Richard Walsh & Associates

CONSTRUCTION COST MANAGERS
PROJECT MANAGERS
LOSS ASSESSORS
CHARTERED QUANTITY SURVEYORS

Bill of Quantities

Refurbishment works to Café & Ticket Office Building

At

Garnish Island
Glengarrif Bay
Co. Cork

February 2026

SOCIETY OF CHARTERED SURVEYORS IRELAND

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CERTIFICATED ISO 9001:2000 QSI REGISTERED FIRM ISO QUALITY SERVICES

Bill of Quantities

for

Refurbishment works to Café & Ticket Office Building

at

Garnish Island
Glengarrif Bay
Co. Cork

Employer

The Commissioners of Public
Works in Ireland
Jonathan Swift Street
Trim
Co. Meath

Architect & Employers Representative

A2 Architects
20 Ormond Quay
Dublin 7

Mechanical & Electrical Services Engineer

Office of Public Works
Mechanical & Electrical Engineering Division
The Marina Building
Centre Park Road
Cork

Quantity Surveyor

Richard Walsh & Associates
4 Greenview Terrace
Princes Street
Tralee
Co Kerry

March 2026

Signature of Employer: ……..……..

Date: ...../...../.....

Witness to Signature of Employer:

Name: .....……..

Address: .....……..

Occupation: .....

Date: ...../...../.....

Signature of Contractor: ……..……..……...

Date: ...../...../.....

Witness to Signature of Contractor:

Name: .....……..

Address: .....……..

Occupation: .....

Date: ...../...../.....

Contract Signing Page

	Description	Qty	Unit	Rate	€	c
	EL (06)-(08) PRELIMINARIES					
	1.1 Project, parties and consultants					
	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 the 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.		Note			
	1.1 Project, parties and consultants					
	Name of project					
A	Refurbishment works to Cafe and Ticket Office Building, Garnish Island, Glengarrif Bay, Co. Cork.		item			
	Location of project					
B	The site is located at Garnish Island, Glengarrif Bay, Cork.		Item			
	General description of the works					
	The works comprise of, but are not limited to, the following: -		Note			
	Removal of 2 nr. existing defective glazed rooflight units and replacement with new units, including associated works					
	Removal of existing natural slate roof coverings and all associated trims, flashings, gutters and downpipes etc. Salvaging existing materials where possible for reuse					
	installation of woodfibre insulation over existing roof structure, reslating including refitting of gutters and downpipes					
	Repair and restoration of existing external windows and doors					
			To Collection €			

Description	Qty	Unit	Rate	€	c
Waterproofing external stone facade of building by application of liquid coatings					
Name and address of the Employer					
The 'Employer' shall mean		Note			
The Commissioners of Public Works in Ireland, Jonathan Swift Street, Trim, Co. Meath.					
Names and addresses of the Consultants					
The term 'Employer's Representative' shall mean					
A2 Architects, 20 Ormond Quay, Dublin 7; Tel: - 01-8727393; email: - office@a2.ie					
The term 'Architect' shall mean					
A2 Architects, 20 Ormond Quay, Dublin 7; Tel: - 01-8727393; email: - office@a2.ie					
The term 'Structural Engineer' shall mean					
N/A					
The term 'Mechanical & Electrical Engineer' shall mean					
Office of Public Works, Mechanical & Electrical Engineering Division, The Marina Building, Centre Park Road, Cork, Co Cork; Tel: - 046-9423029; email: - jj.canty@opw.ie					
The term 'Quantity Surveyor' shall mean					
Richard Walsh & Associates, Chartered Quantity Surveyors, 4 Greenview Terrace, Princes Street, Tralee, Co. Kerry. Tel: - 066-7181871; email: info@rwsurveyors.com					
			To Collection €		

	Description	Qty	Unit	Rate	€	c
	The Contractor shall note that the Consultants as listed and any other Consultants appointed from time to time by the Employer shall have access to the site to inspect all or any of the works. Their instructions and directions shall be carried out by the Contractor who shall co-operate with them as required taking into account that the Employer's Representative shall have final and binding say in the question of directions.					
	1.2 Description of the site					
A	Boundaries of the site are restricted to the vicinity of the Tea Room/Ticket Office Building and are to be agreed with the Architect and OPW prior to commencement of the works		item			
B	Means of access to the site for personnel and materials will be by boat. Contractor to include for al costs associated with same.		item			
C	Position of the works is shown on Architects drawings		item			
D	Drainage, water, gas or other mains or power services are known to exist on, under or over the site and the Contractor is to include in his tender for disconnection, temporary diversion and removal of same as necessary.		Item			
E	The Contractor shall make himself aware of the presence and location of existing over or underground services and shall take all necessary precautions to avoid interference or damage to the services during the execution of the works.		Item			
	Adjacent or Abutting Buildings and Convenience of Occupants					
F	The Tea Room/Ticket Office Building is a stand-alone building.		item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Phasing of the works within a live environment					
A	The contractor should note that the works will be carried out within a live tourist attraction area. The island will be open to tourists while the work proceeds. The ticket office will remain open to the public throughout the duration of the works. The cafe area will be unoccupied and the contractor will have full access to same. It will be a condition of the this project that the sequencing/phasing of work activities will need to be agreed, co-ordinated and signed off with the Design Team and the OPW before any work activities are undertaken. The contractor should include within his rates all cost associated with complying with this condition. Refer to Architects drawings & specification for details		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
A	Access to the site for inspection purposes will be by arrangement with Mr. Larry Dunne, Tel: - 087-3833164, email: - larry.dunne@opw.ie - The Contractor is advised to visit the site and ascertain the access thereto, the supply of labour and materials the district will afford and the general convenience of working, the nature, character, dimensions, levels and other features of the site, all existing buildings thereon and all other things insofar as they may have any connection with the effect of the works as no allowance will be made for any want of description as to the nature of the site, scope or order of work, or other contract matter. The contract is to be carried out to its true intent and meaning and the Contractor's attention is drawn to the various clauses in the Bill of Quantities and the Preliminaries relating to the same and to the drawings and other tender documents. In addition, the Contractor is to ensure at the time of tendering that any doubt, conflict, discrepancy, ambiguity or obscurity should be raised in writing as a tender query prior to the opening of the tenders; a clear direction will be given to all tenderers on any particular query that is raised. The Contractor is to note that should any such queries arise following the award of the contract, the Contractor is deemed to have included in their tender for the more expensive option within their tender sum. The Contractor is to include here for all costs associated therewith.		Item			
	<u>Information to facilitate visiting the site</u>					
B	The Contractor will be deemed to have taken all the above matters into account when tendering and no charge for any extra labour or materials will be allowed in consequence of the Contractor's failure to do this		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	1.3 Drawings and other documents					
	The following drawings and other documents were used to prepare the Bill of Quantities					
	Architects Drawings Nr. 810.3.A100, A101, A102, A110, A120, A121, A200, A201, A202, A210, A220, A221, A500, A501A, A700, A701 & Specifications		Note			
	Mechanical & Electrical Engineers Drawings Nr. - n/a		Note			
	The Contractor is advised that the Bill of Quantities and Drawings are all complementary to each other and should be read in conjunction with each other		Note			
	Addresses where drawings and other documents may be inspected					
A	Any drawings, schedules and like which have not been supplied with the tender documents may be inspected by appointment at the offices of the Employer's Representative.		Item			
	Bill of Quantities : Pricing Document					
B	1. The Bill of Quantities, must be submitted at the time of tendering, fully priced in ink in the currency of the European Monetary Union - the Euro (EUR).		item			
C	2. Please note that the Bill of Quantities must be completed and signed by an authorised person in ink. Pricing in pencil is not acceptable.		item			
D	3. An electronic copy of this Bill of Quantities has been issued with the tender pack, however this PDF copy is to be regarded as the "Master Document". The electronic copy is for the sole purpose of assisting the estimator compile his tender.		item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	4. The Contractor must return his tender in PDF format. The priced Bill of Quantities (Master Document) PDF version as issued by Richard Walsh & Associates, unaltered and with figures printed or inked in must be returned. It is this version which supports the tender offer in contract terms, not the information contained in the electronic version.		item			
B	5. The Employer reserves the right to open all or any Bills of Quantities.		item			
C	The contractor will price every item that has a value and use realistic rates to facilitate accurate costings of variations and claims. Unpriced items will be deemed to have there cost included elsewhere or to be nil value. Unrealistic rates submitted in the bill of quantities will be subject to adjustment in order to achieve a fair and reasonable balance within the contract document.		item			
D	Lump sum adjustment - if the Contractor makes a lump sum adjustment in the summary of his tender (by way of omission of discount or otherwise) this adjustment will be dealt with strictly in accordance with Clause 8.5.2.2 of the "Code of Procedure for Single Stage Selective Tendering" published with the Liaison Committee Practice Notes 1994		item			
	Bill of Quantities : not a "Design Document" This document is not a "Design Document" within the meaning and intent of the Safety, Health and Welfare at Work (Construction) Regulations 2006 and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project. This information is to be ascertained from Design Drawings and Specification		Note			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Bill of Quantities ; Method of Measurement					
	This Elemental Bill of Quantities has been measured in accordance with the Agreed Rules of Measurement (ARM 5) as prepared by the Joint Committee established by the Construction Industry Federation and the Society of Chartered Surveyors		Note			
	The Contractor shall note that Agreed Rules of Measurement (ARM 5) shall be amended as set out in Appendix F of the Department of Finance "Capital Works Management Framework, Guidance Notes for Public Work Contracts" dated 14th September 2007.		Note			
	Dimensions					
A	Figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the Architect is required). Whenever possible dimensions are to be taken on the Site or from the building. Before any work is commenced by Sub-Contractors or specialist firms, dimensions must be checked on the Site and / or building and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings. The Contractor will be responsible for the accuracy of all dimensions		item			
	2. CONTRACT					
	2.1 Conditions of Contract					
	Form of Contract					
B	The Conditions of Contract are in accordance with the Short Public Works Contract (Document Reference PW-CF6-v1.15 - dated 25th November 2025) or that which is current at the time of tendering		Item			
C	A schedule of the clause headings of the Conditions of Contract are set out hereunder for pricing :-		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	1. THE CONTRACT					
	2. THE SITE, STARTING AND COMPLETING THE WORKS					
	3. THE WORKS					
	4. THE PRICE AND PAYMENT					
	5. REPRESENTATION AND COMMUNICATIONS					
	6. CONTRACTOR'S PERSONNEL					
	7. PAY AND CONDITIONS OF EMPLOYMENT OF WORK PERSONS					
	8. LOSS OF AND DAMAGE TO THE WORKS					
	9. INDEMNITY FOR CLAIMS AND DAMAGE					
	10. INSURANCE					
	11. PROPERTY					
	12. TERMINATION					
	13. ETHICS IN PUBLIC OFFICE					
	14 PROJECT SUPERVISOR FOR THE CONSTRUCTION STAGE					
	15. LAW, THE JURISDICTION AND DISPUTES					
	16. COVID-19 MANDATORY CLOSURE					
	17. LIMIT ON LIABILITY					
	18. PRICE VARIATION					
	The Schedule					
A	The completed Schedule of the contract is contained in the Form of Tender. The Contractor shall allow for all cost associated with complying with the completed Schedule		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	CLAUSES					
	1.1. Employer's Representative					
	A2 Architects, 20 Ormond Quay, Dublin 7; Tel: - 01-8727393; email: - office@a2.ie					
	Time for Completion					
	112 days (16 weeks), starting on the day this Contract comes into effect or as stated in another contract document					
	1.3. Other Documents in the Contract					
A	Framework Agreement (including Framework Rules and tendered framework rates in accordance with) as signed by the relevant Framework Participant					
	Conditions for Short Public Works Contract (PW-CF6)					
B	Documents describing the Works (Volume A)					
C	Competed Form of Tender and Schedule (Volume B)					
D	Completed Pricing Document where required (Volume C)					
E	Tender Acceptance issued by the Employer and any post tender clarifications attached to the tender acceptance					
F	CA NOTE - Ensure Pricing Document submitted with framework bid is made available and included in Contract Docs					
	1.10. Performance Bond					
	is not required					

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The amount of the performance bond is to be ..N/A..% of the Price (as stated in the accepted tender) up to issue of the certificate of the date that the Works are substantially complete, and ..N/A..% of the Price (as so stated) for the subsequent period stated in the form of bond.					
	2.6. Rate of Liquidated Damages					
	€100 per day					
	2.8. Weather Station					
	Cork Airport					
	Other Weather Event					
	none					
	3.15. Defects Certificate Issued					
	between 12 and 13 months after date on which the works are certified substantially complete.					
	4.1. Interim Payment					
	Monthly, 90% of the value of the works completed and materials delivered to site with title vested in the Employer to the Employers's satisfaction.					
	Percentage of price to be paid after Employer certifies the works are substantially complete; 95%					
	4.2. Time for Payment					
	20 Working days after Employer receives invoice for certified sum					
	10.3. Minimum Indemnity Limit for Public Liability Insurance					
	€6,500,000 for any one event. (Limit maybe on an annual aggregate basis for products liability, collapse, vibration, subsidence, removal and weakening of supports and sudden and accidential pollution).					

