

Clonlea

Job Name : CLONLEA BOO BLANK11

Job Description

Client's Name: John and Ciara Rennie

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade :						
	1 (00) PRELIMINARIES					
	<u>1. Preliminary Particulars</u>					
	1.1 Project, Parties and Consultants					
	<u>Name & Location:</u>					
1	Proposed dwelling at Clonlea Lodge and alterations to existing house at Ballinteer Road, Dublin 16	1.00	item			
	<u>Nature of the Project:</u>					
2	Construction of a two-storey dwelling and part-single-storey extension to existing house including associated siteworks		item			
	<u>Parties and Consultants</u>					
3	Employer: Ken and Ann-Marie McCullagh		item			
4	Architect: Josh Maguire, The House Architects		item			
5	Structural Engineer: Andrew Riley Consulting Engineer		item			
6	Quantity Surveyor: Eoin Darby, Darby & Associates		item			
7	Project Supervisor for Design Stage: The House Architects		item			
	1.2 Description of Site					
8	Boundaries: The extent of the site boundaries are indicated on the architect's site plan.		item			
9	Access: The site is accessed via front entrance as indicated on site plan drawings.		item			
10	Adjacent / Abutting Buildings: refer to site location map and architect's and engineer's drawings.		item			
11	Existing Services on or over the Site: The tenderer is to survey the site to determine types and locations prior to tender.		item			
12	Site Inspection: Contact Josh Maguire		item			
	1.3 Drawings and Other Documents					
	<u>List of Drawings</u>					
13	Refer to the drawing and document register.		item			
	<u>List of Documents</u>					
14	Refer to the drawing and document register.		item			
	<u>Measurement Rules</u>					
15	The measurement in this document has, for the most part, been carried out in accordance with ARM4 agreed between the CIF and t item					
16	Tenderer's should note that some of the measurement rules of ARM4 may have been supplemented to / altered in accordance with t item					
17	If a tenderer is unclear as to the measurement rules they are obliged to query this with the QS prior to submission of tender.		item			
18	Upon submission of tender, the tenderer will be deemed to have satisfied himself that he fully understands the descriptions of work: item					
	<u>2. Contract</u>					
	2.1 Form, Type and Conditions of Contract					
	<u>Form of Contract</u>					
19	The Articles of Agreement and Conditions of Contract shall be those issued by the RIAI in agreement with the CIF and the SCS1 2/ item					
	<u>Type of Contract</u>					
20	The contract will be executed under seal. Allow here for any costs in compliance with this notice.		item			
	<u>Conditions of Contract, the clause headings of which are scheduled below:</u>					
	Refer to the full text of the Conditions of the Contract and price below for costs to comply with same					
21	1. Definitions		item			
22	2. Scope of Contract		item			
23	3. Drawings and Bill of Quantities.		item			
24	4. Variations arising from Legislative Enactments		item			
25	5. Contractor to provide everything necessary		item			
26	6. Local and Other Authorities' Fees		item			
27	7. Setting out of Works		item			
28	8. Materials and workmanship to conform to descriptions		item			
29	9. Work to be opened up		item			
30	10. Foreman		item			
31	11. Access for Architect to works		item			
32	12. Clerk of Works		item			
33	13. Ascertainment of prices for Variations		item			
34	14. Omissions		item			
35	15. Assignment or Sub-letting		item			
36	16. Nominated Sub-contractors		item			
37	17. Nominated Suppliers		item			

