works. The programme shall be of a quality that will permit effective monitoring of the Works and shall, except to the extent that the Works Requirements say or the Employer's Representative agrees that anything may be omitted. The programme must include details of:

1. Design, production information and proposals provided by the Contractor/ Subcontractors/ Suppliers, including inspection, checking and approval. (Refer to A33/100)
2. Planning and mobilization by the Contractor.
3. Earliest and latest start and finish dates for each activity and identification of all critical activities.
4. Running in, adjustment, commissioning and testing of all engineering services and installations
5. Works undertaken by the sub contractors.
6. Work by or on behalf of the Employer and concurrent with the Contract (see section A13/130). The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.
7. Works to be undertaken by statutory undertakers, utility suppliers and such like
8. when the Contractor will require any instructions, Works Items or other things to be given by the Employer, or anything else the Contract requires the Employer, the Employer's Representative or others to give the Contractor
9. the order in which and times at which the Contractor proposes to execute the Works, including details of procurement, manufacture, delivery, installation, construction, testing, commissioning and trial operation of Works Items and the sequencing and timing of inspections and of tests
10. when Contractor's Documents will be submitted to the Employer's Representative
11. the Contractor's estimate of each category of Contractor's Personnel and Contractor's Things expected to be on Site for each period
12. work to be carried out at the Site by Employer's Personnel and others as provided in the Works Requirements
13. current critical path, critical resources, floats and other flexibility
14. details of last review made of programme logic and durations, and of the purposes of any changes
15. Activities associated with the temporary Weathering of the existing roof.
16. Dates and details associated with the diversion of the existing gas line
17. Identify noisy and vibration works

Anything else required by the Works Requirements.

	F	TR

The Contractor's programme shall allow reasonable periods of time for the Employer and the Employer's Personnel to comply with their obligations under the Contract

Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme.

Submit: 6 copies prior to commencement of the works and issue as a minimum 6 copies of the updated programme at each and every progress meeting

The programmes and schedules are to be prepared and monitored by a suitably experienced person who is to remain resident on site throughout the project until completion of the Contract.

One copy of all current programmes and schedules are to be available on the site at all times and are to be marked up at the end of each working week to record progress and specific activity start and finish dates.

The Contractor shall allow for all other amending, revising, updating and issuing of further copies at each and every progress meeting.

Submission of these programmes method statements and schedules and any subsequent amendments will not relieve the Contractor of his responsibilities under the Contract.

No more than one week prior to each site meeting the Contractor is to arrange a progress meeting with the Employer to agree the actual progress of the Works for incorporation into the Progress Report.

The Contractor shall establish and ensure that all necessary supplies and resources are available in sufficient time to meet the pre-established programme.

The Contractor shall notify the Employer immediately of any alteration in the delivery dates of any materials or goods.

The Contractor shall notify the Employer of any programme effect resulting from any instruction before the work is carried out.

The Contractor is to give the Employer a minimum of seven days' notice in writing prior to executing any work affecting work by others, adjoining properties or utility services.

A32/260 SITE MEETINGS

General: Site meetings will be held to review progress and other matters arising from administration of the Contract.

- Frequency: every 2 weeks.
- Location: St Joseph's Hospital, Ennis, Co. Clare
- Accommodation: Contractor is to ensure availability at the time of such meetings.
- Attendees: Attend meetings and inform subcontractors, and suppliers when their presence is required.
- Chairperson (who will also take and distribute minutes): Employers Representative.

- In addition the contractor shall hold meetings with appropriate, sub contractors, suppliers and designers in advance of the site meetings to facilitate accurate reporting of progress at the site meetings.

	F	TR

A32/265A CONTRACTOR'S PROGRESS REPORT

The Contractor shall monitor his own performance against the Contract programme and prepare comprehensive reports for the Employer at agreed intervals in which particular reference is made to the viability of Sectional Completion, Substantial Completion and any other dates shown.

The Contractor shall ensure that the progress of the Contract Works is maintained both on and off the Site and shall take such measures as may be necessary to ensure that the periods for completion of the Contract Works are achieved without additional expense.

General: Submit a progress report at least two days before the site meeting.
Content: Notwithstanding the Contractor's obligations under the Contract the report must include:

1. A progress statement by reference to the master programme for the Works.
2. Details of any matters materially affecting the regular progress of the Works.
3. A two Week look ahead programme to be submitted at every progress meeting including works by and subcontractors.
4. Specialist's, Subcontractors' and suppliers' progress reports.
5. A summary of proposals / submittals to be issued by the contractor
6. A procurement schedule, updated as required
7. Update on any requests for information
8. Any requirements for further drawings or details or instructions.
9. Actual progress achieved compared with that planned on the base lined construction programme, together with explanations of any differences. The report must cover in detail both activities on the critical path and activities that are crucial to completion, any changes in the critical path, coming critical activities, and activities approaching criticality. Any trends in progress shall be identified and where appropriate duration to completion of key activities shall be reported. Actual and potential sources of delay shall be highlighted, together with proposed corrective action and measures to mitigate the impact of delay. (Activity status reports shall be produced for all activities in progress identifying for each activity: planned and actual start and finish dates, +/- weeks, % complete as planned, % actually complete, and duration remaining to completion).
10. A report on off-site progress of design, procurement, lead-in activities, and manufacture/fabrication activities.
11. Information requirements and outstanding information, including both information to the Contractor, and from the Contractor to the Employer; identifying the dates that the information is required.
12. Details of Instructions issued and requested, and any Confirmation of Instructions issued by the Contractor.
13. Records of any incidents that may result in an insurance claim, affect tenants trading, or reported under the Health & Safety requirements.
14. Current technical queries.
15. Contract date for completion together with any extension of time agreed or being claimed (including reasons).
16. Labour (number and description of tradesmen, labourers, and supervisors), plant (number, type, and capacity of all plant excluding hand tools), and

F TR

materials schedules; identifying any shortages and stating corrective action being taken.

17. Provide a monthly labour return, classified by trade, giving a total number of personnel employed on site and reporting on hours worked against proposed hours worked.
18. Any difficulties and delays in the execution of sub-contracts, stating corrective action being taken.
19. Photographic evidence of progress on site.
20. Identity, report and monitoring of the weather tightness of the existing roof
21. Identify, report and monitoring of all noisy works
22. Identify, report and monitoring of all vibration works
23. Identify, report and monitoring of all works in the existing Campus

Subsequent to the production of the Progress Report the Contractor shall, if necessary, update the programme and/or method statement to demonstrate how he proposes to overcome any delays which may have occurred. The recommendations, changes in logic and/or durations shall be submitted to the Employer in the form of a schedule indicating both the previous and amended data. The updated programme and/or method statement will come into effect only upon approval of the Employer.

A32/290 NOTICE OF SUBSTANTIAL COMPLETION

Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
Associated works: Ensure necessary access, services and facilities are complete.
- Period of notice (minimum): 20 working days.

A32/310 EXTENSIONS OF TIME

Notice: When a notice of the cause of any delay or likely delay in the progress of the Works is given under the conditions of contract, written notice must also be given of all other causes which apply concurrently.
Details: As soon as possible submit:
Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
All other relevant information required.

A32/315 SUBSTANTIAL COMPLETION AND HANDOVER PROCEDURES

The Employer intends to achieve a substantially defect-free and fully documented completion of the sections of the project which, on handover, will not require any further attention from the Contractor, other than to complete any incomplete works and/or rectify faults and defects referred to in the second bullet point below and/or to rectify any faults that might occur or become manifest after Substantial Completion

Prior to Substantial Completion of the Works the Contractor shall ensure:-

- the Works have been physically substantially completed, as determined by the Employers Representative;
- inspections of the Works have been completed and all defects or incomplete Works have been reduced sufficiently to allow substantially unrestricted use;
- testing, witnessing and commissioning has been completed;

F TR

- record documentation has been provided and approved

Final inspections of the Works prior to the award of Substantial Completion will be attended by the Employer, Employer's Representative. The Contractor should give the Employer a minimum of twenty days' notice prior to offering the Works or a part thereof for completion.

Record documents are to be submitted in draft form a minimum of one month prior to proposed handover(s).

On receipt of the Employer statement and subject to the Contractor having fulfilled the requirements of the Contract, the Employer shall issue the statement of Substantial Completion of the Works and attend a handover meeting(s).

Where any part of the Works will, after its handover to the Employer and Substantial Completion, depend for its adequate functioning on other work located elsewhere in the project forming part of these Works, the Contractor shall complete such other work to ensure that complete phases of the Works have continuous and adequate provision of services, life safety systems, means of escape and safe access.

The Contractor shall ensure that meter readings for service supplies are taken by the relevant authority at handover to the Employer or Substantial completion (whichever is the earlier). Copies of all such readings should be forwarded to the Employers representative.

All defects notified to the Contractor throughout the Defects Liability Periods shall be rectified and made good out of normal working hours unless with the prior approval of the Employer, and the Contractor shall allow for all associated security, supervision, protection and access measures. Upon the completion of such Works the Employer will inspect these Works and, if in his opinion these have been satisfactorily completed, a Certificate of Making Good Defects will be issued by the Employer.

CONTROL OF COST

A32/410 CASH FLOW FORECAST

Submission: Before starting work on site, submit a detailed forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period. Base on the programme for the Works.
The cash flow shall be presented on a monthly and cumulative basis and be net of retention.
This cash flow shall in no way affect entitlement of the contractor to payment under the terms of the contract.
Such statements to be updated at monthly intervals and shall include

A32/430 PROPOSED INSTRUCTIONS / CHANGE ORDERS

Estimates: If a proposed instruction / change order requests an estimate of cost, submit without delay and in any case within seven days.
Include:
- A detailed breakdown of the cost, including any allowance for direct loss and expense.
- Details of any additional resources required.
- Details of any adjustments to be made to the programme for the Works.
- Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
- Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.

	F	TR

A32/435 CONTRACTORS CLAIMS

If the Contractor considers that under the Contract there should be an extension of time or an adjustment to the Contract Sum, or that it has any other entitlement under or in connection with the Contract, the Contractor shall in accordance with the contract give notice of this to the Employer's Representative. The notice must be given according with clause 4. There will be no additional costs for the preparation of claims.

A32/460 INTERIM VALUATIONS

Applications: Include details of amounts requested under the Contract together with all necessary supporting information.

Valuations for interim payments will be carried out on progress basis based on the contract.

Each month the Contractor shall submit a statement to the Employer's Representative showing –

1. the progress of the Works
2. the instalment of the Contract Sum that the Contractor considers should, under the Contract, be paid on an interim basis
3. a detailed breakdown
4. Completed Interim statement of compliance as included in the Works Requirements
5. MF 1.23 - Rates of Pay and Conditions of Employment Certificate
6. Any supporting evidence the conditions of contract require
7. Relevant vesting certificates
   and
8. Any supporting evidence the Employer's Representative requires.

The issue of any valuation for interim payment shall not constitute approval or acceptance of any work, goods or materials provided by the Contractor and shall not relieve or affect the Contractor's obligations.

Submission: At least seven days before established dates, the employer's representative will issue within 10 working days of the established dates a payment certificate.

F TR

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

A33/100 CONTRACTORS DESIGN

The contractor is to include for all costs associated with the design of the following including professional indemnity insurance, provision of drawings, details, specifications, schedule, ancillary certificates, complying with SI9 requirements and opinions on compliance.

What items if any are contractors design

1. Fixings Suppliers- Structural and Non-Structural
2. Bolts, Screw, Nails, Welds etc. - Certificate, Calcs & CE Mark
3. Specification of anchors that fall within the Code of Practice (COP) for the design and specification of anchors
4. (Temporary Bracing, Propping and Scaffolding) To Temporary Works Engineer Design and PI.

A33/120 WORKMANSHIP SKILLS

Operatives: Appropriately skilled and experienced for the type and quality of work.
Registration: With FAS – Safe Pass.
Evidence: Operatives must produce evidence of skills/ qualifications when requested.

The Contractor is to ensure that only trained, experienced and competent labour is used at all stages of work. All operatives are to be employed at not less than the rates of wages and under conditions laid down by the Construction Industry Federation.