To Collection €

	Description	Qty	Unit	Rate	€	c
	10.3. contd... Minimum Indemnity Limit for Employers Liability Insurance					
	€13,000,000 for any one event					
	10.4. Minimum Levels of Excess for					
	Insurance of the works and goods and materials for the works; €10,000					
	Public liability; €6,500					
	Employers liability; €6,500					
	12.3. Percentage of the unpaid portion of the price to be paid if the employer terminates, (clause 12.2 does not apply) and Employer appoints another contractor within 12 months.					
	4%					
	14. Project Supervisor					
	Contractor is to be appointed as Project Supervisor Construction Stage (PSCS).					
	15.2 Body to appoint conciliator, if not agreed					
	The Royal Institute of the Architects of Ireland (RIAI).					
	15.3 Person to appoint adjudicator, if not agreed					
	Chairperson of the Panel of Adjudicators					
	17.1 Subject to clause 17.2 of the Conditions, the monetary amount of the Contractors€™s liability to the Employer under or arising out of this Contract shall not exceed the amount stated here					
A	**"the price"**					
	18 Table of Material Categories to apply for Clause 18 Price Variation:					
B	**Table 1A ("All Materials" category only) applies**					

	Description	Qty	Unit	Rate	€	c
	Extension of Time					
A	The Contract provides for extension of time for legitimate causes. To enable the Contractor to demonstrate the legitimacy of causes for which he makes claims for such extension, he must present his time schedule, in the form of a Bar Chart and accompanied by the Network Analysis to the Employer's Representative. Operations which cannot be carried out continuously by the same group of workmen must not be shown as one activity on this bar chart. Each time any delay is awarded by the Employer's Representative the bar chart must be amended by the Contractor and presented again in its revised form. This must also be done whenever the current bar chart is rendered obsolete due to any circumstances.		Item			
B	Delays will not be granted for routine or trivial hold-ups such as invariably occur in the course of any Contract. Allowances for these must be built into the programme. For example, claims will not be allowed for bad weather if this is normal for the time of year.		Item			
	Change Orders					
	A "Change Order" shall be deemed to be an alternative arising from the Architect's instructions to the extent or quality of the works as expressed or implied in the contract documents. All change orders shall be issued by the Employer's Representative only. No payment will be made to the Main Contractor in respect of work for which a change order is issued by any person other than the Employer's Representative.		Note			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Meaning of Substantial Completion					
	'Substantial Completion' means that the Works have been carried to such a stage that they can be taken over and used by the Employer for their intended purpose and that any items of work or supply then outstanding or any defects then patent are of a trivial nature only and are such that their completion or rectification does not interfere with or interrupt such use.		Note			
	Examples of outstanding work are as follows :-					
	1. Work of a remedial or corrective nature		Note			
A	2. Surface mounted fittings and equipment not part of the fabric		Note			
B	3. Work which is deliberately being postponed until the last possible moment before occupation		Note			
C	4. Cleaning and tidying up		Note			
D	5. Removal of plant, site accommodation etc.		Note			
E	The Employer's Representative will not give a certificate of substantial completion without having had a positive written assurance from the Contractor that all the above excepted works will be completed within the four weeks following. Under no circumstances will the Employer's Representative agree to the deferment of work in category 1 until after the occupation date, or to treating this work as part of the making good of defects which may arise later, during the defects liability period.		Item			
F	The works shall be deemed to have finally completed only when all outstanding items of work as above described and all work postponed on the written instructions of the Employer's Representative have been finished and all defects, shrinkages and other faults for which the Contractor is liable have been made good.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	V.A.T.					
A	All items in this Bill of Quantities should be priced exclusive of the cost of Value Added Tax. Provision is made at the end of the General Summary for the addition of V.A.T. The addition of Value Added Tax, shall be adjustable pro rata to the amount of the Final Account before Tax. It shall be calculated at 13.50% of such amount or at such other rates as may be properly decided by the Revenue Commissioners under the powers vested in them by the Value Added Tax 1972 but shall exclude any overpayments made or penalties incurred under the Act		Item			
	2.2 Contractor's liability					
	Refer 2. Contract		Note			
	2.3 Employer's liability					
	Refer 2. Contract		Note			
	Confirmation of Insurances					
B	Prior to commencing on site the Contractor will be required to provide a letter from the appropriate insurer certifying that all the required insurances referred to in the general conditions have been effected and that the Employer will be notified if any of these are allowed to lapse.		item			
	2.4 Local Authorities fees and charges					
C	The Contractor shall include for all costs associated with Local Authorities fees and charges for the Works.		Item			
	Rates on Temporary Buildings					
D	Provide for the payment of rates, if any, on temporary buildings.		item			

	Description	Qty	Unit	Rate	€	c
	Road Closures					
A	Pay all charges associated with road closures and traffic management as maybe required upon examination of the Tender Documentation and scope of works included therein.		item			
	2.5 Obligations and restrictions imposed by the Employer:-					
	2.5 a Access to and possession or use of the site					
	Access and possession etc.					
B	As the site is located on an island the contractor is to include for all costs associated with getting his personnel and all materials too and from the site. The OPW run a ferry service to and from the Island once a day for use by its own maintenance personnel. The Ferry Service is operated by Mr. Brendan O'Sullivan (m: - 087-2345867) on behalf of the OPW. Mr. O'Sullivan also operates a separate licensed ferry service to facilitate tourists. Typical times for OPW personnel to travel to and from the island involve an 8:15 am departure from Glengarrif pier and a 4:30 pm pick up at the the island. The contractor is not limited to using the OPW ferry and can make his own alternative arrangements.					
C	The Contractor is to include for all costs associated with transporting material to the island and waste material from the island. The Contractor is to contact Mr. Glyn Sherratt, OPW Foreman/ Works Supervisor (m: - 085-8880208) for advice on transport provider					
D	Access to the site is restricted to the vicinity of the Tea Room/Ticket Office Building and are to be agreed with the Architect and OPW prior to commencement of the works		Item			
E	An area close to the site will be given to the Contractor for the duration of the works to be used as a storage compound					
				To Collection €		

	Description	Qty	Unit	Rate	€	c
A	The site must not be used for any purpose other than carrying out the works		Item			
B	Provide for performing the work in such a manner as to cause the minimum interference with the remainder of the property which shall remain in operation during the execution of the work. The Contractor shall therefore take necessary precautions to protect the buildings its contents and occupants from dust, excessive noise and other interference arising from the work.		Item			
C	Provide for performing the work in such a manner as to cause the minimum interference with the occupants of the properties and lands adjoining the site which shall remain occupied and functioning during the execution of the work. The Contractor shall therefore take necessary precautions to protect the buildings and occupants from dust, excessive noise and other interference arising from the work.		Item			
D	The Contractor shall take all necessary precautions to minimism the dust within the work area, and should ensure that no dust spreads outside into areas outside the control of the Contractor.		Item			
E	All items of plant, which have a potential to create excess noise when being used, are to be fitted with proper noise attenuaters.		Item			
F	The Contractor shall consult the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out the works, making deliveries, etc.		Item			
G	The Contractor must maintain at all times clear and safe access and egress for construction personnel using the site and members of the public using public road and internal roads and walkways		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	Access for Employer's Representative and Workshops					
A	The Employer's Representative and any person authorised by him shall at all reasonable times have access to the works and to the site and to all workshops and places where work is being prepared or whence materials, manufactured articles and machinery are being obtained for the works and the Contractor shall afford every facility for and every assistance in or in obtaining the right to such access		Item			
	Notice to Employer's Representative for Inspection					
B	Before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Employer's Representative and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor for full responsibility for the quality of the work throughout.		Item			
	Commencement of Work					
C	Inform the Employer's Representative at least five working days before the proposed date for commencement of work on site		Item			
	2.5 b Limitations of working space					
	Working space					
D	Boundaries of the site are restricted to the vicinity of the Tea Room/Ticket Office Building and are to be agreed with the Architect and OPW prior to commencement of the works		Item			

	Description	Qty	Unit	Rate	€	c
	Parking					
A	Parking along the sides of the public roads and in front of neighbouring properties at the location of the ferry is strictly prohibited. Construction vehicles are prohibited with the exception of deliveries.		Item			
B	Construction vehicles can operate within the site boundaries only if required. Area of operation to be agreed with Architect and OPW prior to works commencing on site.		Item			
C	The Contractor shall at all times during the execution, completion and maintenance of the works keep open and free from obstruction or nuisance of any description, all existing roads, laneways, footpaths or other means of communication within, adjacent to or near the site or affected by the works, and shall keep free from obstruction all open spaces in the vicinity of the works other than the space allotted to him within the site boundary. The Contractor shall so arrange to carry out the work in a manner that will cause the least possible interference with the flow of pedestrians/traffic on all existing routes. Compliance with this requirement will be strictly enforced.		Item			
D	The Contractor is to highlight at tender stage any disruption which he envisages to such areas during the works and clearly state in a method statement on how they will overcome such disruptions, confirming the duration of such disruptions at the time of tender.		Item			
	2.5 c Limitations of working hours					
	Working hours					
E	Normal working hours are to be deemed to be 8:00 am to 5:00 pm. No work is to be undertaken on site without the presence of an OPW Supervisor, unless otherwise locally agreed		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Subject to any provision to the contrary contained in the Contract, none of the works shall be carried out outside of normal working hours without the prior written consent of the Employer`s Representative, save when the work is unavoidable or absolutely necessary for the saving of life or property or for the safety of the works in which case the Contractor shall immediately advise the Employer`s Representative.		Item			
B	Overtime shall not be worked without prior written permission from the 'Employers Representative'. In the case of any night work, or work outside the ordinary hours, being carried out by the contractor, one clear days notice shall be given in writing by the contractor to the 'Employers Representative', so that the latter may arrange supervision. Any overtime and night work carried out without such notice shall not be deemed to be work done under this contract and shall not be measured up for the purposes of certification. Any work so done and covered up shall be opened up at the Contractor's own expense for inspection.		Item			
C	Any limitations imposed by the Local Authority, OPW or Garda Siochana must be adhered to in full		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	2.5 d The use or disposal of any material found on site					
	Materials etc. found on site					
A	All fossils, coins, articles, structures and other remains or things discovered on the Site of the Works shall be the absolute property of the Employer. The Contractor shall take all precautions to prevent his workpeople or any other persons from removing or damaging any such articles or things, and shall immediately upon discovery thereof and before removal acquaint the Employer's Representative of such discovery and except insofar as is provided under this Contract for the removal and disposal of rubble, rubbish demolished materials etc., shall carry out at the expense of the Employer, the Employer's Representative orders as to the disposal of same		Item			
	2.5 e Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights					
	Hoardings etc.					
B	The contractors compound and works area shall be enclosed with security fencing. The individual hoarding panels must be bolted together to form a continuous barrier. They must be suitably braced and counter weighed for stability against wind and other loads. The panels must provide a privacy screen between the contractors compound and the external public areas. Exact location of compound to be agreed between Architect and OPW on site		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Provide temporary fencing, hoardings, dust screens, fans, planked footways, guard rails, and the like as may be necessary for protecting the public for the proper execution of the works and for effectively enclosing and protecting the site against trespass and interference. Include for all alterations, modifications and maintenance as necessary during the work. Obtain approval from the Employer's Representative for all temporary hoardings and fences and comply with the requirements of the Local Authority & OPW		Item			
	Site Sign Board					
B	Provide and erect a temporary site sign board indicating the project title, the name of the contractor, Employer and consultants to be prepared by a professional signwriting company. The Employer's Representative approval to the design, layout and location of this board shall be obtained before it is erected.		Item			
C	The Contractor is to allow in his tender for the cost of maintaining and keeping the site sign board in a clean and presentable condition throughout the contract period. Include for dismantling same on completion of contract; returning Employer and Consultants' name boards in a good and clean condition; making good all work disturbed to the satisfaction of the Employer's Representative		Item			
	Advertisements					
D	No temporary or permanent advertisements will be permitted on the Works.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	2.5 f The maintenance of existing services on or over the site					
A	The site may contain various services which will have to be diverted. Prior to commencing work on site the Contractor shall agree a Programme for carrying out the diversion work for all cables and services. No Claim for extension of time or disruption will be entertained arising from the Contractor's failure to make suitable arrangements with the Employer and all Services Authorities involved in this regard. The Contractor shall clearly mark all cables and pipes and protect before moving or diverting. The Contractor is to include for giving notices to the appropriate Authorities for disconnection and reconnection of services and all costs in connection therewith. If any of the services to adjacent buildings are interfered with or damaged then the Contractor will be required to pay all costs in connection therewith. All existing live services which cross the site are to be maintained during the execution of the work		Item			
B	The Contractor shall keep detailed written records of any areas opened up and testing carried out. These records are to have a written description of the relation to existing elements of the structure. Additionally, details of what was discovered and the procedure that followed as a result. These records to be handed over to the Employer's Representative and Quantity Surveyor at site meetings.		Item			
	2.5 g The execution or completion of the work in any specific order including any coincidental work					
	Order of Work					
C	On being granted possession of the site the Contractor shall commence and proceed with the execution of the Works in such order as may be most appropriate and in accordance with the Employer's Representative direction.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall allow for all temporary heating which may be required to dry out the structure prior to applying finishes, fittings or decorations		Item			
B	When the permanent heating installation is complete, the Employer's Representative may grant permission to the Contractor to make arrangements with the heating Sub-Contractor for the use of the Permanent heating installation to dry and control the humidity of the works; the Contractor shall meet all costs in connection with use of the installation for such purposes including insurance, fuel supplied and current consumed and shall accept liability for damage, disturbance, wear and tear however arising		Item			
	2.5 j Temporary accommodation and facilities for use of the Employer, including heating, lighting, furnishing and attendance					
C	Provide a temporary office for the use of the Employer's Representative, the Quantity Surveyor, the Clerk of Works and any other person acting on behalf of the Employer; the office shall have a floor area of not less than 16 m2, shall be substantially made, with separate toilet facilities; weatherproof and draught proof with adequate ventilation and be complete with heating and lighting, and include for attendance. The office shall have a boarded floor, a cylinder latch on the door, a drawing bench with a drawer and lock, a stool, chair and washbasin with soap and towel, shelves and presses as required. On completion the office shall be removed and the site made good.		Item		N/A	
D	The office shall have suitable chairs and a table sufficient in size to accommodate a maximum of twelve persons during their attendance at meetings		Item		N/A	
E	Include also for the supply of tea/ coffee making facilities for consumption at site meetings.		Item		N/A	