38	18. Provisional Sums	item
39	19. Prime Cost Sums	item
40	20. Independent Contractors, Artists and Tradesmen	item
41	21.A. Liability and Indemnity for Damage to Persons and Property	item
42	21 (B) Insurance Against Damage to Persons and Property.	item
43	Add sub clause (g) 'The Contractor's public liability policy under Clause 21 shall be in the joint names of the Contractor and the Employer'	item
44	Add sub clause (h) 'The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability for damage to persons and property'	item
45	22. All Risks Insurance.	item
46	23. Insurance Policies	item
47	24. Damage due to Excluded Risks	item
48	25. Damage due to Design	item
49	26. Responsibility for Existing Structures	item
50	27. War Damage	item
51	28. Dates for Possession and Completion	item
52	29. Damages for Non-completion	item
53	30. Delay and Extension of Time	item
54	31. Practical Completion and Defects Liability	item
55	32.A. Partial or Phased Possession	item
56	32.B. Damage due to Use, Occupation or Possession by the Employer	item
57	33. Determination of Contract by Employer	item
58	34. Determination of Contract by Contractor	item
59	35. Certificate and Payments - [35(a)(i)&(ii), &35(f)(1)&35(g) DELETED]	item
60	36. Wage and Price Variations [DELETED]	item
61	37. Collateral Agreements	item
62	38. Disputes Resolution	item
	Price for costs to comply with the Contract Conditions Appendix Insertions	
	The Appendix Insertions shall be as follows:	
63	Designated Date 1(a): N/A	item
64	Percentage for Professional Fees 22(b)(i) or (ii): 15% + VAT @ 23%	item
65	Cost of Site Clearance 22(b)(i) or (ii): ₺50,000.00	item
66	Minimum Sum for Employer's Liability Insurance 23(d)(i): ₺13,000,000	item
67	Minimum Sum for Public Liability Insurance 23(d)(ii): ₺6,500,000	item
68	Date for Possession TBC subject to Contractor Programme	item
69	Date for Completion 28 & 29(a): As per Contractor Programme	item
70	Liquidated and Ascertained Damages 29(a): At the rate of ₺1,000 per week or part thereof	item
71	Defects Liability Period 31 & 35(i): 12 months	item
72	Period of Interim Certificates 35(b): Monthly	item
73	Time for issue of Interim Certificate by the Architect 35(b): 10 working days	item
74	Percentage of Certificate Value Retained 35(e): 5%	item
75	Limit of Retention Fund 35(e): 5%	item
76	Joint Account Retention Fund 35(g): Bank: N/A, & Branch: N/A	item
77	Period of Final Measurement 35(b)(iii): 3 months	item
78	Period for Serving Notice of Arbitration 35 (f): 10 working days	item
	Amendments to the Standard Conditions	
79	Clause 3 shall be amended as follows:-	noid
80	Delete sub-clause Section 3(a)(ii)	noid
81	Clause 23 shall be amended as follows:	noid
82	Add sub clause (g) 'The Contractor's public liability policy under Clause 21 shall be in the joint names of the Contractor and the Employer'	noid
83	Add sub clause (h) 'The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability for damage to persons and property'	noid
84	Clause 35 shall be amended as follows:-	noid
85	Delete sub-clause Section 35(a)(i)&(ii)	noid
86	Delete sub-clause Section 35(f)(1)&(g)	noid
87	Clause 36 shall be amended as follows:-	noid
88	Delete Clause 36. (The contract is a fixed price contract. See Summary item for fixed price allowance, if required by Contractor, and delete the following text: 'The Contractor shall be responsible for the cost of any increase in the price of materials and labour due to fluctuations in the market'.)	noid
89	Clause 36 is to be deleted from the contract. Allow here for any costs in respect of it being deleted.	item
	2.2 Contractor's Liability	
90	Contractor's liability shall be as per 2.1 previous.	item
91	Obtain permission from the owner of adjoining property if it is necessary to use that property for any purpose in connection with the work.	item
	2.3 Insurance Liability of the Employer	
92	Employer to insure as per 2.1 previous. Clause 26.	item
	2.4 Local Authorities Fees and Charges	
93	Where the contract requires the execution of allied, or associated work by any local authority the cost of such associated work will be included in the contract price.	item
94	Provisional Sums are allowed for these items in the BOQ.	item

95	Fees and charges for items such as waste tipping fees, parking permits, permits for skips, forms and notices, are deemed to be included in the tender price.	item
96	The contractor will be required to organise and manage the implementation of such works. In this regard, therefore, the contractor is to include in the tender price the cost of such works.	item
2.5 Obligations and Restrictions Imposed by the Employer		
a) Access to and possession or use of the site.		
97	The contractor shall refer to the tender drawings and visit the site prior to tender to identify any access restrictions to the site and all items on the site.	item
98	Date for possession and completion as per 2.1 previous.	item
99	The location of the contractor's site compound or temporary buildings must be agreed with the client prior to construction.	item
100	The contractor shall provide a proposed site layout map highlighting storage, canteen, site office and tower crane, etc.	item
b) Limitations of working space.		
101	Site boundaries are shown on the drawings. The contractor is to limit his operations within these boundaries.	item
102	Prior to tender the contractor shall visit the site and note the types and nature of the existing boundaries.	item
103	Any necessary work outside the site area shall only be carried out at a time to be agreed beforehand with the client and design team.	item
104	The contractor must limit his compound to the area indicated on the architect's site plan.	item
c) Limitations of working hours.		
105	The tenderer is to note the limitations imposed on the project under the grant of planning permission.	item
d) Limitations on the operation of plant with respect to adjoining property.		
106	The tenderer is to note the limitations imposed on the project under the grant of planning permission.	item
e) The use or disposal of any material found on site.		
107	Any discoveries thought to be of archaeological or historical significance must be brought to the architect's attention immediately.	item
108	Any other discoveries of items of value must be brought to the architect's attention immediately. All items of value discovered on the site are to be reported to the client.	item
f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights.		
109	Provide, maintain, adjust during the course of the contract and remove on completion all temporary fencing, hoardings, fans, plank, etc.	item
110	The contractor shall not display or permit advertisements to be displayed on the site without approval from the client.	item
111	Allow for hoarding off the area to the front and side of the site as indicated, protecting for the duration of the Works and handing br.	item
112	Provide, maintain, alter, adapt as necessary and remove & make good on completion; 2m high WBP plywood sheeted hoarding, with	item
113	Provide for notifications to Fingal City Council, obtain approvals & licences, pay fees, etc, for installing hoarding to the outside per item	item
g) The maintenance and protection of existing services on, under or over the site.		
114	The tenderer shall consult with local authority / other public and private utilities providers before submission of completed tender.	item
115	The tenderer shall survey the site and the existing building to determine the types and locations of all existing services prior to tender.	item
116	The tenderer shall include here for costs in connection with the protection of existing services.	item
117	Where it is not possible to protect existing services the contractor shall remove and dispose of the existing services and reinstate the item.	item
118	The contractor will be required to organise and manage the implementation of these works. In this regard, therefore, the contractor is to include in the tender price the cost of such works.	item
119	The contractor shall make good any damage caused by his own, or by domestic or nominated sub-contractors and supplier's operations.	item
120	Any fees legally demanded by local authority / other public and private utilities providers for works in connection with this subject. Note that the contractor is to include in the tender price the cost of such fees.	item
h) The execution or completion of the work in any specific order or in sections or phases, including any incidental work not at the discretion of the Contractor.		
121	Contractor to submit programme for approval.	item
i) Maintenance of specific temperature and humidity levels.		
122	Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the Works to facilitate progress and to ensure the quality of the Works.	item
j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance.		
123	Provide temporary office accommodation for the use of the employer's representatives for the conducting of site meetings; the office is to be of a standard to be agreed with the client.	item
k) Provision of connections to voice and data communications systems for use of the Employer.		
124	Not required.	item
l) Periodic usage and access charges on voice and data communications for use of the Employer.		
125	Not required.	item
m) Provision of Project Supervisor Construction Stage (PSCS) services, by the contractor in accordance with the Safety, Health and Welfare at Work (Construction) Regulations (SHWWCR).		
126	The contractor shall include for complying with the SHWWCR requirements current at the date of tender.	item
127	The contractor shall be appointed by the client under a collateral agreement to the main contract as PSCS in respect of the project prior to the start of the Works.	item
128	Include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to the insurance requirements of the SHWWCR.	item
129	Include for providing all necessary information as requested by the PSCS to enable the preparation and completion of the safety file.	item
130	The contractor must review the time required for the tender and ensure that he has satisfied himself that the contract can be executed within the time allowed.	item
131	The contractor shall include for preparing "As Completed" drawings for inclusion in the safety file.	item
132	Include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in providing information for the safety file.	item
133	The client may require an audit on the PSCS function. In such event the contractor, where he is operating as PSCS, is to include for the cost of such an audit.	item
134	Allow for the PSCS where an independent appointment or where carried out by the employer directly to exercise the carrying out of the duties of the PSCS.	item
135	Allow for assisting the PSDS to exercise the carrying out of their duties necessary to comply with the SHWWCR.	item
136	Provide a statement with the tender describing the organisation and resources which the contractor proposes and undertakes to provide for the execution of the Works.	item
137	****A copy of the contractor's health and safety policy document, including risk assessment procedures.	item
138	****Accident and illness records for the past five years.	item
139	****Records of training and training policy.	item
140	****The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.	item
n) Any other obligation or restriction.		
(n1) No Damage		
141	All existing surfaces, features, site structures, fittings, and site boundaries shall be returned to the client on completion of the works in the same condition as when received.	item
142	There are adjacent buildings to the site. The contractor shall ensure that no damage is caused to the existing buildings, property and contents.	item

