CONSULTANT'S REPORT

Guidance:

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

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

School Roll Number	72300R
School Name	Corran College
School Address	Ballymote, Co. Sligo
Eircode	F56DP86
Contact Name	[redacted]
Contact Number	0719183285
Contact E-mail	corrancollege@msletb.ie

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

The school is located in a residential area of Ballymote and is bounded by residential & school properties. The school was originally constructed in 1934, with a significant extension constructed in 1987, where all

of the mechanical & electrical services were replaced & upgraded to the standard prevalent at that time. The school was subsequently extended in 2009 with the construction of 2 No. classrooms.

The school is arranged on 2 independent buildings, the older section being stand alone & consisting of classrooms, offices & circulation. The larger 1987 building houses the GP hall, specialist rooms, general classrooms & administration.

Original Building: 376m^2
1987/2009 building: 1216m^2

The existing heating system is now at the end of its useful life and it is proposed to carry out the following works under Category 4

The affected area is approx. some 1592m^2 and the works will comprise of

Building fabric upgrades – Attic & cavity wall insulation

Bike Rack

EV Charging

LED Lighting

Replace existing heating system with LPG Condensing gas boiler/AHSP Hybrid solution including all heat emitters including distribution pipework

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

Building Fabric Improvements
The existing school requires insulation upgrade works to the existing attic spaces & cavity walls but this is limited to cavity fill insulation & attic insulation in the 1987/2009 block. The original block has solid walls and therefore the only applicable upgrade is to insulate the attic space.

LED Lighting
The existing lighting dates from at least the 1990's and in some areas older than that. consists of fluorescent lighting and CFL type luminaires, all of which are proposed to be replaced with new LED lighting & controls

Heating
The boiler plant was replaced in approx. 2004 with a Buderus Logano GE 515 cast iron, non condensing boiler rated at approx. 200kW. The campus is served by a single modulated heating zone serving both blocks. The condition of the plant room equipment is in nominal condition, but at 20 years old considered to be at the end of their design life.

The is a section of underground pipework linking both buildings but the condition of this pipework cannot be determined.

Both blocks are served by 2 pipe heating systems. The condition in the older block is considered poor and there is evidence of poor heating performance by the use of supplementary electric heaters. The newer block heating would have been installed around 1987 and would be considered to be in nominal condition but at the end of its design life.

There is no centralized hot water generation in the school and the only hot water is at the classroom sinks, which are served by local point of use water heaters, of which the majority are in poor condition.

The space heating within the school, consists of steel panel radiators of varying quality & condition but overall the condition can be deemed nominal. The most recent upgrade of heating was to the HE & Science room where these rooms have been fully refurbished within the last 5 years.

There are significant sections of pipework installed within the floor in both buildings and the condition of pipework below floors cannot be determined.

Externally oil is stored in a 3500 litre bunded oil tank in an enclosure.

It is proposed to provide a new heating centre, comprising of an LPG condensing boiler and a ASHP unit linked to operate through a buffer vessel. The operation & configuration of the plant will be designed to Heat Pump School Design Guidance Technical Note 02, May 2025. Both will serve a buffer vessel for distribution to space heating & domestic hot water generation and the system will be configured to operate at low temperature.

It is proposed to replace the entire installation with new distribution which will be relocated to the roof void and dropping to serve radiators in each room. The proposed system will be a multi zoned 2 pipe system incorporating local room control of space heating. As a consequence, new radiators will be selected at a delta T of 30^0C (room temp 20^0C, mean water temp 50^0C) to match actual heat loads in individual spaces. Local room control will be provided to all teaching spaces via local sensors & 2 port valves

The existing controls are functional but basic with the only user interface a conventional timeclock & replacement with a new dedicated BEMS is deemed necessary. This will comprise of new panel & controls in the plant room with a fully functional control pad located in the main school office.

As part of the new heating installation, it is proposed to provide a new domestic water distribution system by replacement of the existing cws tanks & providing domestic hot water to all items of sanitaryware, which will be fitted with thermostatic mixing valves to all pupil accessible locations. A 200 litre high recovery calorifier will be located in the plant room and a new 2 pipe, pumped secondary return system will be installed in accordance with current TGD requirements.

EV Charging
The school does have off street parking therefore EV charging is proposed.

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

The installations noted above were installed in excess of between 17 to 42 years ago and are basically as installed with no major remedial works carried out other than day to day maintenance. The exception to this are the HE room & Science room that have been refurbished in the last 5 years with new heating &

LED lighting. However due to the configuration of the new system, heating must be replaced but LED lighting will not be needed to these rooms (area circa 160m^2)

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

The school has in place an effective maintenance programme, from the caretaking staff carrying out day to day checks & repairs to the use of contractors under a service contracts to maintain major plant items. The school caretaking staff & regularly check the plant in the school.