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Provide for daily maintenance to ensure the office and toilet facilities are kept hygienic, clean and in a tidy manner.		Item		N/A	
B	On completion the office shall be removed and the site made good.		Item		N/A	
	2.5 k Telephones, Facsimiles and the like for the use of the Employer					
C	N/A		Item		N/A	
	2.5 l Provision of Project Supervisor Construction Stage					
D	The Contractor shall note the content of the Preliminary Safety and Health Plan contained in Works Requirements Documents. The Contractor shall include here for all costs associated with the full compliance with the requirements of this Preliminary Safety and Health Plan, including the carrying out of temporary and permanent works as required, the preparation of appropriate Method Statements and administration etc.		Item			
E	Provide for all costs in respect of complying fully with the Safety Health and Welfare at Work (Construction) Regulations 2006 and the contractor shall include for complying with the Safety Health and Welfare at Work Acts and Regulations current at date of tender.		Item			
F	The Contractor shall include for being appointed by the client under a collateral agreement to the main contract as Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2006. The Contractor shall provide for carrying out functions of Project Supervisor (Construction Stage) pursuant to Regulations.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
A	The term "temporary works" shall mean all temporary works of every kind required in or about the construction, completion, and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands, as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings.		Item			
B	The Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibility for the stability of the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further, the main contractor shall employ suitably qualified site engineer; both shall liaise with each other and the with the Project Supervisors, all in accordance with the HSA Guidelines to Safety, Health and Welfare at Work (Construction) Regulations 2006. Subject to the Employer's Representative consent, (a) on small routine projects the site engineer need not be permanently on site; an/or (b) it may be permissible for one person to fulfil both of these roles		Item			
C	The Contractor shall in consideration of the acceptance of his/her tender and by way of Collateral Agreement to the Main Contract, provide the services of Project Supervisor Construction Process within the meaning of the Safety, Health and Welfare at Work (Construction) Regulations 2006. The cost of the provision of this service shall be deemed to be included in the Contract Sum.		Item			
D	The Contractor shall in respect of all person and site activities provide for and ensure compliance with all Safety, Health and Welfare Legislation in connection with the works.		Item			
			To Collection €			

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall ensure that safe practices and methods of work are adopted at all times. The contractor in that capacity or in his capacity as project Supervisor Construction Process shall notify the Employer's Representative in writing prior to the submission of his tender if he considers any requirement relating to the time for carrying out the works or any part of the works or the design of the work or specification of materials render work methods or procedures necessarily hazardous or in any way prevent the works from being safely carried out. The Contractor shall bear all costs arising out of his failure to give notice of foreseeable matters in this regard.		Item			
B	The Contractor shall include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to the Clauses of the main contract indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the construction Process of the project.		Item			
C	The Contractor shall coordinate arrangements between all contractors to ensure the provision, in writing, of such information as is necessary for the Project Supervisor Design Process to complete the safety file, and shall monitor the implementation of the arrangements and take any necessary corrective action as set out in the Regulations.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall include for providing all necessary information by electronic and hardcopy as requested by the Project Supervisor for the Construction Process to enable the preparation and completion of the Safety File excluding drawings and specifications which shall be provided by the appropriate member of the design team and relevant sub-contractors. The contractor shall allow for all costs associated with preparing eight copies of the Safety File.		Item			
B	Provide for all costs in respect of complying fully with the European Communities (Protection of Workers) (Exposure to Asbestos) Regulations, 1989 to 2000		Item			
C	The contractor shall include for providing assistance to the appropriate member of the design team in providing the latest issue of construction drawings for inclusion in the Safety File.		Item			
D	Th minimum information required from the Main Contractor for completion of the Safety File includes the following:		Item			
E	(a) Details of services, plant, and the project equipment, which comprise part of the structure, from specialist supply and installation contractors, as well as from statutory bodies and local authorities where appropriate		Item			
F	(b) Manuals, and where appropriate certificates, produced by the specialist contractors and suppliers which outline operating and maintenance procedures and schedules for all plant and equipment		Item			
G	(c) Accurate site survey drawings of the as-constructed location and layout of all utilities and services, including drainage, water mains and emergency and fire-fighting systems		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	2.5 m Other obligations and restrictions imposed by the Employer:-					
	Convenience of Occupants					
A	The existing adjacent lands and properties will remain occupied during the execution of the Contract and the Contractor shall therefore take necessary precautions to protect the buildings and occupants from dust, excessive noise and other interference arising from the work.		Item			
B	The Contractor shall consult the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, making deliveries, etc.		Item			
C	The Contractor shall obtain permission from the owner of adjoining property, if it is necessary to use that property for any purpose in connection with the works, and indemnify the employer against all charges arising there from.		Item			
D	The Contractor shall also be responsible for all matters pertaining to health and safety		Item			
	Building Regulations					
E	The contractor shall ensure that all work is in full compliance with the current Building Control Regulations and the Building Regulations current at date of tender, whether or not such itemised requirements are stated on the Drawings, Specifications, or Bill of Quantities		Item			
	Commencement Notice					
F	The Contractor is also required to ensure that a Commencement Notice, fully completed, has been submitted to the appropriate Local Authority, not less than 14 days and not more than 28 days before actual commencement on site. Such commencement can be defined as site strip. He shall liaise with the Employer's Representative in this matter, where applicable.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor will issue the Commencement Notice to the Local Authority after consultation with the Employer's Representative.		Item			
	Tenders, Unpriced Items					
B	The Contractor at the time of tendering, must furnish the Bill of Quantities, completed and signed by an authorised person, fully priced in ink. Pricing in pencil is not acceptable.		Item			
C	No Tenderer will be remunerated for any trouble or expense incurred in the preparation of his tender		Item			
D	The Bill of Quantities, PDF copy, fully priced, must be submitted at the time of tendering.		Item			
E	The lowest or any tender will not necessarily be accepted		Item			
F	Costs for items which are not priced shall be deemed to be included in other priced items in the Bill of Quantities		Item			
G	Please note that in accordance with the Construction Industry Council (CIC) Practice Note CIC-1/2000 this Bill of Quantities must be priced in Euro only		Item			
	Customs Duties					
H	The Contractor will be deemed to have included in his tender for all Customs and other duties legally payable at the Designated Date.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	Programme of Work					
A	When requested by the Employer's Representative, the lowest evaluated Contractor shall submit, before the 'starting date', a detailed Programme of Work in box chart form for the completion of the works within the date for Substantial Completion. The contractor is to provide two copies of the programme for the 'Employers Representative', and is to keep one further copy available for inspection in the site office. The contractor is required to review and update the programme at monthly intervals and modify to take account of circumstances which have affected the programme. Two copies of the revised and updated programme to be issued to the 'Employers Representative' .The Contractor must also submit, at the same time, a detailed network analysis in support of his programme. The Programme should contain details of resources needed for each Phase of the Programme. The Programme of Work must be agreed with the Employer		Item			
	Tax Clearance Certificate:					
B	It will be a condition for the award of Contract that the firm must be able to produce promptly a Tax Clearance certificate (unless he has a Sub-Contractor's C2 Certificate.)		Item			
C	In the case of a non-resident, a statement from the Revenue Commissioners will be required		Item			
D	All Sub-Contractors must produce a C2 Certificate to the Contractor, and be properly registered for V.A.T. before they commence on site		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Time for Completion					
A	The Contractor shall, subject to and in accordance with the conditions of contract, be required to complete the works within the time stipulated (or completed in the Form of Tender) of being given possession of the site.		Item			
	Damages					
B	Liquidated and Ascertained Damages under the Conditions of Contract will be as set out in the Schedule to the Contract.		Item			
	Trade Names					
C	In any case where trade names or manufacturer's marks are used in the tender documents they are deemed in every case to be accompanied by the words "or equivalent" or "equal approved"		Item			
	Connections to Public mains					
D	The Contractor must obtain permission from the relevant Local Authority to enable him to make connections to the public mains. Pay all costs and charges in connection with same and make good all work disturbed to the satisfaction of the Local Authority Engineers		Item			
	Deliveries					
E	The Contractor shall consult the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out the works, making deliveries, etc.		Item			
	Project Photographs					
F	The Contractor is to refer to the Architects specification and include for all costs associated with complying with his requirements		item			

	Description	Qty	Unit	Rate	€	c
	Levels					
A	Before the Contractor commences work and before the existing ground is disturbed he shall confirm in writing his agreement that all existing levels as indicated on the drawings are correct		Item			
B	If the Contractor considers that the existing ground levels vary from those shown on the drawings he shall seek clarification and instruction from the Employer's Representative		Item			
C	Failure by the Contractor to comply with this requirement will be taken to indicate that no difference between existing levels and those indicated on the drawings exists		Item			
	Works beyond the Boundary of the Site					
D	Provide where work is executed beyond the boundary of the site in the public highway; if required; for adequate watching and lighting, traffic signalling; temporary barricades walking platforms and warning notices sufficient to ensure the safety of all persons and removing same on completion, giving notice to the Local Authority, paying their fees and charges and carrying out the work to their satisfaction		Item			
E	Provide also for maintaining in working order all services, conducting, telephone cables etc and for making good any damage occasioned thereto by reason of these works to the satisfaction of the Authority concerned.		Item			
	Convenience of Others					
F	The Contractor shall consult the convenience of anybody who may be affected by the work with regard to users of any rights of way and the approaches to adjoining property, suitable times for making deliveries and all other matters affecting them		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Sites of Archaeological/Historical Importance					
A	The Contractor must enter into specific arrangements with the Client, Local Authority,Commissioners of Public Works, National Monuments Advisory Council or any other relevant body for the proper excavation and recording of Archaeological material or structures before work can commence		Item			
B	The Contractor shall also include in his tender for all cost associated with having a Archaeologist present on site while ground excavation works are being undertaken.		Item			
	Employer's Representative Inspection					
C	Before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Employer's Representative and shall afford him an opportunity of inspecting the previous work		Item			
D	Approval given at such inspection will not relieve the Contractor from full responsibility for the quality of the work throughout		Item			
	Progress meetings					
E	Regular progress meetings will be held at fortnightly/monthly intervals throughout the duration of the Contract and a responsible representative of the Contractor will be required to attend in addition to his senior staff and, if required by the Employer's Representative representatives of any domestic Subcontractor and principal material suppliers.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	Records					
	The Contractor shall provide site records in hardcopy and electronic format each week for the Employer's Representative and Quantity Surveyor. Site records to comprise the following:-					
A	(a) A daily record of the number and description of tradesmen and labour employed on the works		Item			
B	(b) A daily record of all plant, i.e. number, type and capacity		Item			
C	(b) A daily record of all materials and goods including name of supplier, delivery docket number etc.		Item			
D	(c) A daily record of wet hours, during which time work was prevented by bad weather		Item			
	Protection of Adjoining Property					
E	The Contractor shall provide everything that may be necessary for the protection and safety of adjoining property, while carrying out the works. The Contractor shall alter, adapt and maintain, as necessary, any temporary works required in this connection and finally clear away and make good		Item			
F	The Contractor will be held responsible for any damage to adjoining property and any other properties adjacent to the site, which may be caused by the execution of the works and he is to provide any neccessary protection for this purpose and remove same when no longer required and make good any damage at his own damage		Item			
G	Before commencement, the Contractor shall undertake a condition survey of adjoining buildings within close proximity of the Works. A copy of this survey shall be forwarded to the Employer's Representative.					