The Contractor shall impose the highest level of conduct on his workforce in order to avoid offence to tenants and the public, and the Employer shall have the right to demand the removal of any workman or supervisory staff that abuse that level of conduct, whether employed directly by the Contractor or by his sub-contractors.

A33/138 QUALITY RECORDS

The Contractor shall maintain full quality control records to substantiate that the Works, including the work of all sub-contractors, comply with specified requirements and SI9 requirements and shall keep copies on site for inspection by the Employer and submit copies of the whole or particular parts of the records to the Employer on request. Records relevant to SI 9 are to be uploaded as required.

The records must include:-
Identification of the element, item, batch or lot including location in the Works.
The nature and dates of inspections by the Contractor or the Employer, tests and approvals.
The nature and extent of any deficiencies found.
Details of any corrective action.

Notwithstanding the requirements of this section, it shall be the Contractor's sole responsibility to ensure that all materials and components incorporated in the Works satisfy the criteria set out in the Contract.

A33/140 COMPLIANCE

F TR

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:
- Properties tested.
- Pass/ fail criteria.
- Test methods and procedures.
- Test results.
- Identity of testing agency.
- Test dates and times.
- Identities of witnesses.
- Analysis of results.

A33/145 CHECKING COMPLIANCE OF NOISE LEVELS

The contractor shall ensure that construction activities shall not give rise to excessive noise levels.

All sound measurement shall be carried out at the expense of the contractor in accordance with ISO Recommendation R1996 “Assessment of Noise with respect to Community Response” as amended by ISO Recommendations R1996 1, 2 or 3 “Description and Measurement of Environmental Noise”, as applicable.

The Contractor shall maintain full noise records to substantiate that the noise levels are in accordance with the above comply with specified requirements and shall keep copies on site for inspection by the Employer and submit copies of the whole or particular parts of the records to the Employer on request.

A33/147 CHECKING COMPLIANCE OF VIBRATION LEVELS

The contractor shall ensure that construction activities shall not give rise to excessive vibration levels.

The Contractor is to provide, monitor and maintain Vibration Monitoring Stations, and provide the Employers Representative and Employer with access to the live feeds / data of the Vibration Monitoring Terminals.

All vibration measurement shall be carried out at the expense of the contractor.

The Contractor shall maintain full vibration records to substantiate that the noise levels are in accordance with the above comply with specified requirements and shall keep copies on site for inspection by the Employer and submit copies of the whole or particular parts of the records to the Employer on request.

A33/170 MANUFACTURER’S RECOMMENDATIONS/ INSTRUCTIONS

- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
- Changes to recommendations or instructions: Submit details.
- Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
- Agreement certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.

A33/180 WATER FOR THE WORKS

Mains supply: Clean and uncontaminated.
Other: Do not use until:
Evidence of suitability is provided.
Tested to BS EN 1008 if instructed.

F TR

Water must be metered and the Contractor is to bear the costs of water utilised for the duration of the contract

SAMPLES/ APPROVALS

A33/210 SAMPLES

Products or executions: Comply with all specification requirements and in respect of the stated or implied characteristics either:
To an express approval.
To match a sample expressly approved as a standard for the purpose.

The Contractor shall allow for the submission of samples, prototypes and test certificates in good time, and not less than 14 days, for comment by the Employer Representative prior to placing of orders or continuing with the Works.

The Contractor shall note that review and comment or any other action by the Employer Representative must not be taken as approval.

A33/220 APPROVAL OF PRODUCTS

Submissions, samples, inspections and tests: Undertake or arrange to suit the contractors programme.
approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
Complying sample: Retain in good, clean condition on site. Remove when no longer required.

A33/225 SAMPLES AND MOCK UP AND APPROVALS

Where approval of products, materials or workmanship is required, the Contractor shall submit samples or other evidence of suitability for the Employers Representatives comments and approval. The Employers Representative will provide comment, in writing, within 10 working days.

Any work executed prior to approval, in writing, is done solely at the Contractor's risk, no additional costs will be entertained in this respect.

The agreed samples and sample panels will be retained on site. The Employers Representative will be at liberty to reject all materials and workmanship not corresponding with the sample. All samples not forming part of the Works shall be removed on completion or when no longer required.

Where samples of finished work are specified in the works requirements the Contractor shall obtain approval of stated characteristic(s) before proceeding with the works.

Where and to the extent that products, materials or work are specified to be approved or the Employer Representative instructs that they are approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either:

a) To the express approval of the Employers representative
b) To match a sample expressly approved by the Employers representative as a standard for the purpose.

Inspection or any other action by the Employers representative must not be taken as approval of materials, products or work unless so confirmed in writing in express terms referring to:

F TR

a) Date of inspection
b) Part of the work inspected
c) Respects or characteristics which are approved
d) Extend and purpose of the approval
e) Any associated conditions

The Contractor shall provide for the costs of the provision of mock ups and removal thereof within his tender submission.

Provision of the foregoing information is to be made available in such a manner as to allow sufficient time for the Employers representative to check and if necessary require amendment of the design without delaying the progress of the Works.

The Contractor will be deemed to have included in his tender for the cost of all samples and mock-up panels and for obtaining materials from any source whatsoever as may be necessary to ensure the progress of the Works in accordance with the requirements of the Contract.

A33/230 APPROVAL OF EXECUTION

Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
Complying sample: Retain in good, clean condition on site. Remove when no longer required.

SERVICES GENERALLY –

A33/480 COMMISSIONING PROCEDURES

The Contractor shall carry out such pre-commissioning examination and testing to ensure that each system or item of equipment is complete, in a safe condition and all notices are displayed. All fans, pumps, etc. shall be tested for operation, polarity, phase sequence and impedance, etc. in accordance with the procedures set out in the tender documents.

The Contractor shall finalise the commissioning programme, taking into account site progress and availability of related services, with the Employer's Representative and agree access required for controls, etc.
The Commissioning procedure / programme will be outlined in detail on the master programme

A33/485 OPERATIONAL DEMONSTRATION

The Contractor shall provide a written statement to the Employer confirming that each installation has been correctly tested and commissioned and that the performance requirements can be achieved.

The Contractor shall arrange for the demonstration in full of all plant and services installations and refresher course, to the Employer's maintenance staff at any time prior to the issue of the Certificate of Completion of Making Good Defects and for any necessary explanation or amplification of the manuals to be provided under other provisions within this document.

F TR

The Contractor shall allow for all costs associated with this requirement, including, inter alia, the labour costs of suitably qualified personnel required to explain the various installations incorporated in the Works and all fuel costs incurred in temporarily running the systems for demonstration purposes and for draining down of the installations if and when required by the Employer.

Where it is not possible at the particular time of commissioning and testing for full load conditions to be obtained or simulated, the Contractor shall repeat such operations at full load conditions or simulation thereof at a time when this can be achieved.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

A33/510 SUPERVISION

General: In addition to the constant management and supervision of the Works , including works undertaken by domestic sub-contractors, provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
Replacement: Give maximum possible notice before changing person in charge or site agent.

A33/520 COORDINATION OF ENGINEERING SERVICES

Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.

A33/530 OVERTIME WORKING

Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
Minimum period of notice: 5 working days.
Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

A33/540 DEFECTS IN EXISTING WORK

Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
Documented remedial work: Do not execute work which may:
Hinder access to defective products or work; or
Be rendered abortive by remedial work.

A33/550 ACCESS FOR INSPECTION

Removal: Before removing scaffolding or other facilities for access, give notice of not less than 10 working days.

A33/560 TESTS AND INSPECTIONS

Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
Records: Submit a copy of test certificates and retain copies on site.

A33/610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS

F TR

Proposals: Immediately any execution or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

A33/630 QUALITY CONTROL

Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
Records: Maintain full records, keep copies on site for inspection, and submit copies on request.
Content of records:
Identification of the element, item, batch or lot including location in the Works.
Nature and dates of inspections, tests and approvals.
Nature and extent of nonconforming work found.
Details of corrective action.

WORK AT OR AFTER COMPLETION

A33/710 WORK BEFORE COMPLETION

General: Make good all damage consequent upon the Works.
Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.

A33/720 SECURITY AT COMPLETION

General: Leave the Works secure with, where appropriate, all accesses closed and locked.
Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

A33/730 MAKING GOOD DEFECTS

Remedial work: Arrange access with the Employers Representative. Include for all costs associated with making good of defects including management, supervision, coordination, power, small tools, plant, access, access equipment, protection of other works and surfaces, transportation, deliveries, unloading, placing in position etc.
Rectification: Give reasonable notice for access to the various parts of the Works.
Completion: Notify when remedial works have been completed.

F TR

A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

A34/140 CONSTRUCTION PHASE SAFETY AND HEALTH PLAN

N/A

A34/145 PUBLIC SAFETY

The Contractor shall be responsible for complying with all statutory requirements with respect to Public Safety for all works in connection with this Contract. The Contractor's particular attention is drawn to the requirements of the Safety, Health and Welfare at Work Act 2005 (as amended and enacted), the Safety, Health and Welfare at Work (Construction) Regulations 2013 (and amendments thereto).

The Contractor shall allow for taking all necessary precautions to protect members of the public in general and young children in particular who may venture near to or within the site boundary.

The Contractor shall submit to the Employers representative prior to commencement of the works, for his comment, proposals for complying with these requirements.

The Contractor shall take all necessary precautions to prevent trespassers onto the site.

The Contractor shall notify the Employers representative of the person delegated with the responsibility for site safety.

A34/150 SECURITY

Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage, theft, unauthorised entrance and trespass.
Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
Special requirements:
On site parking of vehicles will not be allowed except in the area designated as contractors compound.
The Contractor shall provide and maintain a visitor's book in his site office. The book shall record the names of all visitors to the site, including the Company they represent, the purpose of their visit and the date and time of their arrival and departure.
The contractor must allow for all associated costs with the site being security guarded and lock controlled. All costs for adequately safeguard the site, the Works, products, materials, plant, and any existing buildings affected by the Works from damage and theft will be deemed to be included. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.
All associated costs with the Safety Health and Welfare at Work (Construction) Regulations 2013 (and amendments thereto) will be deemed to be incorporated within these costs.
The Contractor shall be responsible for and shall decide for himself what security arrangements should be made for the site and shall make due allowance for the cost of the same. Without prejudice to the contractual obligations of the Contractor, the Employers Representative may issue any reasonable instructions

F TR

that he considers necessary. The Contractor must include for all costs in connection with this requirement.

The Contractor shall provide all watching and lighting on site, necessary for the carrying out of the Works and to guard against vandalism, theft, damage, unauthorised access or occupation.

The Contractor shall provide any special security he deems necessary to protect the workpeople on the Works with particular regard to any overtime working.

If in the opinion of the Employer Representative any of the security arrangements are inadequate the Employers Representative reserves the right to arrange for the necessary work, etc., to take place and to set off such costs against monies due to the Contractor.

Persons will not be permitted to enter the site for any reason other than necessary for the performance of the Works without the prior written consent of the Employers Representative.

A34/160 STABILITY

Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
Design loads: Obtain details, support as necessary and prevent overloading.

A34/170 OCCUPIED PREMISES

Extent: Existing buildings, will be occupied and/ or used during the Contract are as follows: the existing Campus, the other units on site and all surrounding building.

Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.

PROTECT AGAINST THE FOLLOWING

A34/320 NOISE CONSENT BY LOCAL AUTHORITY

Consent: Granted by the Local Authority under Part III of the Control of Pollution Act relating to the Works providing the following conditions are met:

A34/330 NOISE AND VIBRATION

Prior approval from the Employers Representative in writing must be received by the contractor prior to commencing any noisy or vibration works. The contractor will be required to submit details of any noisy or vibration works to the Employers Representative providing a minimum of 48 hour notice.

All noisy or vibration works that exceed the levels detailed in clause A30/584 A33/147, A33/145.

Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
Restrictions: Do not use:
Percussion tools and other noisy appliances without written consent
Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

The Contractor is to ensure full compliance with the Preliminary Safety and Health Plan

F TR

Without prejudice to his duty to comply with the Environmental Protection Agency Act 1992, the Contractor shall allow for complying with BS5228 “Code of Practice for Noise Control on Construction and Demolition Sites” including the recommendations on community relations, planning and supervision.