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

Attic Insulation	x	**Cavity Wall Insulation**	x	**Bike Rack**	x
Air Tightness works	☐	**LED lighting**	x	**Heat Pumps**	x
Electric Vehicle (EV) charging provision	x				

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

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

Item	Description	Quantity	Unit	Rate	Total €
1	Preliminaries	1216	m2	€ 19.05	€23,167.00
2	New Radiators and heating pipework (inc district heating mains)	1216	m2	€85.00	€103,360.00
3	2 port valves to teaching spaces and wall mounted thermostats	15	item	€650.00	€9,750.00
4	Domestic water installation - new calorifier, flusing & sterilisation	1216	item	€65.00	€79,040.00
5	Builders Works (trenching/reinstatement, openings, cleaning, painting, reinstatement of ceilings, openings etc)	1216	m2	€25.00	€30,400.00
6	Electrical Works	1216	m2	€5.00	€6,080.00
7	Testing & Commissioning	1216	m2	€2.00	€2,432.00
8	Handover Documents	1216	m2	€0.50	€608.00
				Construction Sub-Total	€254,837.00
				Vat @ 13.5%	€34,403.00
				Total Construction Cost	€289,240.00
				Professional Fees	[redacted]
				Vat @ 23%	[redacted]
				Total Professional Fees	[redacted]
				Overall Total (Construction and Fees)	[redacted]

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

Item	Description	Quantity	Unit	Rate	Total €
1	**Preliminaries**	1	1	1	€31,302.50
2.1	**Attic insulation**	1036	1	€25.00	€25,900.00
2.2	**Cavity Wall Insulation**	413	1	€25.00	€10,325.00
3	**Bike Rack**	1	1	€10,000.00	€10,000.00
4	**Heat Pumps**				
4.1	New LPG Condensing boiler plant	1	1	€35,000.00	€35,000.00
4.2	New LPG tank and pipework	1	1	€9,500.00	€9,500.00
4.3	New Air Source Heat pump and buffer tank	1	1	€50,000.00	€50,000.00
4.4	Circulating pumps	4	1	€3,000.00	€12,000.00
4.5	BMS controls	1	1	€21,500.00	€21,500.00
4.6	Plantroom pipework and fittings	1	1	€35,000.00	€35,000.00
5	**EV Charging**	1	1	€5,000.00	€5,000.00
6	**LED lighting - approx 110 No luminaires**	1056	1	€50.00	€52,800.00
6	**Builders Works (openings, cleaning, painting, concrete works etc)**	1	1	€10,000.00	€10,000.00
7	**Electrical Wiring - LED lighting, plant room services**	1	1	€32,000.00	€32,000.00
8	**Testing & Commissioning**	1	1	€2,500.00	€2,500.00
9	**Handover Documents**	1	1	€1,500.00	€1,500.00
				Construction Sub-Total	€344,327.50
				Vat @ 13.5%	€46,484.21
				Total Construction Cost	€390,811.71
				Professional Fees	[redacted]
				Vat @ 23%	[redacted]
				Total Professional Fees	[redacted]
				Overall Total (Construction and Fees)	[redacted]

Consultants Details

IT IS IMPERATIVE THAT THIS SEGMENT IS COMPLETED. IF IT IS NOT COMPLETED CORRECTLY THE SCHOOL WILL NOT BE CONSIDERED FOR FUNDING.

Consultant Disciplines

The Consultant disciplines set out below are appropriate to the Climate Action Summer Works Scheme in respect of engaging professional advice to prepare a technical report. Consultants completing reports must be satisfied that they comply with the qualification requirements as set out below. Failure to comply with the qualification requirements, including the carrying of adequate Professional Indemnity Insurance and Employer's & Public Liability Insurance, will result in the application being invalidated and therefore not being considered for funding.

Please also refer to the Guidance on Procuring Consultants for Small Works (4th edition October 2021).

Consultant discipline	Proposed scope of works >€500,000	Proposed scope of works <€500,000
	Category	Category
Registered Architect	2, 5, 6, 7, 8, 9, 10	2, 5, 6, 7, 8, 9, 10
Chartered Civil/Structural Engineer	9, 10	2, 5, 6, 7, 8, 9, 10
Chartered Building Services (Electrical) Engineer	1, 3	1, 3
Chartered Building Services (Mechanical) Engineer	4	4
Registered Building Surveyor	2, 5, 6, 7, 8, 9, 10	2, 5, 6, 7, 8, 9, 10

In the case of multi-disciplinary practices the firm must have a principal (i.e. director or partner) who meets the qualification requirements for the category of works being applied for.