To Collection €

	Description	Qty	Unit	Rate	€	c
	Works after Substantial Completion					
A	Works carried out by the Contractor after Substantial Completion shall be by prior arrangement with the Employer and in full conformity with their limitations and restrictions including hot work permits, wearing of name tags, restricted use of facilities, general housekeeping and security requirements		Item			
	Programme, Bar Chart					
B	The Contractor will, before the 'Starting date' submit without delay a properly prepared construction programme together with full supporting network analysis techniques for the completion of the works within the Contract period, in a form to be approved by the Employer's Representative. The programme must clearly and explicitly set forth the sequence of all operations (including those of sub-contractors) and the time limits within which the Contractor proposes that each operation shall be commenced and completed. Upon production of the programme, the Contractor shall distribute copies of the programme to all members of the design team.		item			
	Programme Updating					
C	The Contractor must keep the construction programme up to date and make copies available to all members of the design team immediately prior to the site meetings along with supporting network analysis. The programme must include, inter alia, actual activity durations against estimated durations together with particulars of labour, materials, plant resources and the like. Copies of the programme must be displayed in the various site offices.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Method Statement					
A	The Contractor is required to submit, post tender and pre-construction stage, a properly prepared method statement in a standard format to the Architect. The method statement must clearly demonstrate the contractor's proposed sequence and method of working together with the planned resources required to execute the works. This shall include site set up details, location of offices/site hut, material storage, protection for public and pedestrian, traffic management, waste collection and disposal, site maintenance etc.		Item			
	Setting Out					
B	The Contractor shall set out the Works and keep them correct. Opening up and excavation shall not be commenced until the Engineer/ Employer's Representative has inspected the setting out. Two days notice is to be given to the Architect to check the setting out. The checking of any setting out or of any line or level by the Employer's Representative or the Clerk of works (if any) shall not relieve the Contractor of his responsibility for the correctness thereof.		Item			
	Notice of Completion					
C	Give the Employer's Representative at least three weeks notice of the anticipated dates of Substantial Completion of the whole or parts of the works		Item			
	Notice to the Quantity Surveyor					
D	Give reasonable notice to the Quantity Surveyor before covering up any work which the Quantity Surveyor may require to be measured.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor is to produce photographic record of any work, prior to being covered up, which may lead to the instruction of a Change Order by the Employer's Representative. The use of digital photographs will NOT be permitted for the use of recording variations, all photographs are to be date and time recorded.		Item			
	Pipe course					
B	Pipe, cable and wire courses shall be laid out by the Contractor as early as practicable for approval by the Employer's Representative and laying or fixing shall not be commenced without such approval.		Item			
C	Existing pipe, cable or wire courses interfered with during the execution of the work shall be reinstated if, when and as required to the Employer's Representative satisfaction.		Item			
	Materials and Workmanship					
D	The materials and workmanship shall be to the satisfaction of the Employer's Representative and shall be the best of their respective kinds. Materials shall comply where applicable to the current Irish or British Standard. All trade practices customary in ordinary good quality work shall be observed so as to ensure a sound and satisfactory job. All materials shall be used, applied and fixed strictly in accordance with their manufacturer's instructions, together with all necessary appliances, accessories, etc., as may be recommended by them. All work shall be carried out by qualified, experienced and competent tradespersons under the supervision of the Contractor or reliable foreperson. Workmanship shall comply with good workmanship and building practices.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	In every case where in this Specification, materials, appliances, or fittings of special design, manufacture or description, patented or otherwise, are described, or the names of the manufacturers or agents are given, it is to be clearly understood that such references are inserted solely for the guidance of intending contractors with respect to the nature and quality of the articles or services required.		Item			
B	The term "Standard" in the Specification means that the articles or services specified shall conform to the latest appropriate Irish Standard Specification or where such is not available to the appropriate British or European Standard Specification.		Item			
	Samples					
C	Samples of all materials, manufactured articles and executed work shall be submitted to the Employer's Representative for approval before adoption. Such approval will not relieve the Contractor from responsibility for any defects.		Item			
	<u>Submission of Samples</u>					
D	If requested by the Employer's Representative, samples of all materials proposed to be used for the works shall be submitted to him, together with the name and address of the supplier and such information, instructions and directions as the supplier has issued. Samples shall then be subject to the Employer's Representative approval prior to the delivery of the materials to the site. All materials delivered to and used upon the works must be at least equal in quality to the same, and the Contractor shall ensure that he complies with all manufacturer's instructions and recommendation. Any materials condemned by the Employer's Representative as unfit for use in the works shall be immediately removed from the site at the Contractor's expense.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall include here for supplying the samples requested in the specifications.		Item			
B	All materials and prefabricated items shall be manufactured and tested in accordance with the specified requirements. When evidence of conformance depends solely on inspections and tests performed by a Sub-Contractor, Manufacturer, Supplier or independent inspecting authority, the Contractor shall ensure that such evidence is satisfactory and that appropriate records are maintained.		Item			
C	No materials or prefabricated items shall be used in the works until it has been verified that they comply with the specified requirements		Item			
D	Where appropriate, all materials and prefabricated items delivered to the site shall bear the Manufacturer's name, brand name, or any other detail that may be required to verify the exact nature of the material or item and relate it to the specified requirements.		Item			
E	Where applicable, materials and prefabricated items shall be obtained from Suppliers and Manufacturers who have been assessed by an independent certification authority accredited by the National Accreditation Council for Certification Bodies.		Item			
F	Where applicable, materials and prefabricated items shall bear the British Standards Institution Certification mark, the British Board of Agreement Certification mark or other appropriate certification mark.		Item			
G	Transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration.		Item			
H	The Contractor shall operate quarantine procedures for the identification and isolation of materials and prefabricated items that do not comply with the specified requirements.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Works test certificate shall include, whenever applicable, the location in the works or the delivery or batch which the sample represents.		Item			
	Standard Tests					
B	The Contractor shall make such standard tests of concrete, blockwork, mortar, steelwork and other materials as set out in the Specification or as the Employer's Representative may direct.		Item			
C	The cost of all on and off site tests, all testing fees and charges and any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete test cubes and transporting the cubes for testing.		Item			
	Testing					
D	Allow for testing the whole of the works during the duration of the Contract and clean down and leave prefect on completion.		Item			
E	The Contractor shall keep detailed records of where opening up or testing takes place. These records will consist of a written description of the location. Additionally, details of what was discovered and a record of decisions made and what procedure was followed as a result. These records shall be handed over to the Employer's Representative, Architect, Engineer and Quantity Surveyor (as appropriate) at site meetings.		Item			
	Products					
F	All Tenderers shall submit a detailed list of the products they intend to use for evaluation where they differ from the examples given in the specification		Item			
G	Tenderers will be deemed to be using those products given as examples in the specification where not otherwise stated		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Certificate of Standard					
A	All materials and goods are to be of the best quality products / materials shall either be certified as complying with the Irish Standard Specification and shall bear the Irish Standard mark or shall be certified to a National Standard of another member state of the European Union which bears an equivalent guarantee of safety and suitability - certification to be by the National Standards Authority of Ireland.		Item			
B	Where possible Irish materials must be used.		Item			
C	All works and materials required under this Contract shall be in compliance with the requirements of this Specification and the standard referred to herein.		Item			
D	Materials for the works shall be of Irish Manufacture wherever such is available		Item			
E	The workmanship throughout shall be of a high standard and the materials in all cases the best quality of the kinds specified, all to the approval of the Employer's Representative. In every case where in the specification of materials, appliance or fittings of special design, manufacture or description, patent or otherwise are described, it is clearly to be understood that such references are inserted solely for the guidance of intending Contractors with respect to the nature and quality of the articles or services required		Item			
F	The term "Standard" in the specification means that the articles or services specified shall conform to the latest appropriate Irish Standard Specification or where such is not available to the appropriate British Standard Specification		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	Approvals					
A	"or other equal and approved" shall mean that the alternative item proposed is at least equal in performance, quality and workmanship to the specified item. If the Contractor proposes to use an alternative item, the Employer's Representative must give his approval to this item and if the Employer's Representative approval is not obtained the Contractor must supply the item originally specified		Item			
	High Alumina Cement					
	Under no conditions whatsoever is concrete containing high alumina cement to be used in any part of the work.		Note			
	Ordering of Materials					
B	The Bill of Quantities shall not be used for ordering of materials. The Contractor shall take his own measurements on site and from the drawings for the ordering of materials		Item			
	Removal of Improper Work and Materials					
	The Employer's Representative shall have the power to order during progress of the Works :-					
C	(a) Removal from the site of any materials which in his opinion are not in accordance with the Contract.		Item			
D	(b) Substitution of proper materials		Item			
E	(c) Removal and proper re-execution (notwithstanding any previous test thereof or interim payment therefore) of any work which in respect of materials or workpeople is not in accordance with the Contract.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Procurement of Materials					
A	The Contractor is to allow adequate time to source materials, taking into account the requirement to obtain any necessary licenses.		Item			
	Certificate of Standards					
B	Products / materials shall either be certified as complying with the Irish Standard Specification and shall bear the Irish standard mark or shall be certified to a National Standard of another member State of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standards Authority of Ireland.		Item			
	Technical Support					
C	The Contractor shall ensure that full technical support is available from material suppliers for the duration of the contract. Include for all costs in connection with same.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	Vesting Certificates					
A	Within 21 days of acceptance of his/her tender the Contractor shall send to the Employer's Representative a list of the Suppliers from whom the Contractor intends to obtain goods or materials to be embodied in the works and (if not direct Suppliers) the manufacturers of each item of plant to be embodied in the works. The Contractor shall also notify the Employer's Representative promptly in writing of any addition to the list during the course of the works. The list and any additions to the list shall be accompanied by a vesting certificate from each Supplier and manufacturer named. A vesting certificate shall certify that the full ownership (free of any lien or charge) in all goods and materials delivered by or with the authority of the Supplier or manufacturer to the Contractor (whether on the Site of the Works or elsewhere) shall pass irrevocably to the Contractor not later than such delivery notwithstanding any terms of contract of the Supplier or manufacturer and whether or not the Supplier or manufacturer has been paid for the goods and materials. The Contractor shall include with every progress application written evidence that any goods or materials in respect of which payment is requested are the subject of a vesting certificate furnished to the Employer's Representative by the Supplier and (where relevant) manufacturer in accordance with the previous sub-clause. In the absence of such evidence no payment shall be certified in respect of goods or materials		item			

	Description	Qty	Unit	Rate	€	c
	Patent Rights and Royalties					
A	The contractor shall save harmless and indemnify the Employer for and against all claims and proceedings for or on account of infringement of any patent rights, design, trademark or name or other protected rights in respect of any constructional plant, machine, work or material used or in connection with the Works.		Item			
	"Or other equal and approved" in relation to proprietory item or specified element of the works					
B	The term "or other equal and approved" shall mean alternative which in terms of performance, durability and fitness for use can achieve the level at least equivalent to the item or element of work specified. The onus to verify such equivalence shall rest with the contractor. Approval to include such alternatives shall be at the sole discretion of the Employer's Representative and unless stated in writing otherwise should only be on the basis of equivalent as outlined above.		Item			
	Measurements					
C	Notwithstanding anything shown on the drawings, the Contractor shall check all dimensions on site before putting work in hand, and shall be responsible for the dimensional coordination of all parts of the work.		Item			