143	The contractor shall be responsible for all damage to existing roads caused by his own or sub-contractors' or suppliers' transport to site	item
144	The contractor must keep the adjacent public roadways free of debris for the duration of the project.	item
145	Contractor must provide and facilitate vehicle cleaning. Contractor is to ensure their vehicle and any other on site traffic is to use the item	item
146	Subject to the completion programme of the development roads, the contractor shall be required to ensure vehicle traffic are clean	item
147	The contractor shall at his own expense survey all neighbouring buildings and furnish a copy of each building to the architect.	item
148	Prevent the growth of noxious weeds on the site during the contract period. Noxious weeds include thistle, dock, ragwort, common	item
(n2) Security		
149	Adequately safeguard the site, the works, materials and plant, and any existing buildings against unauthorised entry, damage and theft	item
(n3) Protection of the Works		
150	Protect the works, materials and plant from the weather and make good any damage caused.	item
151	Keep finished surfaces clean as work proceeds and protect from dirt, staining and physical damage.	item
(n4) Approval for Holes and Chases		
152	Obtain approval from the architect for cutting holes or chases in the structure.	item
(n5) Disposal of Toxic Items		
153	Allow for the following in the event of encountering toxic matter on site:	noid
154	i) Specific safety plan for removal of waste.	item
155	ii) Prepare and keeping of occupational health register and worker's health assessment/surveillance.	item
156	iii) Specialist PPE/PPC.	item
157	iv) Separate cleaning/showering facilities - storage for clothes.	item
(n6) Drawings		
158	As with this tender package, all submittals of drawings on this project will be in digital PDF format. Contractor is responsible for them	item
(n7) Statutory Obligations		
159	Comply with statutory obligations and the regulations of any local authority, public service or statutory undertaker relating to the works	item
(n8) Weekly Returns		
160	Provide each week for the architect a daily return of the number, type and capacity of all plant excluding hand tools and scaffolding	item
161	Give the architect each week a daily return of the number and description of tradesmen and general laborers employed on the works	item
162	Provide each week for the architect a daily return showing the quantity, description and source of materials brought on or off site.	item
(n9) Compliance Certs		
163	Provide in respect of materials or components manufacturers' certificates of compliance with standard when requested by the architect	item
(n10) Handover File		
164	The contractor shall give to the architect at practical completion stage a handover file in electronic format which should contain the noid	item
165	1. Narrative: All contractors / sub-contractors are to issue a short paragraph, note explaining in simple terms what works were carried out	item
166	2. Schedule of items supplied.	item
167	3. Manufacturer's technical data sheets on materials and equipment supplied and installed.	item
168	4. Any material data sheets on materials and equipment supplied and installed.	item
169	5. Maintenance and cleaning recommendations.	item
170	6. Guarantees.	item
171	7. As-built drawings.	item
172	8. Testing / commissioning / handover certificates for works, equipment / items installed.	item
173	9. Opinion on compliance.	item
174	10. Schedule of addresses and contact numbers for all sub-contractors and suppliers.	item
175	11. Operating manuals and commissioning certificates for all installed equipment.	item
176	12. The name, address and telephone number of the manufacturer of every item of materials and equipment together with catalogue	item
177	13. A copy of all test certificates.	item
178	14. Detailed recommendations as to the preventative maintenance frequency and procedures, which should be adopted by the employer	item
179	15. Emergency procedures, including telephone numbers for emergency services.	item
(n11) Samples, Approvals and Tests		
180	Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use rework	item
181	Allow for the cost of supplying and/or executing when required, samples of materials, manufactured articles and executed work	item
182	Where and to the extent that products, materials or work are specified to be approved or the architect instructs or requires that they be	item
183	Completion of Air Tightness Test for the Building. - Appoint an appropriate testing firm to carry out the necessary air tightness test	item
(n12) Programme		
184	Prepare a detailed programme in bar chart form for the completion of the works within the contract period. The programme submit	item
185	This programme must be submitted prior to the placing of the contract and will be viewed as an essential part of the overall tender.	item
186	Upon the signing of the contract this programme will become a part thereof, and must be rigidly adhered to.	item
187	Submission of this programme will not relieve the contractor of his obligations to notify and apply in writing for instruction, as required	item
188	Provide two copies of the programme for the architect within one week of the date of acceptance of the tender. Keep one further copy	item
189	Review and update the programme at monthly intervals, and modify to take account of circumstances which have affected the programme	item
190	Maintain an up-to-date record at monthly intervals. Display progress on the site office copy of the progress chart.	item
(n13) Progress Meetings		
191	The architect will hold regular site meetings to review progress and other matters arising from the administration of the contract	item
192	Ensure the availability of accommodation at the time of such meetings. Attend all meetings and inform sub-contractors and suppliers	item
193	Contractor to ensure adequate sight lighting & facilities available to design team to conduct meetings.	item