The Contractor is to make every reasonable endeavour to reduce vibration and noise to the minimum. All measures shall be taken to ensure that noise and vibration arising from site operations is kept to a minimum and in particular, compressors shall be fully silenced models fitted with effective exhaust silencers and acoustic covers, all to the design of the compressor manufacturers and with acoustic screens in addition. Pneumatic percussive tools shall be fitted with silencers of a type recommended by the tool manufacturers. Compressors, tools, silencers and other contrivances shall be maintained in good and efficient working order and shall not be altered in a manner that would increase the noise of operation.

The Contractor is to make every reasonable endeavour to ensure that no unwanted or damaging vibration is transferred to any adjacent structures or buildings or to retained structures within the site. He is to allow for whatever methods of demolition, breaking out, construction works and movement of materials within the site that are necessary to ensure levels of vibration and noise are kept below levels stated in clauses A30/584 A33/147 and A33/145

A34/335 CONTROL OF NOISE AND POLLUTION

The Contractor shall comply with all current statutory rules and regulations regarding control of noise and pollution and shall ascertain from the Local Authority what requirements, restrictions or consents, if any, shall apply to the Works in this respect. The Contractor shall demonstrate such compliance to the Employers Representative regularly monitoring air quality, dust and noise levels on site, taking all necessary measures to ensure that specified levels of pollution are not exceeded.

The Contractor shall allow for all costs and expenses arising from such compliance.

The Contractor shall not interfere with or otherwise injuriously affect in any way possible or any water course or water supply.

The Contractor shall be liable for and shall indemnify the Employer against any expense, liability, loss, claim or proceedings whatsoever in respect of damage, noise, vibration, fumes, dust, smoke and other nuisance and any alleged nuisance or any negligence on the part of the Contractor arising out of or in the course of or by reason of the carrying out of the Works.

The Contractor shall take all reasonable precautions to prevent operatives, including those employed by sub-contractors, from trespassing on adjacent property.

Should the Contractor wish, or is required, to erect scaffolding on, or otherwise make use of adjoining land or property, he shall serve notices, obtain written permission, pay any fees or charges the cost of which is to be included within the Contractors offer, subsequently clear away and make good any damage to the satisfaction of the Employer.

The Contractor shall take all necessary precautions to minimise any disturbance, inconvenience or nuisance to the occupiers and users of adjoining and neighbouring properties and to the public generally and allow for executing any

F TR

noisy or offensive operations at such times and in such a manner as not to cause unnecessary inconvenience.

If in the opinion of the Employers Representative any of the arrangements, etc. for control of noise, fumes, pollution and all other statutory obligations are inadequate the Employers Representative reserves the right to arrange the necessary remedial action and to set off such costs against monies due to the Contractor.

A34/360 NUISANCE

Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

A34/365 REVENTION OF INFESTATION

The Contractor shall ensure that the risk of infestation is minimised by adequate arrangements for disposal of food or other waste or materials attractive to pests. If infestation occurs the Contractor shall, at his own expense, take such action as the Employer Representative may instruct on the advice of the relevant local authority or statutory body.

The Contractor is to ensure that all holes, excavation pits, manholes, drains, etc. are covered up and sealed after each working day, including replacement of manhole covers to prevent the escape of vermin

A34/370 ASBESTOS CONTAINING MATERIALS

Duty: Report immediately any suspected materials discovered during execution of the Works.
Do not disturb.
Agree methods for safe removal or encapsulation.

A34/371 DANGEROUS OR HAZARDOUS SUBSTANCES

Duty: Report immediately suspected materials discovered during execution of the Works.
Do not disturb.
Agree methods for safe removal or remediation.

A34/380 FIRE PREVENTION

Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

The Contractor is required to provide Method statements on how risks from hazards identified in the preliminary safety and health plan and other hazards identified by the contractor will be addressed, with particular attention to the risks of working in an operational Campus environment; including (but not limited to) – Fire Safety Strategy – including fire prevention and maintaining fire exits etc.

A temporary fire evacuation system shall be maintained for the duration of the Works, and the Contractor shall ensure that all persons working on site or who may have authority to visit site from time to time are aware of this system and receive any instruction that may be appropriate.

The Contractor shall obtain the consent, in writing, of the Employer, before storing or using plant, equipment or materials involving risk of fire or posing any hazard to any person including third parties. The methods employed in storing or

	F	TR

using such plant, equipment or materials, and the location of site, shall be as approved.

The Contractor shall be responsible for providing and maintaining adequately lit, protected safe fire escape routes through the site from those buildings which are to remain in complete or partial occupation for part of the period of the contracts throughout the period of the occupation.

The Contractor is to manage Hot Works on site when areas are handed over.

The Contractor's tender shall be deemed to include the alteration, re-location, modifications, etc. required to any such protected fire escape routes to facilitate the construction works.

A34/430 WASTE

Includes: Rubbish, debris, spoil, surplus material, containers and packaging and keep the site and works clean and tidy.
General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner all in accordance with

1. Clause A35/150

Non-hazardous material: In a manner approved by the Waste Regulation Authority.
Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
Waste transfer documentation: Retain on site and make made available when requested by the Employers Representative. All to be in accordance with the

The Contractor shall regularly remove from site all demolition arisings, rubbish, surplus material and spoil, keep the site and works clean and tidy.

The removal of waste should take place on a daily basis and no burnable material is to be left on site at any time.

The removal of waste must be at times that are agreed with the Employer and must be done in an antiseptic manner to ensure that no waste is exposed to the external environment during transport within the overall campus.

The delivery of materials and the disposal of waste materials must be loaded into utility bins and sealed. All waste material must be emptied into a covered waste bin in the site compound.

The Contractor shall ensure that non-hazardous material is disposed at a tip approved by a Waste Regulation Authority and pay all fees, charges and taxes thereon.

The Contractor shall remove all surplus hazardous materials and their containers regularly, for disposal off site in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations.

All waste must be handled by a Certified waste collector and disposed of in accordance with Environmental Legislative requirements. Packaging, cut cables, paint cans, food waste and rubbish are to be segregated and removed by an

F TR

approved refuse disposal company. Hazardous waste is to be segregated from all other waste materials and disposed of separately.

Waste sent off site for recovery and disposal shall only be conveyed by an authorised waste contractor and transported from the proposed development site to an authorised site of recovery / disposal in a manner which will not adversely affect the environment.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Waste Management Plan shall be kept for inspection by the planning authority

Copies of waste disposal / recovery records, including waste collector dockets / invoices and weighbridge dockets shall be maintained on site during construction activities and made available, at all reasonable times, for inspection by Authorised Persons as appointed under the Waste Management Action 1996, as amended

Waste Transfer Forms shall accompany the transportation of Hazardous waste arising from the construction works, in accordance with the European Communities (Shipment of Hazardous Waste Exclusively within Ireland) Regulation 2011.

Storage of construction materials is not permitted on any public road or footpath unless agreed in writing with the Planning Authority.

	F	TR

PROTECT THE FOLLOWING

A34/510 EXISTING SERVICES

Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
Work adjacent to services:
Comply with service authority's/ statutory undertaker's recommendations.
Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
Identifying services:
- Below ground: Use signboards, giving type and depth;
- Overhead: Use headroom markers.
- Damage to services: If any results from execution of the Works:
- Immediately give notice and notify appropriate service authority/ statutory undertaker.
- Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
- Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.

Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertaker's recommendations.

Notwithstanding any information which the Employer may make available regarding the position of existing services, etc., it shall be the responsibility of the Contractor to satisfy himself as to the accurate locations and conditions of any and all such services.

The Contractor shall uphold and protect all pipes, ducts, sewers, service mains, traffic light/signal cabling, security cameras and statutory undertakers' apparatus and make good at his own expense any damage caused thereto.

Existing sewers and drains displaced or blocked during the course of the works shall immediately be reinstated in working order including any necessary diversions to the satisfaction of the Employer and all relevant statutory authorities. On completion of the project the Contractor shall provide written documentation, CCTV survey and evidence that all underground services, whether existing or new, are not displaced or blocked.

The Contractor shall indemnify the Employer against any expense, liability, loss or claim, etc. whether received before or after substantial completion.

A34/520 ROADS AND FOOTPATHS

Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris
Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.
Sequence works to ensure the general public's (pedestrian and vehicular) access to the main entrance is to be retained, maintained and unaffected throughout the works.

The Contractor is to maintain at all times, the cleanliness of all highways and areas adjacent thereto leading to and from the site and compound, and to keep

F TR

them free from dust, debris and dirt at all times, and to the satisfaction of the Employer Representative.

The Contractor shall provide wheel washers and maintain such manual cleaning as may be required to fulfil this obligation.

If such levels of cleanliness are not maintained the Employers Representative shall make alternative arrangements for road cleaning and charge this to the Contractor.

Damage to any highways, bridges, footpaths or right of ways (including services drains and sewers) caused by any vehicles used in connection with the Works shall be made good by or at the expense of the Contractor. No materials shall be stored on the highway.

For the purpose of this clause the term “highway” shall be deemed to include any road or footpath, on or off the site, used by the public, together with any kerbs, gullies, sewers, street lighting, public utility services or tree planting associated therewith.

The Contractor shall also be held responsible for any damage not covered by the insurance provisions sustained to boundary walls, fences and gates, paved areas, etc., and to adjoining buildings, resulting from any cause whatsoever in connection with this Contract.

The Contractor shall allow for all adequate protection for the foregoing. In the event of such damage the Contractor shall make good at his own expense and pay all claims legally demanded in respect of the same.

A34/540 RETAINED TREES/ SHRUBS/ GRASSED AREAS/ SOFT LANDSCAPING

N/A

A34/560 EXISTING FEATURES

Protect and retain existing work, entrance area, existing footpaths, fire escapes, finishes, structures, walls, boundaries, soft landscaping and hard landscaping.
Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas, manhole covers, and other site features, which are to remain in position during execution of the Works.

A34/570 EXISTING WORK

Protect and retain existing work, footpaths, walkway, walls, boundaries, gates, substructures, finishes, structures, hard landscaping and soft landscaping’s
Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
Removal: Minimum amount necessary.
Replacement work: To match existing.

A34/580 BUILDING INTERIORS

The building is to be made good where necessary

A34/610 ESPECIALLY VALUABLE/ VULNERABLE ITEMS

Protection: Ensure provision and maintenance of special protective measures to prevent damage to the following:

1. The existing Campus facilities

	F	TR

2. The existing footpaths
3. The existing boundary walls and fences
4. The internal walls
5. The existing vehicular entrance ramp
6. The existing fire escape routes
7. The existing roadways, foot paths, kerbs
8. The existing services, drainage, etc.
9. The existing landscaped areas
10. The existing steel work
11. The existing roof and wall cladding
12. The existing handrails and balustrades
13. The existing plant and vehicles on site
14. The existing M&E installations

A34/620 ADJOINING PROPERTY

N/A

A34/625 ADJOINING PROPERTY RESTRICTIONS

N/A

A34/630 EXISTING STRUCTURES

Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
Supports: During execution of the Works:
Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.
Do not remove until new work is strong enough to support existing structure.
Prevent overstressing of completed work when removing supports.
Adjacent structures: Monitor and immediately report excessive movement.
Standard: Comply with BS 5975 and BS EN 12812.

The Contractor shall be held responsible for any damage not covered by the insurance provisions sustained to boundary walls, fences and gates, paved areas, etc., and to adjoining buildings, resulting from any cause whatsoever in connection with this Contract.

A34/640 MATERIALS FOR RECYCLING/ REUSE

Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed.

A34/645 PROTECTION OF PRODUCTS

The Contractor shall protect products and materials by:-

Preventing over stressing and any other physical damage;

Keeping products and materials clean and free from contamination and staining;

Protecting adequately from rain, frost, sun and other deleterious elements;

Preventing excessively high or low temperatures and rapid changes of temperature;

F TR

Ensuring that sheds and covers are of ample size, in good weatherproof condition and well secured;

Keeping different types and grades of materials/products separately and adequately identified;

So far as possible keeping materials/products in their original wrappings, packs or containers until immediately before use;

Wherever possible retaining protective wrappings after fixing and until shortly before Substantial Completion;

Ensuring that protective measure are fully compatible with and not deleterious to products and materials;

Complying with the manufacturer's recommendations.