	Description	Qty	Unit	Rate	€	c
	Sub-Contractors/Suppliers - Design and Production Information					
A	Certain Sub-Contractors/Suppliers will be required to provide design and production drawings and other information: The Contractor shall make reasonable allowance for the time taken in completing such information, checking, inspection by the Employer's Representative. The Contractor shall take appropriate action to obtain all information which the Sub-Contractors/ Suppliers are required to provide. The Contractor shall thoroughly check on the basis of information available, note any comments, discrepancies and divergences and submit to the Employer's Representative. Ensure that any necessary amendments to the information are made in accordance with any comments of the Employer's Representative, and re-submit unless the Employer's Representative so confirms that this is not necessary. If submitted information differs from the Sub-Contract documents, each such difference must be the subject of a request for substitution or Change Order. Should any amendment required by the Employer's Representative be considered to involve a variation, the Contractor shall notify the Employer's Representative without delay and shall not proceed until sub-sequentially instructed. Claims for the extra over cost of such work, if made after it has been carried out, may not be allowed. Obtain final version of all information and submit to the Employer's Representative the number of copies required by him. Distribute additional copies to all affected Sub-Contractors and Suppliers, retain copies for your the Contractors own use and keep at least one copy on site. Ensure that the work is carried out in accordance with this final version		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	All statutory obligations					
A	The Contractor shall comply in all respects with all statutory obligations or regulations in carrying out the works.		Item			
	Clearance of Site					
B	On completion of the Works and as and when directed by the Employer's Representative, the Contractor shall clear away and remove from the site all constructional plant, surplus materials, rubbish and temporary works of every kind and leave the whole of the site and Works perfectly clean and in a workmanlike condition to the satisfaction of the Employer's Representative.		Item			
	Sub-Letting					
C	The Main Contractor must not assign or sub-let any part of the work to others without the written consent of the Employer's Representative.		Item			
D	Consent must be applied for in writing, with full particulars, to allow adequate time for enquires to be made, and to complete preparations, depending on the Employer's Representative's decision, before construction works commence.		Item			
	Before the Employer's Representative will give his consent for any part of the works to be sub-let, the Main Contractor will have to satisfy the Employer's Representative on the following points :-					
E	1. That the result of sub-letting will be to secure higher or more specialist skills than the Main Contractor could reasonably be expected to provide within his own organisation or obtain on the ordinary labour market.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	2. That sub-letting will not reduce the effectiveness of the Main Contractor's control over the job, or lessen the Site Manager's/General Foreman's authority on the site.		Item			
B	3. That any increase in productivity [in the purely quantitative sense] due to labour only sub-contracting will not be accompanied by any lowering of standards of workmanship or exploitation in any other form.		Item			
C	4. The Main Contractor will have a proper and binding agreement with the Sub-Contractor, whereby the latter is held to all the relevant particulars of the Specification and agrees to abide by the Employer's Representative decision.		Item			
	3.3 Work by Utility Providers					
	Utility Providers and others' Fittings or Equipment					
D	The Contractor will be held responsible for any damage caused through his want of proper care to any of the fittings, equipment or machinery installed by utility providers or other statutory undertakers and their agents.		Item			
	Access for Eir and Others to site					
E	The Contractor shall if required allow access to the site and building for the staff of Eir or others carrying out telephone and other installations and employed by or acting on behalf of the Employer. He shall also allow access to the employer's staff connected with this work.		Item			
F	The employer intends to permit utility providers to install underground services during the progress of the works. Provide reasonable facilities and give at least seven days notice to the 'Employers Representative' of when the works may proceed.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Inspection for Local Authority Officers					
A	Should a recognised and responsible Officer of a Local Authority desire to see the premises, building or documents, the Contractor shall refer this person to the Employer or the Employer's Representative		Item			
	4. General facilities and obligations					
	4. a Supervision and co-ordination of the works					
	Contracts Manager					
B	The Contractor shall immediately on appointment assign a Contracts Manager who shall have a full authority to act on the Contractor's behalf in connection with the Contract. The Contractor shall notify the Employer's Representative of the name of the person so appointed and of his normal place of work. The Contractor may from time to time by further written notice to the Employer's Representative remove any person from his appointment as the Contracts Manager and appoint another person in his place with effect from a date to be specified in the notice. The Contractor shall at all times until the end of the Defects Liability Period ensure that a person is appointed to act as the Contracts Manager.		item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Site Manager					
A	From the commencement of work at the site until the works have been certified as practically complete, the Contractor shall ensure that some suitable person is employed by him at the Site as Site Manager. The Site Manager shall supervise and co-ordinate all work carried out on the site by the Contractor and receive all instructions given by or on behalf of the Employer's Representative to the Contractor at the site. The Site Manager shall be present at the site throughout normal working hours except when on leave, sick, or absent for reasons connected with the proper performance of this Contract. Whenever the Site Manager is absent from the site during normal working hours, a suitable person shall be appointed to act as his deputy. The Site Manager shall not be employed by the Contractor to do work other than work specifically related to the Contract. The Contractor shall notify the Employer's Representative of the person appointed as Site Manager and shall not change such appointment without the prior written consent of the Employer's Representative.		item			
B	The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise and co-ordinate all work carried out by the Contractor and to advise and assist the employer in taking possession of the works.		item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Workpeople Generally					
A	None but fully qualified, experienced and competent workpeople shall be employed on the Works and the Contractor shall furnish such evidence as the Employer's Representative may require as to the qualifications and competence of any work person. The Employer's Representative shall have the power to have dismissed from site any work person who misconducts him/herself or who is incompetent or negligent. The Contractor shall be responsible for keeping all workpeople under his control and within the confines of the site.		item			
B	Operatives will be required to carry out sample work on site to indicate their expertise. Acceptable operatives should be familiar with and able to handle materials specified and have competence in the various work procedures.		item			
C	The Contractor, where circumstances dictate, will be required to provide additional training to operatives where their knowledge is lacking.		item			
D	Persons engaged upon the Works should in so far as is practicable and without affecting the efficiency of the work be recruited from the local offices of FAS to the extent that the total labour requirement of the contract exceeds the Contractor's core workforce		item			
E	All of the Contractors site personnel (including sub-contractors) will have to undergo a Garda vetting process. Only those personnel who clear the vetting process will be allowed to work on site		item			
	4. b Plant, tools and vehicles					
	Provide all plant, tools, equipment and vehicles required for the execution of the work					
F	bringing to site, installing and removing on completion		item			
G	maintaining on site for the duration of the works		item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall give the Employer's Representative, Architect, Clerk of Works (if any) and Quantity Surveyor each week a daily return of the number, type and capacity of all plant, tools and equipment currently operating on the works.		item			
B	Plant and scaffolding etc. shall not be removed until ordered by the Employer's Representative and when so ordered it shall be removed expeditiously.		item			
	4. c Scaffolding					
	Scaffolding					
C	bringing to site, erecting and removing on completion		item			
D	erect scaffolding to allow access to the areas of the works as described in the tender documents and marked on the enclosed drawings.		item			
E	The scaffolding shall remain in place until all internal and external works are complete.		item			
F	Remove the scaffolding when the completed works have been inspected by the Architect or as instructed by the OPW official on site.		item			
G	maintaining on site for the duration of the works		item			
H	The Contractor is required to give a written undertaking to the Employer's Representative that only qualified, experienced and competent Scaffolders will be employed upon the works. The Contractor must furnish the necessary evidence to the Employer's Representative prior to the carrying out of scaffolding works.		item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Provide as necessary all general scaffolding required for the execution of the works. Include for protective dust proof and water proof sheeting on all scaffolding. The Contractor shall also make provision for properly constructed access points within the said scaffolding to facilitate inspection of the Works by the consultants. The scaffolding and the erection of same must comply with BS 5973 or the latest British Standard and all other associated construction regulations and the like.		item			
B	The Contractor shall ensure that all scaffolding uprights and the like are encased with foam insulation/uPVC pipes to a height not less than 2.0m.		item			
	4. d Site Administration including the provision and keeping of all statutory records					
	Site Administration					
C	The Contractor shall ensure that there are at all times on this project sufficient suitably qualified and experienced staff to administer all work carried out by the Contractor.		item			
D	The Contractor shall ensure that systems and procedures are in place with regard to the provision and maintenance of records in compliance with statutory requirements.		item			
	4. e Security and provision of clearly identifiable site perimeters and surroundings					
	Site Security					
E	Provide for safeguarding the site, the works, materials and plant against unauthorised entry damage and theft including providing all necessary watching and lighting for the security of the works and the protection of the public. Make good any damage caused by ineffective protection.		item			
	Perimeters and Surroundings					

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Site perimeters and local surroundings are shown on the Proposed Site Layout drawing.		item			
	Protection of the Public					
	4. f Provision for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements					
B	The Contractor shall effect all necessary measures to safeguard members of the public and all other third parties from the risks and perils associated with all construction related site operations.		item			
	4. g Transport for workpeople					
	Transport					
C	Provide for obtaining an adequate labour force for the works and include for transporting workpeople to and from the site if necessary.		Item			
	4. h Protecting the works from inclement weather					
	Protecting the Works					
D	Protect the works, materials and plant from the weather and make good any damage caused.		Item			
	4. i Water for the works					
	Water					
E	Provide an adequate supply of clean fresh water for the works and pay all charges.		Item			
	4. j Temporary lighting and power for the works					
	Temporary lighting and power					

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Provide a separately metered electricity supply and provide all equipment for lighting and power for the works and make temporary arrangements for distributing about the site. The contractor shall erect external safety lighting along the pedestrian footpaths. Ascertain independently the available voltage, type of supply, location of supply point(s) and pay all costs. No generators / noisy plant or equipment are to be used on site due to close proximity of nearby residences.		Item			
B	Provide all necessary power and fuel for the Contractor's own plant and that of Specialist Sub-Contractors and include for all connections, installation and running costs.		Item			
	4. k Temporary roads, hardstandings, crossings and similar items					
	Temporary roads, hardstandings, crossings and similar items					
C	Provide all necessary temporary roads, tracks, hardstandings, crossings and the like and reinstate surfaces on completion. Obtain approval from the Employer's Representative for the location of temporary entrances, hardstandings and crossings required for the works. Comply with the requirements of the Local Authority regarding their maintenance and reinstatement.		Item			
	4. l Temporary accommodation for the use of the Contractor					
D	Provide temporary sheds, offices, messrooms and sanitary accommodation required for own use and for use by sub-contractors. Comply with the requirements of the Factories Acts. Make good and fully reinstate on completion all surfaces, vegetation, grassed areas, etc., disturbed or damaged by Contractor's operations during the course of the works.		Item			
E	Provide office for formal site meetings to accommodate maximum 15 persons.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	4. m Temporary storage areas including suitable and separate storage for dangerous materials or substances					
	Temporary storage facilities					
A	Suitable sheds for the use of the workpeople and the storage of materials shall be provided by the Contractor, maintained during the progress of the Works and removed on completion, the site thereof being made good.		Item			
B	Stores for cement and plaster are to be watertight and are to have raised floors to the approval of the Employer's Representative		Item			
C	The Contractor's and subcontractors storage huts and the like are to be positioned within the site.		Item			
	4. n Temporary telephones for the use of the Contractor					
	Telephones and Facsimile					
D	Provide temporary telephone and facsimile facilities for both the Contractor's own use and for the use of domestic Sub-Contractors; pay all charges in connection therewith.		Item			
	4. o Traffic regulations					
	Traffic regulations and management					
E	The Contractor shall ascertain and provide for complying with all traffic regulations and Garda regulations affecting the execution of the works.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	4. p Welfare facilities for work people to be in compliance with fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations					
	Toilet Facilities, Wash Rooms and the like					
A	The Contractor will have full use of the OPW's on site toilet, wash room and canteen facilities and the like during the course of the works and these must be kept clean at all times and maintained in a proper manner.		item			
	4. q Safety Health and Welfare at Work provisions including items for the following:-					
	1. The operation of the requirements of the Safe Pass and Constructions Skills Certificates Schemes					
B	The Contractor shall comply in all respects with the operation of the 'Safe Pass' and 'Construction Skills Certificates' schemes		Item			
	2. Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required					
C	The Contractor shall include for a competent person or persons to carry out the duties of Safety Officers and all safety supervisors and first aiders required.		Item			
D	The Contractor shall provide everything necessary to comply in all respects with the requirements of the Health and Safety Inspectors and Certifiers.		Item			
	3. Tests and certificates on plant and equipment					
E	The Contractor shall include for providing all tests and certificates necessary for plant and equipment operating on the site.		Item			
				To Collection €		

	Description	Qty	Unit	Rate	€	c
	4. Safety signs and signals					
A	The Contractor is to ensure that sufficient supplies of safety signs and signals are present on site. The Contractor shall include for maintaining and keeping these sign and signals in a clean and operable condition throughout the contract period.		Item			
	5. Provision of Personal Protective Clothing and Personal Protective Equipment					
B	The Contractor is to ensure that sufficient supplies of personal protective equipment, e.g. safety helmets, steel toe-cap boots and personal protective clothing, e.g. reflective vests/visibility jackets and the like are available for the use of visiting Consultants to the site.The Contractor must ensure that such PPC and PPE is kept clean and in a hygienic condition at all times in readiness for use by the visiting consultants.		Item			
C	Operatives shall be required at all times to wear personal protective clothing and personal protective equipment appropriate for the task at hand and to carry out such tasks with the appropriate equipment and procedures required to the Health and Safety Regulations and the safety of others.		Item			
	6. Provision and maintenance of Emergency routes and exits and designated personnel responsible for emergency procedures					
D	The Contractor is to ensure that operatives and other personnel are made aware of the location of Emergency routes and exits from the site and associated buildings, and the Contractor is required to provide designated personnel responsible for emergency procedures.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	7. Energy distribution installations					
A	The Contractor is to provide for ensuring that all temporary lighting and power for the works is installed and maintained in a safe manner.		Item			
	8. Temporary Fire detection and fire fighting systems					
B	The Contractor is to provide necessary fire detection and fire fighting systems, including maintaining in a safe manner and removal upon completion of the works.		Item			
	9. Maintenance of appropriate working conditions and work stations					
C	Provide for daily maintenance to ensure that temporary offices, workstations, messrooms and sanitary accommodation for the use of the Contractor are kept hygienic, clean and in a tidy manner.		Item			
	10. Provision and maintenance of on site traffic routes					
D	Provide for the identification and maintenance of on-site traffic routes including the provision of adequate watching and lighting; temporary barricades, walking platforms and warning notices sufficient to ensure the safety of all persons and removing same on completion		Item			
	11. Provision of first aid equipment and first aid room as appropriate					
E	Provide for first aid equipment and a first-aid room to be located in either separate temporary accommodation or in temporary accommodation already deemed necessary, as appropriate, for the Contractor's own use and for use by sub-contractors or others on site.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Safety, health and welfare of workpeople					
A	The Contractor shall comply in all respects with the Safety, Health and Welfare at Work Act 2006, and with any relevant Statutory provisions as defined under that Act.		Item			
B	The Contractor shall comply in all respects with the Factories and Safety in Industry Acts and any other Acts amending those Acts and with any Statutory Instruments or Regulations issued thereunder. In particular, the Contractor shall comply in all respects with the Safety, Health and Welfare at Work (Construction) Regulations, 2006.		Item			
C	The Contractor shall include for the Project Supervisor for the Construction Stage giving Notice to the National Authority for Occupational Safety & Health prior to commencement of work on site in accordance with the first schedule of the Safety, Health and Welfare at Work (Construction) Regulations, 2006.		Item			
D	The Contractor is required to identify in his tender any aspect of the project which he considers, as a competent Contractor, to be incapable of being constructed in a reasonably safe way.		Item			
E	The Contractor shall complete and return with his tender an official Competence Assessment Form.		Item			
	Further information about safety requirements may be obtained from the National Authority for Occupational Safety and Health		Note			
F	The Contractor shall include for procuring all necessary, "As built" drawings for inclusion in the safety files		Item			
	4. r Disbursements arising from the employment of workpeople					
	Provide for all costs in respect of labour including costs of, for example					