194	Contractors Site Meetings	noid
195	Hold meetings with appropriate sub-contractors and suppliers the day previous to main site meetings to facilitate accurate reporting item	
	(n14) Progress Meetings, Minutes	
196	The architect shall take the minutes of progress meetings and distribute them to those concerned unless the architect shall subsequen item	
	(n15) Valuations	
197	Submit at least 3 days before the established dates for interim valuations, up-to-date detailed claims and supporting documentation / noid	
198	(I) Work executed.	item
199	(ii) Materials on site.	item
200	(iii) All claims for extras which the contractor considers that he is entitled to.	item
	(n16) Notices, Generally	
201	Give early notice to the architect and engineer before placing foundations, laying drains, filling trenches, pouring reinforced concrete item	
	(n17) Notice, Daywork	
202	Give notice to the architect and QS of the commencement and completion of any work for which the contractor intends to submit d item	
203	During the execution of daywork give, to the architect and QS at or before the end of the week following that in which the work ha item	
	(n18) Completion Date	
204	Notify the architect in writing of the date on which it is considered practical completion has been achieved and have a date agreed a item	
	(n19) Making Good Defects	
205	Make arrangements with the architect and give reasonable notice of the precise dates for access to the various parts of the works for item	
	(n20) Temporary Works	
206	Inform the architect and obtain approval of the intended siting of all spoil heaps, temporary works and services.	item
207	Maintain, adapt, remove and make good after removal temporary works and temporary services.	item
208	Provide for access facilities to the site, including, if and where appropriate, forming or enlarging openings in boundaries, and for m item	
209	Provide temporary roads, tracks, entrances, loading bays, ramps, hard standings and crossings.	item
210	The contractor will be afforded access to the site areas across the site infrastructure contract haul roads as indicated on the site layo item	
	(n21) Co-ordination of Sub-contractors	
211	The contractor shall be responsible for the co-ordination of all the various sub-contractors work (domestic and nominated) and for t item	
212	The contractor shall obtain full particulars from all sub-contractors of their requirements for chases, recesses, holes, and other items item	
	(n22) Attend Employer and Employer's Agents	
213	Provide use of a 30 metre steel tape, dumpy level, theodolite, tripod and metric staff for the architect or his representative as require item	
214	Provide on site and maintain in accurate condition:	noid
215	A maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.	item
216	A thermometer for measuring concrete and ground temperature.	item
217	Provide protective clothing and/or equipment for the Employer and his representatives as appropriate.	item
	(n23) Bench Marks	
218	Establish a master bench mark on the site for the duration of the contract.	item
	(n24) Setting Out	
219	Set out the works accurately from information provided by the architect. Inform the architect when overall setting out is complete i item	
	(n25) Tolerances	
220	Unless otherwise detailed on the drawing and specification the tolerances to be adhered to are those set out in the most recent publi item	
	(n26) Measurement	
221	Do not scale the drawings. Use dimensions figured on the drawings for setting out the works. Check all dimensions both on drawi item	
	(n27) Existing Levels	
222	Signify in writing any disagreement as to the correctness of the existing ground levels, as indicated on the drawings, before the com item	
	(n28) Cleaning	
223	It is the responsibility of the contractor to remove and dispose off site all dirt, rubbish, spoil, packaging and superfluous materials a item	
224	Clean the works internally and externally, remove all rubbish and leave the entire works in a tidy condition ready for occupation or item	
	(n29) Watering	
225	Water any newly planted plants, trees, shrubs or the like adequately as required from time of planting until formal handover.	item
	(n30) Dust Suppression	
226	Allow for dust suppression by water or other appropriate means.	item
	(n31) Drying the Works Equipment, Fuel and Attendance	
227	Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the works to facilitate progress and te item	
	(n32) Snagging	
228	Contractor is to allow for completing snagging items as presented by the architect or other employer's representative and subsequen item	
	(n33) Method Statements at Tender Stage	
229	The contractor will be required to provide a method statement at tender stage for the demolition and alteration work.	item
	(n34) Statutory Holiday Period	
230	The contractor shall include in his tender for working through statutory holiday periods i.e. Easter, Summer and Christmas holidays item	
	(n35) Rodent Infestation	
231	The contractor shall employ a specialist firm to carry out an inspection of the site to exterminate any rodents and to issue a certifica item	
	(n36) Technical Literature	
232	The contractor is advised to keep copies of technical literature regarding materials used on site, readily accessible for reference by a item	
	(n37) Building Regulations	
233	The contractor shall be responsible for the serving of and compliance with, all notices and the like required under the Building Coni item	