A34/650 PROTECT AND CLEANING OF THE WORKS

The Contractor shall properly and fully cover up and protect all materials and works from injury or damage by water or any other cause to the satisfaction of the Employer Representative and clear away on completion or when no longer required. Failure to comply with this requirement will result in protection measures being instructed by the Employers Representative at no extra cost or time to the Contract, or by others at the Contractors expense and with no time implications. If such damage should occur, the Contractor shall be required to make good at his own cost to the satisfaction of the Employers Representative.

The Contractor shall provide protective casings and coverings as the highest standard of protection is required. Everything which is liable to damage shall be properly protected and cased up as necessary. The Contractor shall accept responsibility for any damage to the Works, including the work of any sub-contractor or statutory authority, however caused and pay all costs and expenses in taking down and re-executing or otherwise making good or replacing to meet the Contract Requirements.

The Contractor is to prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during the execution of the works.

The Contractor is to make good all damage consequent upon the work and remove all temporary markings, coverings and protective wrappings unless otherwise instructed.

The Contractor shall clean the Works thoroughly remove all rubbish and surplus materials and upon the execution of the work leave the whole of the Works in a clean, sound and fit condition for use.

On completion of the Works the Contractor shall hand over the works in a clean and acceptable condition to the satisfaction of the Employers representative including removing all debris and rubbish off site.

The Contractor is to allow for such works in the preliminaries and any extra visits required as a result of this requirement are to be allowed for.

F TR

A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING

A35/110 SCOPE

General: The limitations described in this section are supplementary to limitations described or implicit in information given in the works requirements, other sections or on the drawings.

A35/130 METHOD/ SEQUENCE OF WORK

The contractor is to include for all costs associated with the phasing and sequencing of the works in strict and full compliance with the works requirements

The contractor is to note the requirement for

48 hour in advance of commencing noisy or vibration works written approval from the Employers Representative must be received by the contractor, allow 5 working days for approval

48 hour in advance of commencing works outside the contractors site or works affecting existing utilities and services written approval from the Employers Representative must be received by the contractor. The contractor will be required to submit details of any works, RAMS and work permit documentation in support of these works.

Prior to attaining written approval for these works the contractor is required to have completed and submitted the relevant risk assessment and method statements in support of the works included that listed below, allowing a minimum of 5 days for client / Employers Representative.

A35/140 SCAFFOLDING, HOISTING AND ACCESS EQUIPMENT

Scaffolding and access equipment: Make available to subcontractors, specialists and others at all times.

A35/150 ASPERGILLOSIS MANAGEMENT

As per works requirements

A35/170 TOOL BOX TALKS / HANDWASHING INDUCTION

The contractor and all personnel working on the site will be required to attend mandatory tool box talks and handwashing inductions. The contractor will be responsible for arranging, organising, registering, and coordinating attendance at the tool box talks and handwashing induction.

A35/182 WORKING HOURS

The Contractor is to satisfy himself with regard to limitations on hours of working and/or the carrying out of noisy or vibration operations that may be imposed on him by the Local Authority and/or Employer and is to allow for the cost and implications of any such limitations within his tender. The Contractor shall take all necessary actions (including double shift working, night and weekend work, out of normal working hours work etc.) in order to comply with the time requirements under the Contract and to complete the works.

Working hours will be generally as follows:

08.00 – 17.00 hours Monday to Friday
Any works outside out these hours must be agreed in writing 48 hours in advance with the Employers representative.

	F	TR

Deliveries to site must be arranged, coordinated, managed and agreed in writing with the Employers Representative.

A35/187 HOARDING

The Contractor is required to erect hoarding, including gates as required adequately fixed, supported and braced as required to the Works as indicated in the works requirements, obtain statutory approval is for the same, and will be expected to maintain, repaint, alter and adapt this hoarding as necessary during the execution of the Works and remove and make good on completion.

It will be the Contractors responsibility to examine the hoarding on a regular basis and to ensure compliance with the requirements of the Safety, Health and Welfare at Work Act 2005 (as amended and enacted) and the Safety, Health and Welfare at Work (Construction) Regulations 2013 (and amendments thereto).

The Contractor shall liaise with the Employers Representative on all proposals for temporary hoardings and general site security issues.

The Contractor is to provide, adapt as necessary and remove on completion security fencing, hoarding, temporary harris fencing with mesh as per the works requirements

The Contractor shall provide any necessary, fire safety signage, warning signs and traffic diversion for the public on the external face of the hoarding/fencing.

The Contractor shall provide and erect all other necessary hoardings, fences, fans, screens, strutting, shoring, footways, etc., that may be necessary during the progress of the work for the protection and safety of the adjacent buildings and public and as necessary to protect adjacent owners and the general public all to the satisfaction of the Employer representative and Local Authority.

The Contractor is to note that under no circumstances will any advertising be permitted on the site itself, or on the hoardings or the like and the Contractor is to allow for maintaining and keeping the hoarding clean and free from bill posting and for supplying and fixing suitable signs prohibiting bill posting.

All temporary signage regardless of its location is to be reviewed separately and agreed with the Employers Representative, Architect & H&S Consultant prior to commencement of the works.

A35/187B FIRE EGRESS ROUTE

The Contractor is to maintain, decommission, adapt and alter fire egress routes as required to suit the works to ensure that at all time all fire escape doors and routes are maintained including appropriate signage and lighting.

A35/187D FOOTPATHS AND PEDESTIAN ROUTES

The Contractor is to maintain, adapt, reconfigure, maintain and reinstate the footpaths and pedestrian routes to suit the works.

A35/187F TEMPORARY PROTECTION OF THE EXISTING ROOF

The contractor is required to provide temporary weather protection during the completion of the roof works

A35/187G SEALING OF EXISTING WINDOWS AND DOORS

As required when replacing existing windows and doors.

A35/187M DRILLING WORKS

	F	TR

The Contractor is to note that all drilling works to be done in accordance with clauses A30/584, A32/175, A33/145 and A33/147 and only after written approval from the Employers Representative.

A35/188 SITE SIGN

N/A

A35/190 EXISTING SYSTEMS/AREAS

All connections to existing systems /installations will require to be programmed, coordinated, managed and agreed with the Employers Representative with a minimum notice in writing of 48 hours.
Work to existing areas that affect existing services, drainage or installations will require to be programmed, coordinated, managed and agreed with the Employers Representative with a minimum notice in writing of 48 hours.

A35/200 GENERAL ATTENDANCE ON SUB CONTRACTORS / SUPPLIERS/ PLANT PROVIDERS / LOCAL AUTHORITIES, STATUTORY UNDERTAKERS AND OTHERS

The Contractor is to allow in his submitted tender for the provision of all necessary general and special attendance on sub contractors, Specialist Sub-Contractors, Local Authorities, Statutory Undertakers, Suppliers, Plant providers and Others as described in detail elsewhere in the works requirements. The attendances shall be deemed to include the use of the Contractor's standing scaffolding, standing power operated hoisting plant (including drivers, etc.) the provision of temporary lighting, power and water supplies, clearing away rubbish, provision of space for Sub-Contractor's own offices and for the storage of their own plan and materials and the use of mess rooms, sanitary accommodation and welfare facilities.

A35/210 SERVICES / HEATING / LIGHTING / POWER/ WATER / DRAINAGE /IT / EIRCOM

The contractor is to ensure that all services including heating, lighting, power, water, drainage, IT, Wi-Fi and Eircom are unaffected to the existing Campus throughout the contract. The ordinary functioning an operation of the facilities and operations are to remain uninterrupted and unaffected by the works.

Any works affecting these services will require a permit to work and a minimum of 48 hours written approval from the employers representative.

F TR

A36 FACILITIES/ TEMPORARY WORK/ SERVICES

GENERALLY

A36/111 PLANT, TOOLS, VEHICLES ETC

The Contractor shall provide, erect, maintain and remove on completion all necessary plant, tools equipment and vehicles that may be required for carrying out the Works and pay all charges in connection therewith, including all associated fuel and consumables.

A36/112 SCAFFOLDING AND CRANAGE

The Contractor shall provide, erect, maintain and remove on completion all necessary scaffolding and craneage for the execution of the Works, including paying all charges and costs in connection therewith.

All excavation for the crane base must be completed outside of normal working hours.

The Contractor shall ensure that all scaffolding is fully clad at all times with new and good quality monaflex sheeting, netting and all safety requirements to the satisfaction of the Employers representative.

The Contractor must not strike scaffold without 10 days' notice to the Employers Representative to enable inspection to external elevations and roofs. Should the Contractor do so, full access must be provided to the Employer to all areas on a temporary basis.

The Contractor shall provide, erect, maintain and remove on completion all necessary cranes and hoisting equipment of adequate capacity and number to service the general hoisting needs of the Works.

The Contractor shall obtain all licences, permissions and agreements in connection with the siting of such hoisting equipment, cranes or scaffolding as required.

The contractor shall allow for all costs associated with allowing sub contractors, and suppliers full use of the scaffolding and cranage.

A36/115 ROAD OPENING LICENCE

N/A

ACCOMMODATION

A36/200 CONTRACTOR COMPOUND

Location: The location of the Contractor Compound is to be as detailed in the works requirements

This to be confirmed with Employers Representative prior to commencement.

Prior to substantial completion and upon removal of the contractors site set up the site compound the areas are to be reinstated to their original state and condition all as recorded, and agreed, in the schedule of condition.

A36/215 TEMPORARY ACCOMODATION AND FACILITIES FOR USE BY THE CONTRACTOR

F	TR

The Contractor shall provide all temporary offices, sheds, storage accommodation and other accommodation required by him and his sub-contractors' personnel, workmen and designers, all necessary First Aid equipment, heating, lighting and attendance, and for the storage and protection of all materials, products, plant and tools that may be damaged by weather, etc.

The accommodation and facilities shall be kept in good order, be clean and presentable and shall reflect the latest fire safety codes and other regulations.

The Contractor shall provide all temporary sanitary accommodation, including drinking water facilities, drying rooms, canteen, mess rooms, and other welfare facilities, complete with drainage, power, heating, lighting, equipment and attendance for all work people employed by himself, the Mechanical and Electrical Sub Contractors and by the Employer, and shall keep same clean. The Canteen and toilet facilities are to be separate from the Campus and within the confines of the Site Compound.

Temporary drainage connection for canteen and toilet facilities may be made to existing drainage system following consultation and agreement in writing with Employers Representative.

The Contractor shall survey the site and check the Structural drawings for details of existing services in vicinity of proposed works and compound area.

The proposed siting of all temporary accommodation shall be submitted to the Employers Representative for approval, and none shall be erected before approval is given.

The Contractor's particular attention is drawn to the limited space available for the siting of any additional temporary accommodation and will be expected to have considered in his tender the use of gantries, etc., to meet the requirements set out in the Tender Document. It shall be the Contractor's responsibility to obtain all necessary licences and approvals, prior to the siting of any accommodation. The location of temporary accommodation within the building during construction may be considered by the Employer Representative, subject to the provision of detailed proposals by the Contractor. All temporary accommodation shall be re-sited as required as the Works proceed.

The Contractor shall provide, as appropriate:

Furniture and fittings

Office equipment including facsimile machines, computers, CAD stations, and programmes therefore.

Stationery, instruments and consumables for the use of site or visiting staff.

The use of document copiers and dyeline printers and of any outside copying and/or printing service and all copier paper consumed for reproduction of all drawings, documents, schedules, letters and the like.

Postage, messengers, couriers or other methods of distribution of all documents, letters and drawings including operation of facsimile machines and e-mail facilities.

Radios or the like for communication between staff and/or operatives.

F	TR

Site telephones (and pay telephones for use by the sub-contractors) including telephone costs and charges.

The Contractor shall have the capability to transfer drawings electronically as well as printing drawings

All temporary accommodation shall be removed from the site prior to substantial Completion of the Works, and the Contractor shall make good all finishes and work disturbed including making good of green areas on completion.