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Social Welfare Acts		Item			
B	Conditions of Employment Acts		Item			
C	Insurance (Intermittent Employment) Act		Item			
D	Holiday (Employees) Act		Item			
E	Redundancy Payments Acts		Item			
F	Industrial Training Acts		Item			
G	Factories Act, Building (Safety, Health and Welfare) Regulations		Item			
H	Travelling Time, Expenses, Fares & Transport		Item			
J	Guaranteed Time		Item			
K	Non-Productive Overtime and Other		Item			
L	Expenses in connection with Overtime		Item			
M	Incentive and Bonus Payments		Item			
N	Sick Pay Disbursement		Item			
P	Country Money		Item			
Q	Pensions		Item			
R	etc.		Item			
	<u>Trade Union Membership, Pension Fund</u>					
S	All workers employed by the Contractor and his sub-contractors shall be members of a recognised Trade Union.		Item			
T	The Contractor shall be a fully paid up member of the CIF Pension/Sick Pay Scheme and all payments made in respect of employees must be available for inspection at all times.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	4. s Maintenance of public and private roads					
A	The Contractor shall be responsible for all damage to existing roads and footpaths caused by his own or sub-contractors' or suppliers' transport to and from the site. Maintain the Employer's existing roads and footpaths during the Contract and make good any damage caused by site traffic or site operations. Protect all underground services encountered during the execution of the works. The Contractor shall make good any damage caused by his own, by sub-contractor's or by suppliers' operations.		Item			
B	Take adequate precautions to protect persons and property from damage or nuisance caused by water, smoke, dust, rubbish and otherwise.		Item			
C	The Contractor is also to take reasonable steps to prevent the excessive deposit on roads and footways of mud from his vehicles or those of any sub-contractor under the Contract and is to allow for cleaning such deposits as necessary.		Item			
	4. t Removing rubbish, protective casings and coverings and cleaning the works on completion					
	Removing rubbish etc.					
D	Remove all rubbish from the works as it accumulates and maintain the works in a clean and tidy condition for the duration of the contract. Clean the works internally and externally, remove all rubbish and leave the entire works in a tidy condition ready for occupation or use. Final clean to be carried out by professional cleaning company.		Item			
E	The Contractor is to include in his rates for disposing of all materials in accordance with all current environmental and building regulations. Refer to Engineer's specification.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall keep the site clean and tidy and make arrangements for the regular removal of rubbish to a properly licensed tip / dump. The Contractor shall clean by brushing and then by hosing all new walkways and roadways used by his crews and vehicles (or those of Specialist Sub-Contractors or Suppliers) at least once per day and as often as necessary to keep the roadways free of dirt, dust and mud. Contractors will provide their own hoses and connections to water supply points approved by the Employer. The Contractor will be required to clear away any builders rubble, debris or waste upon completion of the contract works to a properly licensed tip / dump and make good and reinstate to their original condition any areas during the course of construction.		Item			
B	Provide for removing all rubbish, protective casings and coverings etc. arising from his own or any of his sub-contractors operations from the site daily, to a properly licensed tip / dump		Item			
C	Provide for cleaning the works on completion, inside and out, removing stains, washing all floors and glass and leaving the whole of the works clean and fit for immediate occupation, to the satisfaction of the Employer's Representative.		Item			
D	Further to the cleaning of the building at handover stage, the Contractor is to remove and replace all light bulbs with new or make a reasonable financial offer to the Client for same.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Clearance of Site					
A	On completion of the Works and as and when directed by the Employer's Representative, the Contractor shall clear away and remove from the site all constructional plant, surplus materials, rubbish and temporary works of every kind and leave the whole of the site and Works clean and in a workmanlike condition to the satisfaction of the Employer's Representative		Item			
	4. u Compliance with Waste Management statutory obligations					
	Construction and Waste Levy					
B	The Contractor shall comply with the Waste Management (landfill levy) Regulations 2002. These Regulations (the landfill levy) came into force on 1 June 2002. It applies to wastes delivered for disposal at landfill sites, including C & D wastes. C & D Waste which is used in landfill site engineering, restoration or remediation purposes, is exempt from the levy when it is non-hazardous comprising of concrete, bricks, tiles, road planings or other similar materials and is particle size or less than 150mm. Excavation spoil which is used for landfill site engineering, restoration or remediation purposes is exempt from the levy when it is comprised of clay, sand, gravel or stone. The desposition in a quarry is exempt, where such material is in a chemically unaltered state.		Item			
C	The Contractor shall liaise with the Environment Section of relevant Local Authority to agree a location for the proper and safe disposal of all waste and excavated materials resulting from the proposed works.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
	4. v Drying of the works					
	Drying out					
A	Dry out the works as required to facilitate progress and to prevent damage to or deterioration of the works		Item			
B	Provide for all necessary equipment, fuel and attendance for drying the works as and when required.		Item			
C	The Contractor shall note that it is a requirement of this Contract that concrete floor slabs shall have a moisture content of less than 2% prior to laying specified floor finishes.		Item			
D	Control humidity as required to facilitate progress and to prevent damage to or deterioration of the works		Item			
E	The permanent heating installation may not be used for drying out the works		Item			
	4. w Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items					
F	The Contractor shall comply with all statutory regulations to ensure the safety and protection of all employees, subcontractors, suppliers, consultants and all other third parties involved in or likely to be connected with the Works any way whatsoever.		item			
	4. x Control of noise, pollution and compliance with statutory obligations					
	Control of noise, pollution etc.					
G	Take adequate precautions to protect persons and property from damage or nuisance caused by water, smoke, dust, noise, rubbish and otherwise.		Item			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall include for compliance with BS 5228- Noise and Vibration Control on Construction Sites, and for compliance with all current Health and Safety Regulations. Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles. The Contractor will be required to liaise closely with the employer so as to minimise the nuisance caused by noise and no extra cost will be recoverable for compliance therewith.		Item			
	4. y Protection of the works					
	Protecting					
B	Allow for protecting the whole of the work during the duration of the Contract and carry out cleaning down of the Works by a professional cleaning company and leave perfect on completion.		Item			
C	The works shall be protected at all times against damage from inclement weather, impact, or any other cause and the Contractor shall provide waterproof and frost-proof coverings, temporary shelters, temporary drainage and any other necessary protection for this purpose. He shall provide also watching and temporary lighting, hoarding etc., necessary for the protection of the public and for the protection of the site and the Works against trespass and interference.		Item			
	Additional Items Required for the Full and Proper Execution of the Works					
D	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/1					
Page No. BQ/2					
Page No. BQ/3					
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Page No. BQ/5					
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Description	Qty	Unit	Rate	€	c
COLLECTION					
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Description	Qty	Unit	Rate	€	c
COLLECTION					
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Page No. BQ/65					
Page No. BQ/66					
Page No. BQ/67					
EL (06)-(08) PRELIMINARIES					
Carried to Summary €					

	Description	Qty	Unit	Rate	€	c
	EL (14&15) DEMOLITIONS & ALTERATIONS					
	Information					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	DEMOLITIONS AND ALTERATIONS					
	DEMOLITIONS					
	Demolishing parts of the structure					
	Demolish and remove existing insitu concrete eaves/rooflight support beam; dispose of all material off site; infill with natural stonework construction to match surrounding wall internally and extrnally; leave ready to receive new works associated with the installation of a new rooflight; refer to architects drawings and specification for details					
A	overall size of existing support beam 3550 x 380 mm x 300 mm high; raking top edge (base of Rooflight RL01)	1	item			
	ALTERATIONS					
	Cutting					
	Cutting chase in existing stonework wall to suit new stepped lead flashing; make good to surrounding structure and finish on completion; all as per Architects drawings and specification					
B	generally	2	m			
C	stepped	2	m			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Removing					
	Plumbing and engineering installations					
A	disconnect, strip out and remove from site existing redundant mechanical and electrical services and all associated fixtures and fittings to facilitate the new works; dispose of all material off site to a licensed waste management facility; blank off and make good all existing services as required		item			
	Fittings and fixtures					
B	remove existing double glazed aluminium rooflightand all associated flashings and fixings; leave surrounding structure ready to receive new works; dispose of all debris off site; refer to Architects drawings and specification for details; overall size 3500 x 3550 mm	1	nr			
C	remove existing double glazed aluminium rooflightand all associated flashings and fixings; leave surrounding structure ready to receive new works; dispose of all debris off site; refer to Architects drawings and specification for details; overall size 4025 x 1655 mm	1	nr			
	Roof finishes					
D	remove existing natural slate and associated roofing membrane and battens from existing roof; all felt, battens etc. to be disposed off site to a licensed facility; refer to Architects drawings and specification	47	m2			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	remove existing natural slate and associated roofing membrane and battens from existing roof; salvage, clean down, set aside and store salvaged slate for re-use; salvaged slate to be stored on the scaffold in order to reduce the risk of damage due to over handling of the slate; include for all costs associated with any additional temporary works design that may be required in complying with this requirement; all temporary works design calculations to be submitted to the Clients Engineer for approval before any works are undertaken; all felt, battens etc. to be disposed off site to a licensed facility; refer to Architects drawings and specification	141	m2			
B	remove existing lead ridge and hip capping and all associated fixing brackets and clips from existing roof; dispose of all material off site to a licensed facility; refer to Architects drawings and specification	22	m			
C	remove existing lead ridge and hip capping and all associated fixing brackets and clips; from existing roof; salvage, clean down, set aside and store on site salvaged capping for re-use; refer to Architects drawings and specification	22	m			
D	remove existing lead valley linings from existing roof; dispose of all material off site to a licensed facility; refer to Architects drawings and specification	6	m			
E	remove existing lead valley linings from existing roof; salvage, clean down, set aside and store on site salvaged capping for re-use; refer to Architects drawings and specification	6	m			
F	remove existing lead apron flashings from existing roof; dispose of all material off site to a licensed facility; refer to Architects drawings and specification	2	m			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	remove existing cover flashings from existing roof; include for making good existing chase in stonework with lime mortar; dispose of all material off site to a licensed facility; refer to Architects drawings and specification	4	m			
B	remove existing lead soakers (including saddle soaker) from existing roof; dispose of all material off site to a licensed facility; refer to Architects drawings and specification	27	nr			
C	remove section of existing timber soffit board; 25 mm thick ship lap boarding; dispose of materials off site to a licensed facility; leave existing timber structure ready to receive new works (550 mm wide); refer to Architects drawings and specification	8	m2			
D	carefully remove section of existing 25 mm timber ship lap soffit board; salvage, de-nail, clean down, set aside and store on site salvaged boarding for re-use; leave existing timber structure ready to receive new works (550 mm wide); sloping; refer to Architects drawings and specification	23	m2			

To Collection €

	Description	Qty	Unit	Rate	€	c
	TREATMENT/REPAIRS					
	Repair/restore as necessary timber windows, doors and associated joinery; fully service all windows; each window should be dismantled, eased, adjusted, realigned, recorded reassembled; remove existing redundant draught proofing system; installation of new draught proofing system with brush seals; include for all necessary routing of new and existing timberwork to accommodate new draught proofing system as required; repair/replace any defective timber with well seasoned pressure treated hardwood (e.g. Iroko, teak) allow for 10% of existing timberwork to be replaced; remove existing window and door furniture and dispose off site; install new ironmongery to match existing; defective putty to be carefully cleaned out from around each pane of glass and repaired to match existing; door leafs and window sashes to be removed and any repair works etc. carried out on site; door and window frames to remain insitu and any repair works carried out on site; seal all external gaps to base, head and sides ofdoor and window frames with epoxy timber grout; door leafs and window sashes to be refitted on completion of all restoration works; include for all temporary boarding up and weatherproofing of opes as may be required to facilitate the works; all in accordance with the architects drawings and specifications					
	Timber Window Restoration					
	Windows					
A	overall size 880 mm diameter; centre pivot opening (Ref: W.01, W.05)	2	nr			
B	overall size 920 x 1170 mm high; top opening section (Ref: W.02)	1	nr			
C	overall size 980 x 1380 mm high; side openings (Ref: W.03, W.04)	2	nr			