234	The contractor shall comply with all Building Regulations over which he has control. The contractor shall on completion provide w item	
	(n38) Supervision	
235	Provide full time on site foreman for co-ordination, supervision and administration of the works, including all sub-contracts. Arrang item	
	(n39) Climatic Conditions	
	Keep an accurate record of:	
236	Daily maximum and minimum air temperatures (including overnight).	item
237	Number of hours per day in which work is prevented by adverse weather.	item
	(n40) Programme/Progress	
238	Master Programme	noid
239	As soon as possible and before starting work on site prepare for approval a master programme for the works.	item
240	Submission of programmes will not relieve the contractor of his responsibility to apply in writing for instructions, drawings, etc. in item	
241	Monitoring	noid
242	Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works p item	
243	Notice of Completion	noid
244	Give the architect at least 2 weeks notice of the anticipated dates of practical completion of the whole or parts of the works.	item
245	Adverse Weather	noid
246	Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.	item
247	Unforeseen conditions	noid
248	Contractor shall allow in the tender price for all costs that would be incurred due to hitting rock on excavation and for removal of s item	
	(n41) Project Governance	
249	Contractor should submit as part of contract samples of project governance forms such as :	noid
250	RFI Forms	item
251	Submittal Forms	item
252	Site Sign In Forms	item
253	Any other forms deemed relevant	item
	(n42) Project Information Transmittal	
254	Submittals of drawings on this project may be in digital PDF format. Contractor is responsible for the printing & filing of all hard c item	
	(n43) Requests For Information	
255	RFIs will only be accepted digitally on an RFI schedule.	item
256	All RFIs to the design team on the project must me made in writing with a formal RFI sheet, and master RFI schedule. Ad-hoc info item	
257	Any works carried out which contravene design without permission of architect / project manager may be condemned.	item
	(n44) Control of Cost	
258	Cash Flow Forecast	noid
259	As soon as possible and before starting work on site submit to the QS a forecast showing the gross valuation of the works at the dat item	
260	Estimated Cost of Variations	noid
261	If the QS issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and it item	
262	All variations are to be advised to the Architect and Quantity Surveyor within five (5) working days. Historic variations will not be item	
	(n47) Shop Drawings	
263	The contractor shall prepare and issue for inspection by the architect / project manager detailed shop drawings of the entire installat item	
264	In particular, the contractor shall issue to the architect in good time fully detailed 1:5 scaled drawings of all weathering details inclu item	
265	All dimensions are approximate and, accordingly, all dimensions and tolerances shall be checked on site before the work is put in h item	
	(n48) Compliance with Specifications	
266	Allow for costs in connection with compliance with any additional conditions imposed by the architect's specification document.	item
267	Allow for costs in connection with compliance with any additional conditions imposed by the structural engineer's specification docu item	
268	Allow for costs in connection with compliance with any additional conditions imposed by the services engineer's specification docu item	
	(n49) Compliance with Requirements of the Home Renovation Incentive (HRI) scheme	
269	Submit to the client your VAT number.	item
270	Submit to the client an up to date (within the last 30 days) Notification of Determination of RCT Rate showing zero or 20% RCT R item	
271	An in-date Tax Clearance Certificate is also acceptable until such time as Revenue's new online system is in place.	item
272	If the tenderer is registered for RCT as a principal, contact your local revenue office to change your RCT status to Principal / Subco item	
273	Retain details of work showing the location of the work start / end date for the work, the type of work, the cost excluding VAT, the item	
274	Retain details of payments received showing the payment amount excluding the VAT, the VAT amount as well as the VAT Rate/s item	
275	Upload details of work and payments within 21 days of the new online system becoming available.	item
	<u>3. Work by Nominated Sub-Contractors, Goods and Materials from Nominated Suppliers, Work by Utility Providers and Work by Others Engaged directly by the Employer</u>	
	<u>3.1 Work by Nominated Sub-Contractors</u>	
276	Items are given for work by nominated sub-contractors in each respective element.	item
	<u>3.2 Goods and materials from Nominated Suppliers</u>	
277	Items are given for goods and materials supplied by nominated suppliers in each respective element.	item
	<u>3.3 Work by Utility Providers</u>	
	<u>Work to be carried out by a Statutory Authority, Public Undertaking or Public or Private Utility Providers</u>	
278	Items are given for work by last in each respective element.	item
	<u>3.4 Work by others engaged directly by the employer</u>	
279	Items are given for work by others engaged directly by the employer in each respective element.	item