TEMPORARY WORKS

A36/310 ROADS

Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520
Details: the access route to the site.
Restrictions on use: only to be used for access.
Protective or remedial measures: to be hoarded off from the public and patients, gates to be kept locked shut at all times except for access. Emergency escape push bars will be required on the temporary gates or hoardings placed across fire escape routes.

The Contractor shall provide and maintain all necessary temporary roads, paths, gangways, access facilities, fire escape routes, hardstanding's, etc., into or around the site for lorries, carts, barrows, etc., including any necessary excavation, building inclines, making up levels, etc., for the proper execution of the work and take up and clear away on completion or when no longer required and make good all works disturbed and leave the site clean. .

All necessary temporary fences, gates, barriers and the like shall be provided and cleared away on completion of the Works, including making good and reinstating all work disturbed.

A36/320 TEMPORARY WORKS

The Contractor shall be responsible for and ensure the adequacy, stability and structural integrity of the Works and the adjoining roads, footpaths, boundary walls, fences, properties and structures during the Contract, with particular regard to the erection sequence and temporary condition of the various elements of construction where different from the final design condition.

Temporary overloading is to be prevented during distribution and storing of materials at all times.

The Contractor shall provide, maintain and be responsible for designing, providing, erecting, altering, adapting and maintaining as necessary all temporary needling, shoring and strutting, etc., required for the proper protection and safety of footways, highways and all adjoining property or parts hereof during the execution of the Works particularly with regard to the retained retaining walls and under pavement vaults.

All temporary supports are to be removed on completion and all work disturbed to be made good and reinstated to the Employer's satisfaction.

The Contractor is to pay all fees and charges (including rates and taxes) to Statutory Authorities or other bodies for all temporary works.

SERVICES AND FACILITIES

	F	TR

A36/410 LIGHTING AND POWER

The Contractor shall provide all electric power, single and 3 phase, including temporary wiring and fittings, generators, switchboards, mains distribution units, transforming equipment, etc., and all artificial and temporary lighting necessary for carrying out the general contract works including any required for general usage by sub-contractors.

The Contractor shall ensure that, where temporary lighting is used during finishing work and inspections, the intensity and direction where necessary of such lighting closely resembles that provided by the permanent installation.

The Contractor shall allow for installing an electric meter, the cost of (power) current consumed and paying the Electricity Board's charges and any other charges arising.

The whole of the temporary lighting and power installations shall be constructed, protected and operated in a manner which will comply with current statutory regulations.

Use of the permanent lighting and power installations by the Contractor for the carrying out and completion of the Works will not be allowed, except where specifically permitted, in writing, by the Employers Representative. Where this is permitted the contractor shall take and keep records of meter readings and pay all costs associated with the power used and the employer will not be responsible for the consequences of failure or restriction in supply for whatever reason.

A36/430 WATER

The Contractor shall provide an adequate supply of fresh, clean, uncontaminated water for the Works, sanitary accommodation, including any required for general usage by sub-contractors together with all requisite temporary arrangements for storing and distribution about the site. The Contractor shall clear away at completion, make good all work disturbed and pay all fees and charges for water consumed.

The intended methods of control, discharge and disposal of water, from whatever services, shall be submitted to the Employers Representative for his approval.

The Contractor shall test the supply to BS 3148 if instructed, at no additional cost to the Contract.

The Contractor will bear the costs of associated water and waste water use relating to the construction works. A check meter must be installed on any local supplies taken.

A36/440 MOBILE TELEPHONES

Direct communication: As soon as practicable after the start on site:
provide the Contractor's person in charge with a mobile telephone.
pay all charges reasonably incurred.

A36/510 TEMPERATURE AND HUMIDITY

Levels required by the Employer: Maintain the following:
As outlined in the works requirements.

A36/540 METER READINGS

	F	TR

Charges for service supplies:
Meter readings are taken by relevant authority at possession and/ or completion as appropriate. All utilities usage, cost and charges are to be paid by the Contractor.
Copies of readings are supplied to client.

A36/560 SURVEYING EQUIPMENT

General: Provide onsite and maintain in accurate condition.

A36/570 PERSONAL PROTECTIVE EQUIPMENT

General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:
Safety helmets to BS EN 397, neither damaged nor time expired. Number required: _4.
High visibility waistcoats to BS EN 471 Class 2. Number required: __4
Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: _4, ranging in size from 6 to 11.
Disposable respirators to BS EN 149.FFP1S.
Eye protection to BS EN 166. – number required 10
Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2. – numbers required 4
Hand protection - to BS EN 388, 407, 420 or 511 as appropriate. – numbers required 4

F | TR

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS

GENERALLY

A37/110 THE SAFETY FILE

N/A

A37/160 PRESENTATION OF SAFETY FILE

N/A

A37/195 ENGINEERING COMMISSIONING

The Contractor shall allow in his tender for the cost of providing special attendance to Sub-Contractors during Commissioning of Engineering Services.

A37/210 INFORMATION FOR COMMISSIONING OF SERVICES

General: Submit relevant drawings and preliminary performance data to enable the building user's staff to familiarise themselves with the installation.
Time of submission: At commencement of commissioning.

A37/220 TRAINING OF EMPLOYER'S STAFF AND OPERATIVE

Before Substantial Completion explain and demonstrate to the Employer's maintenance staff, technical services and occupiers the purpose, function and operation of the installations including all items and procedures listed in the Building Manual and Safety File. Include for not less than 0.5 operating days for this purpose or the number of days stated in the Mechanical and Electrical Engineering Specifications whichever is greater. These demonstrations are to be videoed and a video handed over to the Employer (written receipt to be obtained and copied to Employers Representative). Formatted with contents at front and set up so an individual system can be selected and viewed.

One session is to be for building users, manager etc and is to be a user rather than a technical explanation.
For the benefit of building users an A4 sheet is to provided for each major service, explaining how to operate system

	F	TR

A40 CONTRACTOR'S GENERAL FACILITIES AND OBLIGATIONS - COST ITEMS:

1. Supervision and co-ordination of the Works
2. Plant, tools and vehicles
    a. Bringing to site, erecting and removing on completion
    b. Maintaining on site for the duration of the works
3. Scaffolding and craneage
    a. Bringing to site, erecting and removing on completion
    b. Adjusting and maintaining on site for the duration of the works
4. Cranage,
    a. Bringing to site, erecting and removing on completion
    b. Adjusting and maintaining on site for the duration of the works
    c. Operating for the duration of the works.
5. Site administration including the provision and keeping of all statutory records
6. Security
7. Provision of clearly identifiable site perimeters and surroundings
8. 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
9. Transport for work people
10. Protecting the works from inclement weather
11. Water for the works. Particulars shall be given if water will be supplied by the Employer
12. Temporary lighting and power for the works. Particulars shall be given if current will be supplied by the Employer
13. Temporary roads, hard standings, crossing and similar items
14. Temporary accommodation for the use of the Contractor
15. Temporary storage areas including suitable and separate storage for dangerous materials or substances
16. Temporary telephones for the use of the Contractor
17. Traffic regulations
18. Welfare facilities for work people to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations.
19. Safety Health and Welfare at Work provisions including items for the following:-
    a. The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATES SCHEMES
    b. Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required
    c. Tests and certificates on plant and equipment
    d. Safety signs and signals
    e. Provision of Personal Protective Clothing and Personal Protective Equipment
    f. Provision and maintenance of emergency routes and exits and designated personnel responsible for emergency procedures
    g. Energy distribution installations
    h. Temporary Fire detection and firefighting systems

To collection € €

	F	TR

i. Maintenance of appropriate working conditions and work stations
j. Provision and maintenance of on-site traffic routes
k. Provision of first aid equipment and first aid room as appropriate

20. Disbursements arising from the employment of work people
21. Maintenance of public and private roads
22. Removing rubbish, protective casings and coverings and cleaning the works on completion
23. Compliance with waste management statutory requirements
24. Drying the works
25. Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection and protection of openings, safety nets, dust partitions, bollards, transparent polypropylene sheets, and similar items
26. Control of noise, pollution and compliance with statutory obligations
27. Protection of the works
28. Special Attendance in connection with Electrical sub-contractor
29. Special Attendance in connection with Mechanical sub-contractor
30. Contractors design and certification
31. Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the above items. Notices and fees to Statutory Authorities or Public or Private Utility Providers or Undertakings related to the preceding items shall be deemed to be included with those items.
32. Weather protection of existing building during roof replacement works

To collection € €

PRELIMINARIES/ GENERAL CONDITIONS

AtkinsRéalis

		F	TR

COLLECTION

Page 1/1
1/2
1/3
1/4
1/5
1/6
1/7
1/8
1/9
1/10
1/11
1/12
1/13
1/14
1/15
1/16
1/17
1/18
1/19
1/20
1/21
1/22
1/23
1/24
1/25
1/26
1/27
1/28
1/29
1/30
1/31
1/32
1/33
1/34
1/35
1/36

To Grand Summary € €

	F	TR

COLLECTION

Brought forward

Page 1/37
1/38
1/39
1/40
1/41
1/42
1/43
1/44
1/45
1/46
1/47
1/48
1/49

To Grand Summary € €

2. Measured Works

2.1. Tenderers are advised that this Pricing Schedule is not a Bill of Quantities and is not measured in accordance with the Agreed Rules of Measurement. It is a schedule of "grouped builders' quantities" and does not attempt to fully specify or list out every labour in each item as the full extent of the works required must be ascertained from the works requirements, drawings, specification and site visit. The contractor shall be deemed to have included in his rates hereinafter for all additional labours, site constraints and site restrictions. Were quantities are given they shall be deemed to be indicative. The Tenderer shall make his own assessment of the works required and allow for this in their pricing. Tenderers are to include for all work associated with each item whether or not expressly stated, so as to comply with the tender drawings and specifications.

	PRELIMINARIES **Contractor to include for all necessary prelims as listed in element**				
A	Carried forward from summary				

COLLECTION

Page No. 1/1

PRELIMINARIES
Carried to Summary

(00) GENERAL PREAMBLES

PREAMBLE

The Contractor is deemed to have included for all costs associated with the following:

A This General Preamble applies to all sections and elements of this pricing document

B Tenderers are advised that this Pricing Schedule is not a Bill of Quantities and is not measured in accordance with the Agreed Rules of Measurement. It is a schedule of "grouped builders quantities" and does not attempt to fully specify or list out every labour in each item as the full extent of the works required must be ascertained from the works requirements, drawings, specification and site visit. The contractor shall be deemed to have included in his rates hereinafter for all additional labours, site constraints, site restrictions,. Were quantities are given they shall be deemed to be indicative. The Tenderer shall make his own assessment of the works required and allow for this in their pricing. Tenderers are to include for all work associated with each item whether or not expressly stated, so as to comply with the tender drawings and specifications

	(Cont) PREAMBLE **(Cont) The Contractor is deemed to have included for all costs associated with the...**				
A	The Contractor shall refer to all the Drawings, schedules and Specifications included in the Tender Documents when pricing works. Pricing Document is for tender purposes only.				
B	All components, materials, products, fittings, equipment and furniture are to be installed strictly in accordance with Manufacturer's specifications, drawings and written instructions/recommendation-s.				
C	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 the works, extent of existing services, etc., nature of site and neighbouring structures and all other factors which may affect their tender. No claims based on the lack of any such knowledge will be entertained				

	(Cont) PREAMBLE **(Cont) The Contractor is deemed to have included for all costs associated with the...**				
A	The contractor is required to make himself aware of the presence and location of all services over the site 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				
B	Establishing the presence and location of all existing services on and adjacent to the site and taking 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 these services as necessary. Any damage caused shall be made good at the Contractor's own expense.				
C	Providing and erecting all necessary barricades, properly planked footways, watching and lighting for the due protection of workmen and the public during the execution of the works. Providing road signs for the diversion of traffic as required. Altering, shifting and adapting barricades as necessary and finally removing when no longer required.				