	Description	Qty	Unit	Rate	€	c
	Timber Door Restoration					
	Doors					
A	overall size 860 x 2170 mm high; single door (Ref: D.08)	1	nr			
B	overall size 1130 x 2400 mm high; arched head; single door (Ref: D.06, D.07)	2	nr			
C	overall size 1400 x 2400 mm high; arched head; double door (Ref: D.01)	1	nr			
D	overall size 2760 x 2425 mm high door/screen including arched fanlight and 1500 x 1950 mm high double door ope (Ref: D.02, D.03, D.04, D.05)	4	nr			
	Dismantle and remove existing cast iron gutters and downpipes and all associated fittings and fixings and salvage and set aside for re use; clean down and remove all loose paint with a wire brush; shot blast back to bare metal; fill any cracks, discrepancies, holes and the like with approved fillers; treat bare metal with a rust inhibitor; apply 2 nr. coats of a zinc based primer followed by two base coats of micaceous iron oxide and 2 nr. coats of gloss paint; to selected colour to be agreed with Architect; make good existing structure and finishes and leave ready to receive new works (refitting of gutters and downpipes measured elsewhere)					
	Gutters & downpipes					
	Gutters					
E	horizontally	55	m			
	Downpipes					
F	vertically	15	m			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Additional Items Required for the Full and Proper Execution of the Works					
A	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/71					
Page No. BQ/72					
Page No. BQ/73					
Page No. BQ/74					
Page No. BQ/75					
Page No. BQ/76					
Page No. BQ/77					
EL (14&15) DEMOLITIONS & ALTERATIONS					
Carried to Summary €					

	Description	Qty	Unit	Rate	€	c
	EL (27) ROOFS					
	Information					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	Unless otherwise described all softwood timber shall be strength class A and to be minimum SS grade to BS 4978 and treated by double vacuum pressure impregnation using organic solvent type as B.S. 5268, Part 5, Clause 5.2, Class D; stress graded SC B group and bearing those identification markings as specified; finished sizes		Note			
	WOODWORK					
	STRUCTURAL & FIRST FIXING					
	White deal; C16; wrot finish; treated					
	Carcassing					
	Pitched roofs					
A	150 x 50 mm; short lengths < or = 500 mm (12 nr. infill rafters)	6	m			
B	300 x 75 mm; (purlin/bearer)	9	m			
	White deal; C16; sawn unless otherwise stated; treated					
	Carcassing					
	Pitched roofs					
C	150 x 50 mm; short lengths < or = 500 mm (12 nr. infill rafters)	5	m			
D	100 x 50 mm; (upstand/bearers)	79	m			
	First fixings					
	Generally					
E	75 x 38 mm (verge bearer)	9	m			

	Description	Qty	Unit	Rate	€	c
A	175 x 50 mm (tilting fillet)	55	m			
	Teak (Tectona grandis) or equivalent soffit board; wrot finish; fixed to upper ends of rafter extension/filler pieces; all cuts to be pretreated with suitable teak oil of preservative; suitable for salt laden costal exposure; filler pieces fixed with stainless steel or non-corrosive screws; fixings to be countersunk and flush pelleted; refer to Architects drawings and specification for details					
	First fixings					
	Eaves & verges					
B	rafter extension filler pieces; 550 mm long x 100 mm high; raking	181	nr			
	BOARDING AND SHEETING					
	T&G boarding; larch; 25 mm thick; wrot finish; fixing to softwood backgrounds with corrosion resistant screws; countersinking and flush pelleting; new ceiling boarding to match size and pattern of existing ceiling; refer to Architects drawings and specification for details					
	Boarding and sheeting					
	Roofs					
C	raking	6	m2			
	Shiplap boarding; larch; 25 mm thick; wrot finish; fixing to softwood backgrounds with corrosion resistant screws; countersinking and flush pelleting; new eaves boarding to match size and pattern of existing; refer to Architects drawings and specification for details					
	Boarding and sheeting					
	Eaves & verges					
D	125 mm high; splayed top edge to suit roof pitch; vertical (closer piece)	55	m			

To Collection €

	Description	Qty	Unit	Rate	€	c
A	> 300 mm wide (550 mm wide); sloping	8	m2			
	Take from storage and refit existing salvaged larch shiplap boarding; 25 mm thick; wrot finish; fixing to softwood backgrounds with corrosion resistant screws; countersinking and flush pelleting; refer to Architects drawings and specification for details					
	Boarding and sheeting					
	Eaves & verges					
B	> 300 mm wide (550 mm wide); sloping	23	m2			
	Square edge boarding; larch; 25 mm thick; wrot finish; fixing to softwood backgrounds with corrosion resistant screws; countersinking and flush pelleting; refer to Architects drawings and specification for details					
	Second fixings					
	Lining to rooflight opes					
C	150 - 300 mm wide	22	m			
D	300 - 450 mm wide	7	m			
	Teak (Tectona grandis) or equivalent; 20 mm thick; wrot finish; square edge; fixed to softwood backgrounds all cuts to be pretreated with suitable teak oil or preservative; suitable for salt laden coastal exposure; fixed with non-corrosive screws; fixings to be countersunk and flush pelleted; refer to Architects drawings and specification for details					
	Second fixings					
	Fascia					
E	190 mm high; raking (barge board)	9	m			
F	195 mm high (fascia board)	4	m			

	Description	Qty	Unit	Rate	€	c
	INSULATION, IRONMONGERY, ACCESSORIES & SUNDRIES					
	Moisture resistant wood fibre insulation board consisting of untreated fir and spruce, 4.0% PUR resin and 1.0% parafin, suitable for use in rainscreen facades; non load bearing; mechanically fixed to softwood backgrounds with manufacturer approved fixings; all in accordance with the manufacturers instructions and in accordance with the architects drawings and specification					
	Insulation					
	Thermal					
A	< or = 300 mm high; 30 mm thick; raking; upstands around rooflight openings	25	m			
B	< or = 300 mm high; 60 mm thick; raking; upstands around rooflight openings	25	m			
	Moisture resistant wood fibre insulation board consisting of untreated fir and spruce, 4.0% PUR resin and 1.0% parafin, suitable for use in rainscreen facades; non load bearing; mechanically fixed to blockwork/concrete backgrounds with manufacturer approved fixings; including all necessary drilling and plugging; all in accordance with the manufacturers instructions and in accordance with the architects drawings and specification					
	Insulation					
	Thermal					
C	< or = 300 mm high; 42 mm thick; raking to top of existing masonry wall (bottom edge of kitchen rooflight)	4	m			

	Description	Qty	Unit	Rate	€	c
	Additional Items Required for the Full and Proper Execution of the Works					
A	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/79					
Page No. BQ/80					
Page No. BQ/81					
Page No. BQ/82					
Page No. BQ/83					
EL (27) ROOFS					
Carried to Summary €					

Description	Qty	Unit	Rate	€	c
EL (37) ROOF COMPLETION					
Information					
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
The Contractor is required to visit the site and ascertain the nature of work involved in this section. No charge for extra labour, plant or materials will be allowed in consequence of the contractors failure to do this		Note			
The contractor should note that the works are to be carried out on a phased basis. The contractor should also note that the following element has not been separated out per phase and the contractor should include in his rates for any additional costs that may be incurred in complying with the phasing of the works. The contractor should also refer to the preliminaries element for details of the temporary works required as a result of the phasing.		Note			
The contractor shall submit details of all proposed rooflights for approval prior to fabrication, including a thermal stress analysis of the proposed fittings, for winter and summer sun conditions, etc. Analysis to include for heat build-up behind the glass caused by any proposed blinds to be fitted to the rooflights.		Note			
Rooflights shall be designed and fabricated for the severe roof location exposure, including fully silicone sealed glazed units.		Note			

To Collection €

Description	Qty	Unit	Rate	€	c
Allow for site dimensions to be taken and incorporated into fabrication drawings before starting production of the rooflights and associated fittings. To take account of building tolerances it may be necessary to re-size windows and it is the Contractor's responsibility to ensure these revisions are agreed with the Architect before shop drawings are produced. Contractor to provide full schedule of all site measured windows prior to putting ordering materials.		Note			
A full set of shop drawings are to be completed and issued to the design team for approval, which show all interfacing details with the building structure. These details should indicate what aluminium system is being used and the location where it is being used and that no risk of cold bridging exists.		Note			
Thermal analysis software such as Athena or equivalent is to be used to confirm the thermal efficiency of all interfacing details, aluminium profiles and glazing materials.		Note			
All isolators and barriers are to be called up on these drawings, which are being used to prevent bimetallic corrosion. All the details are to be fully labelled, dated and revisions noted and approval of the design team should be received prior to works commencing.		Note			
Bespoke glazed aluminium rooflights to be supplied with a minimum 10 year manufacturer backed warranty.		Note			
		To Collection €			

	Description	Qty	Unit	Rate	€	c
	METALWORK					
	NON-STRUCTURAL					
	Thermally broken aluminium framed roof lights; polyester powder coated anodised aluminium to selected colour to be agreed with Architect; triple glazed Low E glazing units consisting of toughened and heat soaked outer glass layer with Low E coating, Argon filled cavities with warm edge spacers, laminated inner panes with low E coating; with unit outer edge seals all around; all aluminium including cappings to be pre anodised; timber studwork to form upstands (timber work measured elsewhere); window fitted in line with roof pitch; include for EPDM liner to all sides of unit and lap and seal to new airtightness membranes (airtightness membrane measured elsewhere); U-Value overall to be 0.8 W/m2k; fixing timber upstand with proprietary type concealed fixings; all fixings to Architects approval; rooflight surround to consist of 2 mm thick powder coated aluminium folded trims/flashings, colour to match rooflight; include for all trims and flashings as shown on Architects drawings necessary to complete the installation and seal with slate roof finishes fitting in accordance with the manufacturers instructions; refer to Architects drawings and specification for details					
	Composite items					
	Rooflights					
A	glazed sloping rooflight; overall plan size circa 3451 x 3211 mm - Ref: - RL01	1	nr			
B	glazed sloping rooflight; overall plan size circa 4020 x 1600 mm - Ref: - RL02	1	nr			

	Description	Qty	Unit	Rate	€	c
	Additional Items Required for the Full and Proper Execution of the Works					
A	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			
				To Collection €		

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/85					
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Page No. BQ/87					
Page No. BQ/88					
EL (37) ROOF COMPLETION					

Carried to Summary €

	Description	Qty	Unit	Rate	€	c
	EL (45) CEILING FINISHES					
	Information					
	The Contractor is advised that the Architects and Engineers drawings and Specifications (Works Requirements) are all complementary to each other and should be read in conjunction with one another		Note			
	Unless otherwise described all softwood timber shall be strength class A and to be minimum SS grade to BS 4978 and treated by double vacuum pressure impregnation using organic solvent type as B.S. 5268, Part 5, Clause 5.2, Class D; stress graded SC B group and bearing those identification markings as specified; finished sizes		Note			
	WOODWORK					
	INSULATION, IRONMONGERY, ACCESSORIES & SUNDRIES					
	'Mineral fibre' insulation; to BS EN ISO 14021, Part 1, 1985; to achieve a thermal conductivity 0.044W/mK; fitting in accordance with the manufacturers instructions; refer to Architects drawings and specification for details					
	Insulation					
	Thermal					
A	150 mm thick; laid between rafters (roof/ceiling infill above head of rooflight - kitchen)	3	m2			

	Description	Qty	Unit	Rate	€	c
	FLOOR, WALL AND CEILING FINISHINGS					
	FINISHINGS					
	BOARD FINISHES					
	Gypsum plasterboard; 12.5 mm thick; filling and taping joints; 3 mm thick skim coat of gypsum plaster; fixed to softwood backgrounds with proprietary type screw fixings; all in accordance with manufacturer's instructions					
	Ceilings					
	> 300 mm wide					
A	generally (roof/ceiling infill above head of rooflight - kitchen)	3	m2			
	Additional Items Required for the Full and Proper Execution of the Works					
B	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/90					
Page No. BQ/91					
EL (45) CEILING FINISHES					
Carried to Summary €					

	Description	Qty	Unit	Rate	€	c
	EL (47) ROOF FINISHES					
	Information					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	ROOFING, CLADDING, AND WATERPROOFING					
	FINISHINGS					
	FLEXIBLE SHEET FINISHES					
	Airtightness membrane; proprietary type; sealing and detailing at perimeter walls to manufacturer's details; all installations, lapping and jointing in accordance with the manufacturer's instructions					
	Roofing					
	> 300 mm wide					
A	raking	157	m2			
B	upstand; stepped around rooflights; girth 300 - 450 mm (cafe area)	4	m2			
C	upstand; stepped around rooflights; girth 450 - 600 mm (kitchen area)	8	m2			

	Description	Qty	Unit	Rate	€	c
	SLATE AND TILE COVERINGS					
	Spanish natural slate to BS EN 12326-1; overall size 500 x 250 mm; 5-6 mm thick; pre holed; 100 mm headlap; blue-grey through colour; fixing each slate with 2 nr 3.35 mm diameter x 40 mm long copper slate nails; 50 x 25 mm pressure treated timber battens and counter battens fixed with galvanized round plain shank nails; first batten fixed through 100 mm thick wood fibre insulation board to existing/ new rafters (wood fibre insulation board measured elsewhere); wind tight, vapour permeable (diffusion open) sealing, breathable roofing membrane with built in self adhesive strips so overlap can be sealed with no additional tape; 150 mm laps; all fixing in accordance with 82:2017 slating and tiling code of practice (S.R. 82); refer to Architects drawings and specification					
	Coverings					
	Sloping < or = 45 degrees					
A	**> 300mm wide**	**49**	**m2**			
	Eaves					
	Double course; supplementary fixings; include for double batten at head of slate (tilting fillet measured elsewhere)					
B	**horizontal**	**14**	**m**			