4. General facilities and obligations

Price for all costs for the following:

280	Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the items.	Note
281 a)	Supervision and co-ordination of the works.	item
282 b)	Plant, tools and vehicles including any tower cranes, self erecting cranes and the like	noid
283 i.	Bringing to site, erecting and removing on completion.	item
284 ii.	Maintaining on site for the duration of the works.	item
285 c)	Scaffolding	noid
286 i.	Bringing to site, erecting and removing on completion.	item
287 ii.	Adjusting and maintaining on site for the duration of the works.	item
288 d)	Site administration including the provision and keeping of all statutory records.	item
289 e)	Security.	item
290 f)	Hoarding; as per drawings TR-18; 18mm thick OSB3 2.40m high; structure to contractor's design; painted as per specification (p.m	
291 g)	Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site	item
292 h)	Transport for work people .	item
293 i)	Protecting the work from inclement weather.	item
294 j)	Water for the works.	item
295 k)	Temporary lighting and power for the works.	item
296 m)	Temporary accommodation for the use of the contractor.	item
297 n)	Temporary storage areas including suitable and separate storage for dangerous materials or substances.	item
298 o)	Temporary telephones for the use of the contractor.	item
299 p)	Traffic regulations.	item
300 q)	Welfare facilities for work people to be in compliance with the fourth schedule of the SHWWCR.	item
301 r)	SHWWCR provisions including items for the following: -	item
302 i.	The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATE SCHEMES.	item
303 ii.	Safety officers and all safety supervisors, first aiders, inspectors and certifiers required.	item
304 iii.	Tests and certificates on plant and equipment.	item
305 iv.	Safety signs and signals.	item
306 v.	Provision of Personal Protective Clothing and Personal Protective Equipment.	item
307 vi.	Provision and maintenance of emergency routes and exits and designated personnel responsible for emergency procedures.	item
308 vii.	Energy distribution installations.	item
309 viii.	Temporary fire detection and fire fighting systems.	item
310 ix.	Maintenance of appropriate working conditions and work stations.	item
311 x.	Provision and maintenance of on-site traffic routes.	item
312 xi.	Provision of first aid equipment and first aid room as appropriate.	item
313 s)	Disbursements arising from the employment of work people.	item
314 t)	Maintenance of public and private roads.	item
315 u)	Removing rubbish, protective casings and coverings and cleaning the works on completion.	item
316 v)	Compliance with waste management statutory requirements.	item
317 w)	Drying the works.	item
318 x)	Temporary fencing, boardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection	item
319 y)	Control of noise, pollution and compliance with statutory obligations.	item
320 z)	Protection of the works.	item

(000) PRELIMINARIES

Total :

20000

Trade :

2 ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1)

1	The nature of the project requires the works to be carried out in 2 Phases. The demolition and extension to the existing house (Phase 1)	Note
2	Refer to existing drawings	Note
3	The demolition requires the existing kitchen and utility room to be demolished and a new gable wall rebuilt	Note
4	The contractor should visit the site and consider the demolition and phasing requirements taking account of accessibility	Note
5	No works envisaged to the first floor	Note
6	Temporary protection of existing finishes to be included in rates below; refer to architect's specification	Note
7	The contractor should allow here for any costs in relation to phasing of the works	1.00 item

DEMOLITION AND ALTERATIONS

DEMOLITIONS

Carefully demolish; temporary propping as required; cart away materials; making good existing finishes

Demolishing parts of structures

8	Existing rear wall to enable new extension construction (Bathroom and Bedroom 2)	1.00	item	2000	2000
9	Existing roof finish and structure to enable new extension construction; new roof to tie in to existing and finishes made good	1.00	item	2000	2000
10	Existing extension complete (kitchen and utility) 6135 x 6330mm; including gable wall of existing house over two and a half storeys	1.00	item	11110.4	11110.4
11	The contractor is to excavate trial pits to establish the size and type of foundations below the original external walls below ground level	2.00	nr	150	300
12	All granite demolished from existing structures is to be retained on site for re-use. Care to be taken during removal. All rubble to be carted away	1.00	item	incl	