	(Cont) PREAMBLE **(Cont) The Contractor is deemed to have included for all costs associated with the...**				
A	The contractor to allow for all costs associated with delivery of labour, plant and materials to the work areas				
B	Include for all cost of providing and implementing a construction waste management plan				
C	The contractor is required to include for all necessary temporary supports as required to complete works.				
D	Contractor to include for taping of windows as required to prevent dust				
E	Contractor to include for keeping fire exits open and accessible during construction works on site				
F	Noise is to be kept to a minimum on site during construction works. Maximum noise levels to be advised by client				
G	Contractor to inlcude for all costs for working next to a live building				
H	Contractor to include for adequate site compound facilities during the works				
J	This drawing is to be read in conjunction with all relevant architect and engineers drawings and specifictions				

(Cont) PREAMBLE
(Cont) The Contractor is deemed to have included for all costs associated with the...

A Do not scale this drawing. Any ambiguities, omissions and errors on drawings shall be brought to the engineers attention immediately. All dimensions must be checked and verified on site

B All pipe runs to be discussed by the Contractor before work commences.

C The Contractor shall include for all necessary offsets to avoid all other services.

D Layout of all plant, pipework and terminal fittings are indicative only. Contractor to produce coordinated services drawings for sign-off prior to any installation works.

E The Contractor is responsible for all necessary venting/utilities to achieve the completion of the system desired on the associated schematic.

F Where necessary, the Contractor shall include for all drain cocks at low level.

G Refer to schematic for all commissioning, control and balancing valves.

H The Contractor is responsible for all system flushing, pressure testing and filling.

	(Cont) PREAMBLE **(Cont) The Contractor is deemed to have included for all costs associated with the...**				
A	All M&E services drawings and specifications to be read in conjunction with architectural drawings/room elevations/specifications and civil/structural engineering drawings and specification, and other specialist consultants' documentation.				
B	Waste to be segregated and taken to license waste yard				
C	Ensure services are disconnected and made safe before demolition and removal commence				
D	Making good of all areas after works is required, to their pre-works condition				

COLLECTION

Page No. 2/1

Page No. 2/2

Page No. 2/3

Page No. 2/4

Page No. 2/5

Page No. 2/6

(00) GENERAL PREAMBLES
Carried to Summary

	(03) DEMOLITIONS AND ALTERATIONS				
	DEMOLITIONS & ALTERATIONS: Alterations				
	Generally				
	Removal of existing doors				
A	Existing doorset numbers 446, 476 & 473 to be removed and made good; door and a half	3	nr		
B	Existing doorset 456 to be removed and made good; double door	1	nr		
	Existing doorset & bulkhead overhead to be fully removed and disposed of; Area to be made good in advance of finishing				
C	Doorset 477; Double door	1	nr		
	Doorset 475 to be removed, ope widened				
D	Doorset 475; Door and a half	1	nr		
	Existing clinical wash hand basins to be decommissioned & removed & areas made good. Redundant water feed pipes to be removed back to headers. Refer to service Engineers' documentation				
E	Wash hand basins to be removed	8	nr		
	Existing toilets and sinks to be removed in WCs				
F	Removal of toilets and sinks	2	nr		

	(Cont) DEMOLITIONS & ALTERATIONS: Alterations				
	(Cont) Generally				
	Existing sluice sink, cistern and bedpan washer to be removed, stored and reinstalled				
A	Removal and store on site of sluice sink, cistern and bedpan washer; to be reinstated upon completion of works	1	nr		
	Existing wall to be demolished				
B	Demolition of existing plasterboard wall	21	m2		
	Existing suspended ceiling tiles to be removed and disposed off site				
C	Generally	97	m2		
	Existing Residents Dining sink to be removed, stored and reinstalled				
D	Generally	1	nr		
	Existing glazed screen to be removed and ope closed up with stud partition, insulation, plasterboard & skim				
E	Glazed screen to be removed and replaced with stud wall	6	m2		
	Removal of all flooring				
F	Generally	413	m2		
	Removal of Fire Curtains				
G	Carefully remove existing damaged fire curtain barrier, battens, and loose patch repairs in areas indicated.	2	nr		

	(Cont) DEMOLITIONS & ALTERATIONS: Alterations				
	(Cont) Generally				
	Removal of obscured glazing				
A	Existing 3no. Obscured glazing double glazing units to be removed and replaced with clear glazing. Window 1530 x 900 broken into 3 pieces of 510 x 900mm	3	nr		
	Removal of built in furniture				
	Existing built in desk to be removed (wall units to remain)				
B	Removal built in 2115x630mm desk	1	nr		
	Remove and replace existing counter top				
C	3210x620mm built in counter top	1	nr		
	Existing kitchen to be removed; includes for sink and built in countertops				
D	4500x630mm built in kitchen countertops, including sink	1	nr		
	Existing countertops to nursing station 16 to be removed				
E	3000x620mm countertops to be removed	2	nr		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
F	A-				
G	B-				
H	C-				

	(Cont) ADDITIONAL WORKS **(Cont) Any other Items not specifically listed above (to be detailed separately by the Contractor...**				
A	D-				
B	E-				

COLLECTION

Page No. 3/1

Page No. 3/2

Page No. 3/3

Page No. 3/4

(03) DEMOLITIONS AND ALTERATIONS
Carried to Summary

	(22) INTERNAL WALLS, PARTITIONS				
	FLOOR WALL AND CEILING FINISHES: Stud Partitions				
	Partitions				
	Metal stud partition systems ; GypWall Single Frame; 110mm thick excl. finishes; 60min FR; Gypframe 48S50 'C' Studs; 600mm stud centres; Gyproc sealant applied around perimeter to both side of partition framework. 15mm Gyproc Wall board (Layer 1); 25mm Gyproc Drywall screws (Layer 1); 15mm Gyproc Wallboard (Layer 2); 40mm Gyproc Drywall Screws (Layer 2). 50mm Isover accoustic roll insulation; 2mm Gyproc skimcoat plaster (or carlite finish) applied in accordance with Gyproc's current recommendations.				
A	2480mm high; floor to ceiling	10	m		

	(Cont) FLOOR WALL AND CEILING FINISHES: Stud Partitions				
	(Cont) Partitions				
	12.5mm plasterboard on timber studs with 100mm fiberglass sound insulation. New treated timber studs to match existing partition depth (confirm on site), fixed to existing head and cill/trimmer members at centres to match existing (max. 600mm), with intermediate studs and noggings at max. 600mm centres and at all board edges. Fix with screws or ring-shank nails. New framing face to finish flush with existing so boards sit level. Reinforce all joists between new and existing boards with scrim tape. Apply 2-3mm gypsum skim finish to the new area.				
A	2480mm high; floor to ceiling	4	m		
	Precast Concrete				
	Killeshal pre-stressed reinforced heavy duty lintels over new door ope. Pocket formed over lintels to be shuttered and filled with concrete.				
B	150 x 100mm lintel	2	nr		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
C	A-				
D	B-				
E	C-				

	(Cont) ADDITIONAL WORKS **(Cont) Any other Items not specifically listed above (to be detailed separately by the Contractor...**				
A	D-				
B	E-				

COLLECTION Page No. 4/1 Page No. 4/2 Page No. 4/3 **(22) INTERNAL WALLS, PARTITIONS** **Carried to Summary**				

	(32) INTERNAL WALL COMPLETIONS				
	WOODWORK: Composite Item				
	Doors				
	Internal FD30s Timber Rebated Doors (Paint Finish) ; Main door - 2085x1555mm approx; solid core 3 layers particle board (Halspan); Flat MDF moulded architrave to match existing; 20mm redwoodbeading for doors where architrave is not possible; Intumescant smoke seals rebated into doors; All door ironmongery and glazing to be bedded in intumescent mastic/strips as per BS 8214:2008. See fire door notes				
A	Door Type D01; Door & a half ; 2085mm high x 1555mm wide	3	nr		
	Internal FD60s Timber Flush Flush Doors (Paint finish); 2085x1685mm approx; solid core 3 layer particle board (Halspan); flat facings MDF panel for painting; Concealed 10mm ash hardwood on all edges; 100x25mm primed MDF moulded architrave to match existing. 20mm redwood beading for doors where architrave not possible; Intumescent smoke seals rebated into doors. All door ironmongery and glazing to be bedded in intumescent mastic/strips as per BS 8214 : 2008. See fire door notes.				
B	Door Type D02; Door & a half ; 2085mm high x 1685mm wide	2	nr		

	(Cont) WOODWORK: Composite Item				
	(Cont) Doors				
	Internal FD30s Timber Flush Door (Paint Finish); 2085x970mm approx; Solid core 3 layer particale board (Halspan); Flat MDF panel for painting; Concealed 10mm ash hardwood on all edges; 100x25mm primed MDF moulded architrave to match existing. 20mm redwood beading for doors where architrave not possible; Intumescent smoke seals rebated into doors. All door ironmongery and glazing to be bedded in intumescent mastic/strips as per BS 8214 : 2008. See fire door notes.				
A	Door Type D03; New staff room 05; 2085mm high x 970mm wide	1	nr		
	Excluding new doorsets refurbish existing timber fire doorsets to restore their fire and smoke performance. Works to BS 8214 and to the door and component manufacturers' test evidence and installation instructions. Works to be carried out by a contractor certified under a recognised third party fire door installation and maintenance scheme (e.g. BM TRADA Q-Mark Fire Door Maintenance, FIRAS or equal approved), using trained operatives.				
B	Existing timber doors	24	nr		

	(Cont) WOODWORK: Composite Item				
	(Cont) Doors				
	Extra Over For				
A	Before works start, survey each doorset and record leaf, frame, gaps, seals, glazing, ironmongery, signage and any damage, with photographs, against the unique door (existing) reference. Submit the survey schedule to the PSDP/Architect. Report any doorset that cannot be economically or compliantly refurbished (e.g. leaf or frame damaged, unsuitable alterations, delamination, no evidence of fire rating) for a replacement decision. Do not proceed on these without instruction.	1	Item		
B	Make good damaged leaves and frames with matching timber, glued and pinned. Fill redundant holes and voids with hardwood plugs or intumescent filler to test evidence, with no foam fillers. Re-hang and adjust leaves so they close fully into the rebate and latch from any angle. Gaps to be 3mm (+/- 1mm) at head and jambs and at meeting stiles, and the threshold gap to suit test evidence (max. 3mm where no threshold seal). Pack and refix loose frames, seal frame to wall junction with fire rated sealant or intumescent mastic to test evidence.	1	Item		

	(Cont) WOODWORK: Composite				
	Item				
	(Cont) Doors				
	(Cont) Extra Over For				
A	Replace missing, damaged or painted over seals with combined intumescent and brush or fin smoke seals, size and position to test evidence (typically 15 x 4mm in frame or leaf edge, continuous to head and jambs). Intumescent hinge pads and lock and latch kits where required by test evidence.	1	Item		
B	Replace missing or damaged glazing beads with hardwood beads (min. 640 kg/m3), profile to match existing, bedded in a fire rated glazing system compatible with the glass, fixed with steel pins at max. 150mm centres at 30 to 45 degrees to the glass. Replace cracked or unmarked glass with fire rated glass of same type and size, permanently marked.	1	Item		
C	Fire door signage to I.S. EN ISO 7010, both faces as required, e.g. "Fire door keep shut", "Fire door keep locked shut".	1	Item		

	(Cont) WOODWORK: Composite Item				
	(Cont) Doors				
	(Cont) Extra Over For				
A	On completion, inspect and test each doorset for gaps, seals, closing and latching, and record the results. Fit each doorset with a permanent identification tag or label with unique reference if not already present. Issue a certificate of conformity for each doorset under the contractor's third party scheme, with completed door record schedule, before and after photographs, product data and test evidence, and maintenance recommendations, for inclusion in the Safety File and O&M manual.	1	Item		
	Replace broken, missing, damaged or non-compliant ironmongery with CE/UKCA marked items tested for use on timber fire doors:				
B	min. 4 no. butt hinges to I.S. EN 1935, grade 13	1	Item		
C	overhead door closers to I.S. EN 1154, power size to suit leaf	1	Item		
D	latches and locks to I.S. EN 12209	1	Item		
E	lever furniture to I.S. EN 1906	1	Item		
F	hold open devices, where scheduled, to I.S. EN 1155, linked to the fire alarm	1	Item		
G	Remove redundant and unauthorised fittings (hooks, bolts, wedges) and make good. Finish to match existing.	1	Item		