	Description	Qty	Unit	Rate	€	c
	Take from storage and refit existing natural slates; overall size circa 500 x 250 mm; 5-6 mm thick; pre holed; 100 mm headlap; blue-grey through colour; fixing each slate with 2 nr 3.35 mm diameter x 40 mm long copper slate nails; 50 x 25 mm pressure treated timber battens and counter battens fixed with galvanized round plain shank nails; first batten fixed through 100 mm thick wood fibre insulation board to existing/ new rafters (wood fibre insulation board measured elsewhere); wind tight, vapour permeable (diffusion open) sealing, breathable roofing membrane with built in self adhesive strips so overlap can be sealed with no additional tape; 150 mm laps; all fixing in accordance with 82:2017 slating and tiling code of practice (S.R. 82); refer to Architects drawings and specification					
	Coverings					
	Sloping < or = 45 degrees					
A	> 300mm wide	141	m2			
	Eaves					
	Double course; supplementary fixings; include for double batten at head of slate (tilting fillet measured elsewhere)					
B	horizontal	41	m			
	Eaves carrier and protection system; proprietary type; fixing in accordance with the manufacturers instructions					
C	girth 150 - 300 mm	55	m			
	Eaves ventilator roll; proprietary type; fixed over existing rafters; fixing in accordance with the manufacturers instructions; refer to Architects drawings and specification for details					
D	600 mm wide; to provide 25 mm continuous uninterrupted airflow; at eaves	55	m			

	Description	Qty	Unit	Rate	€	c
	FLEXIBLE SHEET METAL COVERINGS					
	Take from storage existing flashings (assume code 6) and refit in position; lap and seal all joints; include for all necessary additional non corrosive fixings and fastners as may be required to complete the installation; laid on non-woven needle punched geotextile polyester felt underlay; all to match existing; patination oil to be applied to all lead surfaces; all to Architects details					
	Flashings					
	Valley					
A	Girth 450 - 600 mm; raking	6	m			
	Take from storage existing flashings (assume code 8) and refit in position; lap and seal all joints; include for all necessary additional non corrosive fixings and fastners as may be required to complete the installation; laid on non-woven needle punched geotextile polyester felt underlay; all to match existing; patination oil to be applied to all lead surfaces; all to Architects details					
	Ridges					
	Girth 300 - 450 mm					
B	generally	11	m			
	Hips					
	Girth 300 - 450 mm					
C	raking	11	m			

	Description	Qty	Unit	Rate	€	c
	Milled lead sheet; code 3; lap and seal all joints; welt edges as required; fixing with non corrosive clips, brackets, fixings and fasteners; all to match existing; patination oil to be applied to all lead surfaces; all to Architects details					
	Flashings					
	Soakers					
A	250 x 400 mm; bends -1; dressing over slate; upstand to be a minimum of 75 mm	6	nr			
	Saddle soakers					
B	350 x 400 mm; bends -1; dressing over slate; upstand to be a minimum of 75 mm	1	nr			
	Milled lead sheet; code 6; lap and seal all joints; welt edges as required; fixing with non corrosive clips, brackets, fixings and fasteners; laid to recommended lengths on non-woven needle punched geotextile polyester felt underlay; all to match existing; patination oil to be applied to all lead surfaces; all to Architects details					
	Flashings					
	Cover flashing					
C	girth < or = 150 mm; raking at roof verge; bends-2; fixed to timber backgrounds (roof verge/barge area)	17	m			
D	girth < or = 150 mm; raking at roof/ wall abutment; bends 3; lapped over edge of slate (side of roof channel)	9	m			
E	girth < or = 150 mm; fixed to wall chase with wedges (chasing measured elsewhere); pointing with lime mortar to match surrounding masonry; at roof/chimney abutment; bends 1; lapped over edge of slate (front and rear of chimney)	2	m			

	Description	Qty	Unit	Rate	€	c
A	girth < or = 150 mm; raking with stepped top edge; fixed to wall chase with wedges (chasing measured elsewhere); pointing with lime mortar to match surrounding masonry; at roof/chimney abutment; bends 1; lapped over edge of slate (side of chimney)	2	m			
	Valley					
B	Girth 450 - 600 mm; raking	6	m			
	Apron					
C	Girth 300 - 450 mm (front & rear of chimney)	2	m			
	Channel					
D	girth 300 - 450 mm; raking at roof/ wall abutment; bends 4; include for folding and fitting back into position existing stepped cover flashings; roofing membrane to be dressed under lead channel and turned up against existing wall; include for all modifications to existing flashings as required	9	m			
	Milled lead sheet; code 8; lap and seal all joints; welt edges as required; fixing with non corrosive clips, brackets, fixings and fasteners; laid to recommended lengths on non-woven needle punched geotextile polyester felt underlay; all to match existing; patination oil to be applied to all lead surfaces; all to Architects details					
	Flashings					
	Ridges					
E	Girth 300 - 450 mm	11	m			
	Hips					
F	Girth 300 - 450 mm	11	m			

To Collection €

	Description	Qty	Unit	Rate	€	c
	WOODWORK					
	INSULATION, IRONMONGERY, ACCESSORIES & SUNDRIES					
	Moisture resistant wood fibre insulation board consisting of untreated fir and spruce, 4.0% PUR resin and 1.0% paraffin, suitable for use in rainscreen facades; non load bearing; mechanically fixed over existing t&g boarding with manufacturer approved fixings (refer to batten fixings in slating section); staggered joints; all in accordance with the manufacturers instructions and in accordance with the architects drawings and specification					
	Insulation					
	Thermal					
A	100 mm thick; raking; fitted over existing roof boarding	157	m2			
	Additional Items Required for the Full and Proper Execution of the Works					
B	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/93					
Page No. BQ/94					
Page No. BQ/95					
Page No. BQ/96					
Page No. BQ/97					
Page No. BQ/98					
Page No. BQ/99					
EL (47) ROOF FINISHES					
Carried to Summary €					

	Description	Qty	Unit	Rate	€	c
	EL (48) DECORATIONS					
	Information					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	PAINTING AND DECORATING - INTERNALLY					
	PAINTING					
	Remove existing loose and flaking paint; fill cracks; cleaning down; dusting off; one sealer coat to bare plaster surfaces; two undercoats and one top coat of vinyl silk emulsion; to existing plastered and painted background; to selected colours; paint and paint colour to be agreed with Architect all in accordance with manufacturers printed instructions					
	Walls					
	< or = 300 mm					
A	internal lift shaft walls (reveals)	7	m2			
	> 300 mm wide					
B	internal lift shaft walls	167	m2			
	Ceilings					
	> 300 mm wide					
C	generally	45	m2			

	Description	Qty	Unit	Rate	€	c
	Remove existing loose and flaking paint; fill cracks; knot, prime and stop any bare surfaces; sanding down; dusting off; one coat of water based wood primer to all timber bare surfaces; two under coats and one top coats of water based eggshell satin gloss paint to all timber surfaces; paint to Architects approval; to selected colours; all in accordance with manufacturers printed instructions					
	Ceilings					
	> 300 mm					
A	generally (including sides of exposed joists and rafters)	206	m2			
	General Surfaces					
	< or = 300 mm girth					
B	generally (door frames)	31	m			
	> 300 mm					
C	generally (doors)	39	m2			
	Windows					
	> 300 mm wide					
D	multiple panes	5	m2			
	PAINTING AND DECORATING - EXTERNALLY					
	PAINTING					
	Cleaning down and power washing existing stonework walls in accordance with manufacturers recommendations; remove fungi, algae, and efflorescence; dusting off; apply 2 to 3 nr. coats of "Diasen BKK Eco rain repellent coating" or other equal and approved until full saturation is achieved; all in accordance with manufacturers printed instructions					
	Walls					
	< or = 300 mm wide					
E	generally (reveals)	12	m			

	Description	Qty	Unit	Rate	€	c
	> 300 mm girth					
A	generally	197	m2			
	Remove existing loose and flaking paint; fill cracks; knot, prime and stop any bare surfaces; sanding down; dusting off; one coat of water based wood primer to all timber bare surfaces; two under coats and one top coats of water based eggshell satin gloss paint to all timber surfaces; paint to Architects approval; to selected colours; all in accordance with manufacturers printed instructions					
	Ceilings					
	Girth > 300 mm					
B	generally (soffit - including painting in exposed rafter ends)	111	m2			
	General surfaces					
	> 300 mm wide					
C	generally (door frames)	17	m2			
	Glazed Doors & Screens					
	> 300 mm wide					
D	multiple panes	74	m2			
	Windows					
	> 300 mm wide					
E	multiple panes	5	m2			
	Additional Items Required for the Full and Proper Execution of the Works					
F	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/101					
Page No. BQ/102					
Page No. BQ/103					
EL (48) DECORATIONS					

Carried to Summary €

	Description	Qty	Unit	Rate	€	c
	EL (52) DRAINAGE AND REFUSE DISPOSAL					
	Information					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	DRAINAGE					
	DISPOSAL ABOVE GROUND					
	Take from storage and refit in position salvaged rainwater downpipes; include for refitting all existing fittings including hoppers, couplers, brackets, shoes etc.; fixing to existing masonry backgrounds with proprietary type stainless steel fixings; including all necessary drilling and plugging; caulk and seal all joints with butyl mastic sealant; all in accordance with the Architects drawings and specification; all works to be carried out to the architects approval					
	Pipes					
	Circular; < or = 100 mm diameter					
A	surface fixed	**15**	**m**			

To Collection €

	Description	Qty	Unit	Rate	€	c
	Take from storage and refit in position salvaged rainwater gutters; include for refitting all existing fittings including running outlets, couplers, brackets, ends and angles etc.; fixing to timber backgrounds with proprietary type stainless steel fixings; include for new galvanised mild steel half round gutter side rafter brackets to all guttering; brackets fixed to side of rafters with 2 nr. non corrosive screw fixings; bracket spacings at a maximum of 1500 mm centres; caulk and seal all joints with butyl mastic sealant; all in accordance with the Architects drawings and specification; all works to be carried out to the architects approval					
	Gutters					
	Half round; < or = 150 mm					
A	surface fixed; include for new galvanised mild steel half round gutter side rafter brackets to all guttering; brackets fixed to side of rafters with 2 nr. non corrosive screw fixings; bracket spacings at a maximum of 1500 mm centres	55	m			
	Additional Items Required for the Full and Proper Execution of the Works					
B	Tenderers shall allow below for all items not included in the foregoing Bill of Quantities but which are required by the Works Requirements, Drawings and Specifications or otherwise required for the full and proper execution of the works in accordance with the terms of the Contract		Item			

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. BQ/105					
Page No. BQ/106					
EL (52) DRAINAGE AND REFUSE DISPOSAL					

Description	Qty	Unit	Rate	€	c
SUMMARY	**Page No.**				
EL (06)-(08) PRELIMINARIES	BQ/70				
EL (14&15) DEMOLITIONS & ALTERATIONS	BQ/78				
EL (27) ROOFS	BQ/84				
EL (37) ROOF COMPLETION	BQ/89				
EL (45) CEILING FINISHES	BQ/92				
EL (47) ROOF FINISHES	BQ/100				
EL (48) DECORATIONS	BQ/104				
EL (52) DRAINAGE AND REFUSE DISPOSAL	BQ/107				
TOTAL AMOUNT TO SUMMARY					

General Summary

Description		€	c
Brought Forward			
The Contractor shall provide for all costs in respect of labour.	Item		
The contractor shall effect and maintain all insurances in connection with the works as required by the conditions of contract.	Item		
SUB-TOTAL (excl. VAT)			
It is important to note that the total amount of the fixed price lump sum tender being carried forward to the Form of Tender document is excluding ALL VAT. However the Contractor must obtain a Guarantee Bond for 12.5% of the initial Contract Sum (incl. VAT) from an approved Insurance Company for the due and proper performance and completion of the Contract up to certification of Substantial Completion of the Works and 6.25% of the initial Contract Sum for 18 months thereafter. Include here for the cost of the Bond. It is important to note that the total amount of the fixed price lump sum tender being carried forward to the Form of Tender document is excluding ALL VAT. However, the contractor is to account here for obtaining a Guarantee Bond for the inclusive of VAT tender sum @ 13.5%. This bond is to cover the contractor's exclusive of VAT tender sum and also cover the VAT amount @ 13.5% which will be accountable by the Principal Contractor	Item	**N/A**	
SUB-TOTAL (excl. VAT)			
Amount for Project Supervisor Construction Stage	Item		
FORWARD TO FORM OF TENDER (excl. VAT)			
Contractors Name:…….....……..			
Address:…….....……			
…….....……			
Signed on behalf of Above Contractor:…….....……			
Position in Firm:…….....…… Date:……..20….			