ALTERATIONS

Removing

<u>Fittings and fixtures</u>					
13	Existing kitchen (salvage for re-use in new utility)	1.00	item	500	500
14	External doors/windows where required	1.00	item	500	500
15	Miscellaneous joinery	1.00	item	300	300
16	Sanitaryware (salvage for re-use in new WC)	1		500	500
<u>Plumbing and engineering installations</u>					
17	Services generally	1.00	item	500	500
<u>Finishes</u>					
18	generally	1.00	item	1000	1000
<u>Partitions</u>					
19	Generally	1.00	item	1000	1000
PROVISIONAL SUM					
20	Allow a provisional sum of C3,000 for unforeseen works relating to demolition / underpinning existing structures	1.00	Sum	3,000.00	3,000.00
21					
<u>NEW GABLE WALL (ALL PROVISIONAL)</u>					
22	The construction of the new gable wall is necessary to complete Phase 1 and enable Phase 2		Note		
23	It is assumed that existing foundations will be adequate to build off		Note		
<u>SUBSTRUCTURE</u>					
<u>EXCAVATION AND EARTHWORK</u>					
<u>EXCAVATION</u>					
<u>Excavation generally, expose existing foundations</u>					
<u>Trenches</u>					
24	not exceeding 2.0m deep	8.00	m3	40	320
<u>Disposal</u>					
25	water, surface	1.00	item		
26	water, ground	1.00	item		
27	excavated material; off site	8.00	m3	40	320
<u>FILLING</u>					
<u>Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification, depositing and compacting in layers 150mm maximum thickness</u>					
<u>Sides of foundations</u>					
28	average thickness greater than 250mm	4.00	m3	50	200
<u>CONCRETE WORK</u>					
<u>IN-SITU CONCRETE</u>					
<u>Reinforced in-situ concrete, Grade C35N20, vibrated, as per Engineer's specification</u>					
<u>Foundations</u>					
29	exceeding 150mm thick; reinforced	3.00	m3	150	450
<u>REINFORCEMENT</u>					
<u>Reinforcing fabric mesh shall be high yield reinforcing fabric to B.S. 4483 in accordance with the engineer's specification, reference A393, size 200 x 200mm, weighing 6.16kg/m2, minimum laps 400mm; no allowance in measurement for laps; fixed in position</u>					
<u>Fabric</u>					
30	horizontal; to foundations	8.00	m2	9	72
<u>BRICKWORK AND BLOCKWORK; BLOCKWORK</u>					
<u>BLOCKWORK</u>					
<u>Solid concrete blocks; I.S.20, size 440 x 215 x 100mm; compressive strength 5N/mm2, stretcher bond, in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details</u>					
<u>Walls</u>					
31	440mm thick in trenches	6.00	m2	80	480
<u>Extra over for</u>					
32	Thermal blocks; Quinlite B5; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lir	9.00	m	5	45
<u>ANCILLARIES TO BRICKWORK AND BLOCKWORK</u>					
<u>Damp proof courses; BS 6515 and IS 57, black polythene 2000 gauge; 150mm laps; bedding in cement lime mortar (1:1:6); in accordance with the manufacturers recommendations and the specification</u>					
<u>Damp proofing</u>					
33	exceeding 225mm wide	4.00	m2	6	24
34	not exceeding 225mm wide	9.00	m	2	18
35			noid		
<u>EXTERNAL WALLS</u>					
<u>BRICKWORK AND BLOCKWORK</u>					
<u>BLOCKWORK</u>					
<u>Solid concrete blocks; I.S.20, size 440 x 215 x 100mm; compressive strength 7.5N/mm2, stretcher bond, in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details</u>					
<u>Walls</u>					
36	100mm thick; in skins of cavity walls	124.00	m2	25	3100
<u>ANCILLARIES TO BRICKWORK/BLOCKWORK</u>					
<u>Forming cavities between new walls; stainless steel vertical twist fishtail wall ties to I.S. 268, building into 100mm blockwork/brickwork external leaf and 100mm blockwork internal leaf; integral insulation retaining clip; 200mm Ecobead Platinum grey bea</u>					
<u>Forming cavities</u>					
37	200mm wide	62.00	m2	25	1550

Closing cavities at top of with fibre cement board 6mm thick

Closing cavities

38	200mm wide	14.00	m	10	140
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SUNDRIES

39	Ventilation through external walls; 225 x 255mm louvered metal vent grilles by Kingspan externally; plastic white gr	1.00	nr	60	60
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40			noid		
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EXTERNAL WALL FINISHES

FLOOR, WALL AND CEILING FINISHINGS

INSITU FINISHES

Sand and cement finish; 25mm thick cement and sand render in three number coats; scud coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; two coat cement sand lime 1:1:6; including approved

Walls

41	exceeding 300mm wide	62.00	m2	26	1612
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42	extra over for forming plinth	9.00	m	15	135
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PAINTING AND DECORATING

PAINTING

Prepare: Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification

Walls

43	exceeding 300mm wide	62.00	m2	12	744
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44			noid		
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INTERNAL WALL FINISHES

FLOOR, WALL AND CEILING FINISHES

In-situ finishes: sand and cement finish; 12.5mm thick cement and sand render in two number coats; scud coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; one coat cement sand lime 1:1:6;

Walls

45	exceeding 300mm wide (internal face of external walls)	46.00	m2	26	1196
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PAINTING AND DECORATING

PAINTING

Prepare: Dulux Vinyl matt; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification

Walls

46	exceeding 300mm wide	46.00	m2	7	322
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47			noid		
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SUNDRIES

48	Allow here for any costs required for making good following demolition and rebuilding of gable wall as described	1.00	item		0
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ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1)

Total : 33,498.40

Trade :

3 (19) SUBSTRUCTURE

EXCAVATION AND EARTHWORK

EXCAVATION

Excavation generally

Stip topsoil

1	150mm deep	28.00	m2	3	84
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Reduced levels

2	not exceeding 2.0m deep	14.00	m3	40	560
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3	extra over for excavating existing flor slab	19.00	m2	30	570
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Trenches