	WOODWORK: Ironmongery, Accessories and Sundries				
	Ironmongery				
	All ironmongery to be complete as per Architects Ironmongery Schedule - and architects specification				
	Fire rated ball bearing hinges				
A	Hinge	36	nr		
	TS 9205-04 Closer S/S EN 2-4				
B	Closer	4	nr		
	Dorma TS 73 EMF Swing Free Closer Silver				
C	Closer	3	nr		
	Dorma BTS 80 FLB Floor Spring				
D	Closer	2	nr		
	76mm Ø signage S/S** to BS EN 1634-1				
E	Signage	18	nr		
	Zoo ZAS06C Door Stop P/S***				
F	Door Stop	1	nr		
	KCC KA.9710 200x800 Kick Plate S/S				
G	Kick Plate	10	nr		
	KCC KA.9710 200x500 Kick Plate S/S				
H	Kick Plate	8	nr		
	ZPS 030 Lever on Screw on Rose S/S** EN1906				
J	Lever Set	4	nr		

	(Cont) WOODWORK: Ironmongery, Accessories and Sundries				
	(Cont) Ironmongery				
	(Cont) All ironmongery to be complete as per Architects Ironmongery Schedule - and architects...				
	Sashlock mortice long electric strike plate to match existing with fail secure function stainless steel, secure emergency exit function				
A	Electric Strike Plate	4	nr		
	ZOO VS001S Euro Profile S/S* *				
B	Escutcheon	5	nr		
	ZOO ZCS2000SS S/S*				
C	Blank Escutcheon	3	nr		
	ZOO ZDL7255SS - DIN Euro Sash Lock S/S*				
D	Lock	4	nr		
	Zoo V6EP3545CT - 35/45MM EURO CYL TURN S/S				
E	Cylinder	4	nr		
	ZCSD300B - 19x300mm D Pull Handle S/S**				
F	Pull Handle	3	nr		
	ZCSD600BS - 19x600mm D Pull Handle S/S**				
G	Pull Handle	2	nr		
	ZOO ZAS30RASS - 75x300mm PUSH FINGER PLATE S/S				
H	Push Plate	3	nr		

	(Cont) WOODWORK: Ironmongery, Accessories and Sundries				
	(Cont) Ironmongery				
	(Cont) All ironmongery to be complete as per Architects Ironmongery Schedule - and architects...				
	ZOO ZAS30RDSS - 75x650mm PUSH FINGER PLATE S/S				
A	Push Plate	2	nr		
	ZOO ZAS03 - 20 x 200 Lever Action Flush Bolt S/S				
B	Flush Bolt	8	nr		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
C	A-				
D	B-				
E	C-				
F	D-				
G	E-				

COLLECTION

Page No. 5/1

Page No. 5/2

Page No. 5/3

Page No. 5/4

Page No. 5/5

Page No. 5/6

Page No. 5/7

Page No. 5/8

(32) INTERNAL WALL COMPLETIONS
Carried to Summary

	(35) SUSPENDED CEILINGS				
	Suspended Ceilings				
	Suspended Ceilings				
A	Supply and install Zentia Prelude 24 exposed suspended ceiling system, comprising main runners, cross tees and perimeter trim, Class O rated, white finish, complete with non-corrosive suspension grid and all accessories, fixed in accordance with manufacturer's instructions.	19	m2		
	Ceiling Tiles				
B	Zentia Armstrong Titan (formerly Ceramaguard) tiles reference 607M, white colour, size 600 x 600 x 15 mm thick.	97	m2		
	Ceiling Paint				
C	2 coats of Dulux Trade Sterishield Quick Dry Eggshell. Pure Brillaint white.	421	m2		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
D	A-				
E	B-				
F	C-				
G	D-				
H	E-				

COLLECTION

Page No. 6/1

(35) SUSPENDED CEILINGS
Carried to Summary

	(42) WALL FINISHES INTERNALLY				
	Floor Wall and Ceiling Finishes				
	Wall Finishes				
A	2 coats Dulux Trade Sterisheild Quick Dry Eggshell. Pure brilliant white, 2.48m high	544	m2		
B	2 coats Dulux Trade Sterisheild Quick Dry Eggshell. Pure brilliant white, 2.35m high	339	m2		
C	Altro Whiterock to all walls ; 2.35m high	137	m2		
	Fire Curtain				
D	Supply and install a new proprietary flexible fabric fire and smoke curtain barrier extending continuously from the top of the ceiling/wall head to the underside of the roof covering, full width between gables/eaves. Barrier to comprise woven glass fibre fire curtain system tested to I.S. EN 1366-4 or BS 476-20/22, providing minimum E60 / EI15 fire resistance, installed strictly in accordance with manufacturer's tested details.; drwg DR-A-1002	2	nr		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
E	A-				
F	B-				
G	C-				
H	D-				

	(Cont) ADDITIONAL WORKS **(Cont) Any other Items not specifically listed above (to be detailed separately by the Contractor...**				
A	E-				

COLLECTION

Page No. 7/1

Page No. 7/2

(42) WALL FINISHES INTERNALLY
Carried to Summary

	(43) FLOOR FINISHES				
	Floor Finishes				
	Floor Finishes				
A	Polyfur Classic Mystique PUR ; including all necessary adhesive and underlay	350	m2		
B	Altro Aquarlus safety flooring - Colour TBC by client; including all necessary adhesive and underlay	48	m2		
	Skirting				
C	150mm Polysafe Classic Mystique PUR coving with CF20 cove former. Repair wall behind and make good for coving where necessaery.	310	m2		
D	150mm Altro Aquarius Safety Flooring coving with 20R cove former to replace existing covied kirting. Repair wall behind and make good for coving where necessary.	64	m2		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
E	A-				
F	B-				
G	C-				
H	D-				
J	E-				

COLLECTION

Page No. 8/1

(43) FLOOR FINISHES
Carried to Summary

	(59) MECHANICAL INSTALLATIONS				
	Generally				
	Preliminaries				
A	Mechanical Contractor Preliminaries	1	Item		
	Amount for safe isolation and drain down of existing cold and hot water pipework to ward prior commencing of pipework alterations/ disconnections				
B	Isolation existing drain	1	Item		
	Amount for existing pipework alterations, disconnection and removal of same				
C	Existing alterations	1	Item		
	Amount for new cold and hot water services pipework including extension of hot water loop and tying into existing				
D	Water services tied into existing	1	Item		
	Amount for new supply and installation of Pipework insulation				
E	Supply and install insulation	1	Item		
	Disconnection and strip out of existing indicated PVC waste pipework 32mm				
F	Disconnect and strip 32mm waste pipework	1	Item		
	Above Ground Drainage (52)				
G	Drainage	1	Item		
	Space Heating including alterations (56)				
H	Heating alterations	1	Item		

	(Cont) Generally				
	Mechanical Ventilation (57)				
A	Ventilation	1	Item		
	Protective Services (fire extinguishers)				
B	Fire services	1	Item		
	Testing and Commissioning				
C	Testing	1	Item		
	O&M and record drawings				
D	Drwg register	1	Item		
	Main Contractors Profit				
E	Generally	1	Item		
	Builders Works				
F	Generally	1	Item		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
G	A-				
H	B-				
J	C-				
K	D-				
L	E-				

COLLECTION

Page No. 9/1

Page No. 9/2

(59) MECHANICAL INSTALLATIONS
Carried to Summary

	(69) ELECTRICAL INSTALLATIONS				
	Generally				
	Preliminaries				
A	Electrical Contractor Preliminaries	1	Item		
	Amount for disconnection and removal of existing light, emergency lighting				
B	Disconnect and removal existing services	1	Item		
	Amount for alterations to existing ward sub board				
C	Alteration to sub board	1	Item		
	Amount for new General power Services (62)				
D	New Power Services	1	Item		
	Lighting Services (63) (general lighting)				
E	New general lighting	1	Item		
	Security (54) Including Door access system				
F	Security	1	Item		
	Life Protection - Fire Detection and alterations to same Emergency Lighting				
G	Fire Detection	1	Item		
H	Emergency Lighting	1	Item		
	Testing and Commissioning				
J	Testing	1	Item		
	O&M and record drawings				
K	Drwg Records	1	Item		
	Main Contractors Profit				
L	Generally	1	Item		

To Collection €

	(Cont) Generally				
	Builders Works				
A	Generally	1	Item		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
B	A-				
C	B-				
D	C-				
E	D-				
F	E-				

COLLECTION Page No. 10/1 Page No. 10/2 **(69) ELECTRICAL INSTALLATIONS** **Carried to Summary**				

	(79) BUILDING FITTINGS & FURNITURE				
	Fittings; Sanitaryware				
	WC				
A	S3077(01) (WC HD) Contour 21 rimless wall mounted WC pan horizontal outlet, 70cm HTM projection S3617(67) Conceala 2 cistern 4.5 or 6 litre single flush syphon side supply and internal overflow plastic flushbend, long CP lever S4066(36) Contour 21 seat no cover, top fixing hinges and retaining buffers (BLUE)S4303(67) Contour 21 outlet extension connector for 70/75cm WC pan outlet S91 39(67) Support bracket for wall mounted WC raised height with bolts S6481(AC) Contour 21 back support rail for 70cm projection HTM64 WC, 40 x 17 x 35mm diameter tube S6884(67) Cushion for back support with clips S4302(67) Contour 21 WC Extended Flushpipe	2	nr		
	WC IPS unit boxed off				
B	Room 13 - Venesta Vepps pre-plumbed panel unit (shared with WHB) room 2350mm high x 850mm & 700mm wide. Full floor to ceiling height - colour to clients' choice	2	nr		
C	Room 17 - Venesta Vepps pre-plumbed panel unit 2350mm high x 1050mm wide. Full floor to ceiling height - colour to clients' choice	1	nr		
	Drop down rail				
D	S6360(MY) Contour 21 stainless steel hinged support rail 80 x 35mm diameter, Doc M Compliant	4	nr		

To Collection €

	(Cont) Fittings; Sanitaryware				
	WHB				
A	S2252(01) Portman 21 accessible washbasin, 50 x 42cm, 1 taphole no overflow E0062(67) Panel fixing set S8733(AA) Waste IVY' brass anti theft swivel plug waste, 80mm slotted tail E0079(AA) Trap 1 1/4" Contemporary metal bottle, 75mm seal BSP male with compression nut and ring	2	nr		
	Tap				
B	A6696(AA) (TP6) Markwik 21+ 1 hole thermostatic basin mixer, single sequential lever,demountable with copper tails A6791 (NU) Markwik 21 + deck mounted basin mixer fixing kit for use with 1 taphole Contour 21 + back outlet washbasins	2	nr		
	Straight grabrails				
C	S6454(MY) Contour 21 stainless steel grab rail straight 60cm long x 35mm diameter	7	nr		
	Mirrors				
D	1200 x 500mm safety backed 4mm mirror to BS6206 class B & C with polished edges	2	nr		
	Door Grabrails				
E	S6452(MY) Contour 21 stainless steel grab rail straight 45cm long x 35mm diameter	2	nr		

	(Cont) Fittings; Sanitaryware				
	Sluice sink boxed out IPS unit				
A	Venesta Vepps pre-plumbed panel unit 21 00(w) x 300mm. Full floor to ceiling height - colour to clients' choice	1	nr		
	Equipment; Kitchenware				
	Knee WHB				
B	Mechline Knee Operated Hand Sink				
	S/S Table				
C	Stainless Steel Dirties Table complete with Bowl Open under - No Base Shelf 1150x765 650x400 bow	1	nr		
	Pre-rinse spray				
D	Aquajet pre-rince spray	1	nr		
	Dishwasher				
E	Hobart Ecomax hood type dishwasher	1	nr		
	S/S Table				
F	Stainless Steel Cleans Table complete With Bank of Runners, Open Under, No Base Shelf, Upstand to Rear 710x765	1	nr		
	S/S Table				
G	Stainless Steel Table, 3 tray shelves underneath for diswasher trays, 100mm upstand to rear and side opposite dishwasher. 600(w)x850(h)x600mm(d)	1	nr		
	Microwave				
H	Panasonic 1800 watt microwave	1	nr		