Consultant Details:

Consultants First Name: [redacted]

Consultant's Surname: [redacted]

[redacted] address:

Professional Membership Body: [redacted]

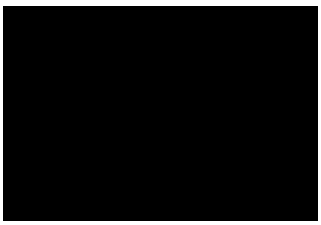
Conflicts of Interest

The concept of conflicts of interest shall at least cover any situation where staff members of a contracting authority, or of a service provider acting on behalf of a contracting authority, who are involved in the conduct of a procurement procedure or may influence the outcome of that procedure have, directly or indirectly, a financial, economic or other personal interest which might be perceived to compromise their impartiality and independence in the context of the procurement procedure. In this context, a shareholding, equity or financial interest in a construction industry related contracting or supply company by an Applicant must be disclosed as part of this submission and, unless the Applicant can demonstrate that

no conflict of interest exists, will be grounds for exclusion. Failure to disclose a potential conflict of interest which subsequently becomes apparent may be grounds for exclusion from further competitions for the provision of services.

Declaration

I confirm that I understand that failure to comply with the Consultant qualification requirements, including having adequate Professional Indemnity Insurance and Employer's & Public Liability Insurance, will result in the school's application being invalidated and therefore being excluded from consideration for funding. Please also refer to the Guidance on Procuring Consultants for Small Works (4th edition October 2021).





Signature of Consultant **Signature of Chairperson/Patron/ETB**

If you have any doubts in relation to the suitability of a proposed Consultant, please contact your school management body. The Department's decision will be final as to whether or not a Consultant is appropriately qualified for the purpose of this Scheme.

Consultant Insurance Details

IT IS IMPERATIVE THAT THIS SEGMENT IS COMPLETED. IF IT IS NOT COMPLETED CORRECTLY THE SCHOOL WILL NOT BE CONSIDERED FOR FUNDING.

Professional Indemnity Limit [redacted]

Name of Insurer: [redacted]

[redacted] Indemnity [redacted]

Name of Insurer: [redacted]

Employers Liability Indemnity Limit [redacted]

Name of Insurer [redacted]

Please Note:

Where you are a Consultant who is registered as a Sole Trader, you may not be able to complete the Employers Liability Limit insurance details above. Please ensure that you put 'N/A' in the Employers Liability Indemnity Limit.

Are you a Sole Trader* [redacted]

***Please see definition of Sole Trader below**

Fig 1 Boiler Plant



Fig 2 Existing Heating Circuits



Fig 3 Control Interface in School



Fig 4 Original School Pipework

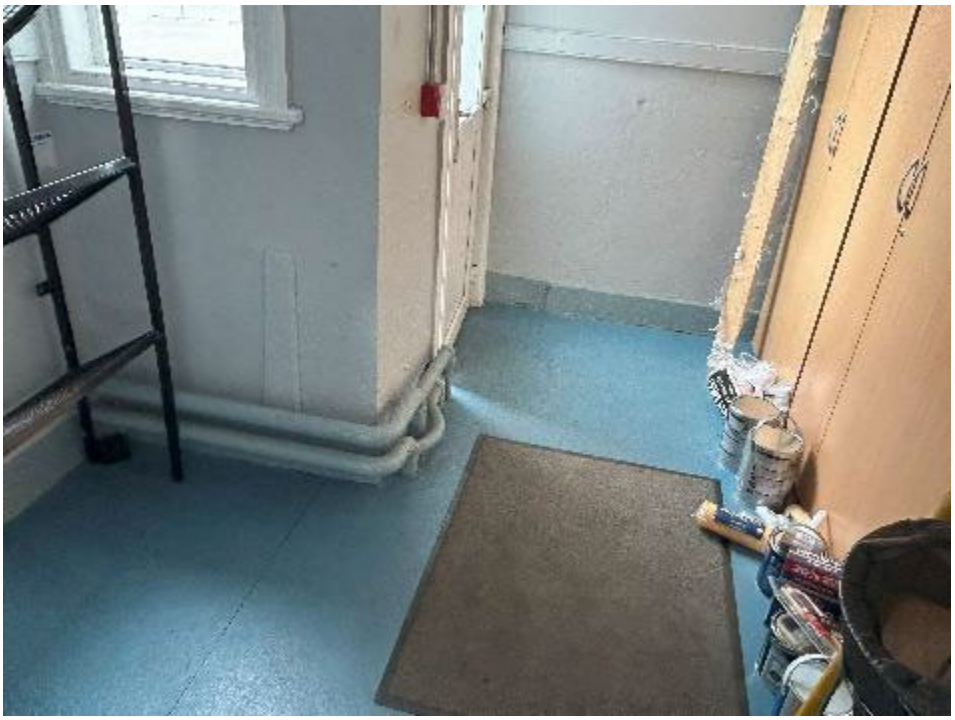


Fig 5 Example of Use of supplementary heaters due to ineffectiveness of current heating system



Fig 6 GP Hall Lighting Services



Fig 7 Typical Classroom Lighting Services