	(Cont) Equipment; Kitchenware				
	Microwave Shelf				
A	Stainless Steel microwave shelf	1	nr		
	S/S Table				
B	Stainless Steel Wall Bench Open Under to Accommodade Trolleys, No Base Shelf, Upstand to Rear 1800x600x900	1	nr		
	Toaster				
C	Dualit Stainless Steel 6 Slot Toaster	1	nr		
	Underounter Tray Trolleys				
D	Stainless Steel Undercounter Tray Trolleys 850x500x850	2	nr		
	Water Boilers				
E	Instanta 10 litre wall mounted Water Boiler	1	nr		
	S/S Storage Cupboards				
F	Stainless Steel Storage Cupboards Complete with 3 internal Shelves, On Castors 1000x600x1800	2	nr		
	Fridge				
G	Foster single door upright 600 litre fridge	1	nr		
	Fittings and Furniture; Kitchenware				
	Shelving				

(Cont) Fittings and Furniture; Kitchenware **(Cont) Shelving** Shelving; Carcass and sheet material to be manufactured from high density, fine surface 18mm MFC core board to EN 312 -Type P3; moisture resistant carcass to comply with EN 14749 European Safety Standard for kitchen storage units and worktops; To have a hard wearing 8Og/m2 melamine finish as standard, with all exsposed edges 0.8mm ABS lipped and include an intermeadiate adjustable shelf; Doors to be High pressure laminate facing bonded onto MR MDF core with a balancing bonded melamine veneer on the inside door face finished thickness 19-20mm, with 2 mm ABS lipping, securely fixed, factory finished; to incl 6nr door top shelf and 4nr door bottom shelf; Doors & Carcass: Structural and surface performance to EN16122; Plinth to be 150x19mm, high pressure laminate facing bonded MDF both sides, plinths; Plinths to be fully removable using clips system, clipped onto cabinet legs to EN 312 Type 3; Supports to be individual carcass units to be fitted with min. 4 plastic supports to raise the bottom of the unit 150mm from the floor to accept kicker board; The contractor will be responsible for all services connections; Hinges to be self-closing quality with three-way adjustable cruciform plates and 170 degree concealed with metal spring hinge system; Two hinges minimum 715mm high doors, three hinges minimum				

	(Cont) Fittings and Furniture; Kitchenware				
	(Cont) Shelving				
	900mm doors; Drawers unit to have three metal box drawers, epoxy coated, with P3 15mm moisture resistant bottoms. Metal box drawers to have metal to three sides. 450mm deep drawer to be incorporated at base. Top drawer to be fitted out with culery tray. Adjustable mounting brackets with metal runners and double nylon rollers with intergrated stop to be incorporated. Handles to be brushed stainless steel; Incl all as per drwg ZZ-00-DR-A-10010				
A	L-Shape 3600 x 715 x 600mm deep top shelf; Staff Room 05	1	nr		
B	L-Shape 3600 x 900 x 600mm deep bottom shelf; Staff Room 05	1	nr		
	Worktop				
C	Laminated worktop required to comprise 387mm Particle board. Structural and surface performance to EN 16122 and surface finishes to EN 438 (decorative high-pressure laminates). Worktop to be post formed / bull nose moulded front edge with Patent drip barrier to be in place to bottom front underside edge. Joints to be machine tooled biscuited and to be sealed with EN 204 grade D3 or D4 moisture resistant gap filling adhesive. Mitered or butt joints to be used. Worktops shall be continuous without visible jointing strips. Ends to be capped 38mm chrome end piece. L-Shape 3600 x 600mm	1	nr		

	(Cont) Fittings and Furniture; Kitchenware				
	Sink				
A	Overall W 860mm D 500mm Bowl Depth 180mm min. base unit 500mm cut out W838mm D 480mm Sinks to comply with EN 13310 kitchen sinks - functional requirements and test methods. 0.7 stainless steel satin finish with reversible 2 punched tap holes (one with tap hole stopper) 90mm waste outlet for a basket strainer waste suitable for a waste disposer waste and overflow included.	1	nr		
	Sink Base Unit				
B	To be 450mm deep allowing for 120mm space back for services and have one intermeadiate shelf uPVC sleeve to be placed to bottom edge of whole unit.	1	nr		
	Taps Single lever Design				
C	Polished chrome, minimum 0.3 bar pressure required lever action single flow. Height 145mm, reach 205mm	1	nr		
	Fittings and Furniture; Nurse Station				

	(Cont) Fittings and Furniture; Nurse Station				
	Shelving				
	Base Unit				
A	570mm carcass height on 150mm plint, 600mm deep, widths as shown. Shelving to be 18mm MFC dividing shelves, ash finsih to match, alledges lipped on metal shelf supports at 32mm system centres (adjustable) or fixed where shown; Carcass to be 18mm MFC, Egger U732 ST9 Dust Grey (or equal approved), all exposed edges lipped with 2mm ABS edging to match, underside finsihed to match; Back panel to be 8mm MFC back, ash finish, rebated or grooved into carcass, with service void where required; Doors to be PVC foilwrap matt grey finish to match carcass, full overlay to carcass; Hinges to be BLUM concelaed clip-on hinges with intergrated soft-close, 110 degree opening, min 2 nr per door; Handles to be Hafele brushed nickle plated steel finish bar handle fixed horizontally to top of each door/centre of drawer fronts; Cable management; 1nr 80mm dia. two-part circular cable grommet to the counter at each computer workstation position, Grommet to have rotating cap and brush or slotted cable outfit; Legs and Plinths to be adjustable plastic legs with clip on plinth with Ash finish to match; Units to be levelled, fixed to wall and screwed together through carcass sides to adjacent units. As per drwg ZZ-00-DR-A-1004	1	nr		

	(Cont) Fittings and Furniture; Nurse Station				
	(Cont) Shelving				
	Counter				
A	Counter to be Ash veneer blockbaord counter with marmoleum desktop inset and solid ash nosing.	1	nr		
	Wall Unit				
B	970 x 600 x 300mm deep; Shelving 3nr adjustable 18mm MFC shelf, ash finish to match, all edges lipped, on metal shelf supports at 32mm system centres; Carcass to be 18mm MFC, Egger U732 ST9 Dust Grey all exposed edges lipped with 2mm ABS edging to match underside finish to match; Back Panel to be 8mm MFC back, ash finish rebated or grooved into carcass, or 18mm MFC back where heavy loads or direct wall fixing through the back is required ; Hinges to be BLUM concealed clip-on hinges with intergrated soft-close, 110 degree opening, min 2nr per door; Handles to be Hafele brushed nickel plated steel finish to match unit base fixed vertically to bottom corner of each door; Wall fixings to be concealed adjustable steel cabinet hangers on a continuous steel hanging rail, fixed to wall with fixings suitable for the wall construction. Fixings into stud partition to be into studs or noggings provided for the purpose, units to be level and aligned with adjacent units with adjecent units screwed together.	1	nr		

	(Cont) Fittings and Furniture; Nurse Station				
	Fittings and Furniture; Staff Changing Room				
	Lockers				
A	3 door steel locker, extra deep, 1780 x 305 x 460mm deep, silver body and doors, finished in antimicrobial epoxy powder coating. Air vent systemt to each door, welded internal door stiffener, five knuckle hinges, top shelf and double coat hook to each compartment, flat top. Mechanical 4 digit combination lock to each door with master key override for management access. Fire performance to I.S. EN 13501-1. Lockers fixed to wall and to adjoining lockers in banks with manufacturers fixings set level Min 7 year manufacturers warranty.	27	nr		

	(Cont) Fittings and Furniture; Nurse Station				
	Fittings and Furniture; Residents Dining Room				
	Worktop				
A	Worktop to be 38mm postformed high pressure laminate worktop on moisture resitant cjipboard core. Pattern and colour to clients choice sample to be provided for approval. Postformed front edge, matching ABS edging to exposed ends, balancing laminate to underside with Patent drip barrier to be in place to bottom front underside edge; Joints to be machine tooled, biscuited and to be sealed with EN 204 grade D3/D4 moisture resistant gap filling adhesive. Mitered or butt joints to be used, worktops shall be continuous without visible jointing strips. Junction with wall sealed with Sika Everbuild 565 clean room clear/white silicone.	1	nr		

	(Cont) Fittings and Furniture; Nurse Station				
	(Cont) Fittings and Furniture; Residents Dining Room				
	Sink Mixer				
A	Supply and fit single hole deck mounted monobloc sink mixer to replace existing, suitable 35mm tap hole in existing stainless steel sink. Single extended ergonomic lever capable of operation by closed fist, wrist or forearm, suitable for users with reduced grip or dexterity. High neck swivel spout, min. 150mm outlet height above deck and min. 200mm projection, discharging centrally into sink bowl from existing tap hole position. Ceramic disc cartridge. Stainless steel or brass body, polished chrome finish. Min operating pressure range 0.5 to 10 bar, flow rate approx. 11 I/min at 3 bar. Mixer, cartridge and flexible tails to be WRAS approved and to comply with I.S. EN 817. Aerator or laminar flow outlet to be confirmed against the HSE water safety plan. Min 5 year manufacturers warranty. Fixed with manufacturer's clamping kit, sealed to sink deck.	1	nr		

	(Cont) Fittings and Furniture; Nurse Station				
	(Cont) Fittings and Furniture; Residents Dining Room				
	Thermostatic Mixing Valve				
A	Supply and fit TMV3 approved thermostatic mixing valve ro I.S EN 1111 / I.S. EN 1287 and WRAS approved located within sink base unit to supply blended water to sink mixer hot inlet. Valve to incorporate integral isolating valves, strainers and check valves to hot and cold inlets, and fail-safe shut-off of blended water on failure of either supply. Valve located as close to the outlet as practicable, with blended water pipework kept to a min. length. Max outlet temperature to be set and locked at the temp. agreed with the HSE water safety group. Hot supply to valve to be min 55 degrees celcius, Valve to be accessible for servicing and testing via removable panel or door in base unit, with no fixed obstruction. Commissioned in accordance with the manufacturers instructions and HTM 04-01, with commissioning record, set temperature and date labelled at the valve and recorded in the site ater safety log. Annual in-service testing to be included in the O&M mannual.	1	nr		
	ADDITIONAL WORKS				
	Any other Items not specifically listed above (to be detailed separately by the Contractor below)				
B	A-				

	(Cont) ADDITIONAL WORKS **(Cont) Any other Items not specifically listed above (to be detailed separately by the Contractor...**				
A	B-				
B	C-				
C	D-				
D	E-				

COLLECTION				
Page No. 11/1				
Page No. 11/2				
Page No. 11/3				
Page No. 11/4				
Page No. 11/5				
Page No. 11/6				
Page No. 11/7				
Page No. 11/8				
Page No. 11/9				
Page No. 11/10				
Page No. 11/11				
Page No. 11/12				
Page No. 11/13				
Page No. 11/14				
(79) BUILDING FITTINGS & FURNITURE Carried to Summary				

SUMMARY	**Page No.**
PRELIMINARIES	1/2
(00) GENERAL PREAMBLES	2/7
(03) DEMOLITIONS AND ALTERATIONS	3/5
(22) INTERNAL WALLS, PARTITIONS	4/4
(32) INTERNAL WALL COMPLETIONS	5/9
(35) SUSPENDED CEILINGS	6/2
(42) WALL FINISHES INTERNALLY	7/3
(43) FLOOR FINISHES	8/2
(59) MECHANICAL INSTALLATIONS	9/3
(69) ELECTRICAL INSTALLATIONS	10/3
(79) BUILDING FITTINGS & FURNITURE	11/15
TOTAL AMOUNT TO FORM OF TENDER	
Note: This Bill of Quantities contains pages numbered 1/1 to 11/15.The Sub-Contractor should ensure that...	

Rory Daly
WS Atkins Ireland Limited
Atkins House
150 Airside Business Park
Swords
Co. Dublin
K67 K5W4

Tel: +353 1 810 8000
Rory.Daly@atkinsrealis.com

© WS Atkins Ireland Limited except where stated otherwise