4	not exceeding 2.0m deep	14.00	m3	40	560
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Disposal

5	water, surface	1.00	item		
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6	water, ground	1.00	item		
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7	topsoil; on site in temporary spoil heaps for re-use elsewhere	3.00	m3	50	150
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8	excavated material; off site	17.00	m3	45	765
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FILLING

Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification; densifying and compacting in layers 150mm maximum thickness

to make up levels

9	average thickness not exceeding 250mm	11.00	m3	50	550
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Sides of foundations

10	average thickness greater than 250mm	4.00	m3	50	200
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Surface treatments

11	blinding filling; levelling with sand; 50mm thick; compacted	44.00	m2	3	132
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CONCRETE WORK

IN-SITU CONCRETE

Reinforced in-situ concrete; Grade C35N20; vibrated; as per Engineer's specification

Foundations

12	exceeding 150mm thick; reinforced	5.00	m3	150	750
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Beds

13	exceeding 150mm thick; reinforced	7.00 m3	150	1050
	<u>Sand and cement screed, brushed finish</u>			
	Screeds			
14	100mm thick (underfloor heating screed)	44.00 m3	30	1320
15	extra over for Sika Visocrete 1060 plasticiser	1.00 item	300	300
16	extra over for 500g polythene beneath screed	44.00 m2	4	176
	SUNDRIES			
	<u>12mm compressible fill with 12mm sealant top; include dowelling as required</u>			
	Movement joints			
17	150mm high	13.00 m	10	130
	<u>Tamp finish to slab</u>			
	Surface Finishes			
18	to concrete slab	26.00 m2	2	52
	REINFORCEMENT			
	<u>Reinforcing fabric mesh shall be high yield reinforcing fabric to B.S. 4483 in accordance with the engineer's specification: reference A393; size 200 x 200mm; weighing 6.16kg/m2; minimum laps 400mm; no allowance in measurement for laps; fixed in position</u>			
	Fabric			
19	horizontal; to foundations	14.00 m2	8	112
	<u>Reinforcement fabric mesh to B.S. 4483; reference A142; size 200 x 200mm; weighing 2.22kg/m2; minimum laps 400mm; no allowance in measurement for laps</u>			
	Fabric			
20	horizontal; to beds	44.00 m2	6	264
	MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS			
	<u>"RMB Monarflex" RMB 400 or 1200 Visqueen or equal and approved radon barrier Irish Agreement Board Certificate No. 98/0075 - 3rd print. 1999-11-05; laid strictly in accordance with the manufacturers instructions on blinded hardcore base; no allowance for l</u>			
	Damp proofing			
21	horizontal; exceeding 300mm wide	44.00 m2	5	220
22	vertically; exceeding 300mm wide	20.00 m2	5	100
23	extra over for lapping/sealing around popups including tophats; irrespective of size	3.00 nr	20	60
	<u>Monarflex or equal approved depressurisation sumps. PVC proprietary collection box, centrally located as indicated on the floor plans; include for protection of radon sump from works over; method at contractor's discretion</u>			
	Radon sump; bedding in compacted hardcore with sand blinding			
24	100 outlets/inlets; square 600 x 600	1.00 nr	150	150
25	extra over for monarflex or equally approved vent caps	1.00 nr	20	20
	BRICKWORK AND BLOCKWORK; BLOCKWORK			
	BLOCKWORK			
	<u>Solid concrete blocks; IS 20; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details</u>			
	Walls			
26	440mm thick in trenches	11.00 m2	90	990
	Extra over for			
27	Thermal blocks; Quinmlite B5; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lir	16.00 m	10	160
	ANCILLARIES TO BRICKWORK AND BLOCKWORK			
	<u>Damp proof courses: BS 6515 and IS 57; black polythene 2000 gauge; 150mm laps; bedding in cement lime mortar (1:1:6); in accordance with the manufacturers recommendations and the specification</u>			
	Damp proofing			
28	exceeding 225mm wide	6.00 m2	6	36
29	not exceeding 225mm wide	16.00 m	2	32
	WOODWORK			
	IRONMONGERY, ACCESSORIES AND SUNDRIES			
	<u>Kingspan Thermafloor TF70 insulation boards; flooring grade; laid on DPM; to Architect's specification; butt joints; all joints taped and sealed as per manufacturer's recommendations; include in rates for any cutting of penetrations</u>			
	Thermal; underfloor			
30	150mm thick laid horizontal	44.00 m2	35	1540
31	25mm thick; vertical; perimeter insulation externally	44.00 m	5	220
32	Miscellaneous air tightness requirements	1.00 item		
33		noid		
	SERVICES (MAINLY PIPED)			
	BELOW GROUND DRAINAGE			
	<u>Excavating; starting from reduced level; filling in above 400mm thick bed and cover with Type B clause 804 in accordance with Engineer's specification; disposing of excavated material off site</u>			
	Service trenches			
34	average depth not exceeding 0.50m	5.00 m	10	50
	<u>Selected granular material in accordance with Engineer's specification</u>			
	Beds and surrounds			
35	400mm wide x 400mm thick bed and surround; to 110mm pipe	5.00 m	10	50
	<u>uPVC pipes; IS 424; air tight welded joints in the running length</u>			
	110mm pipework; in trenches			
36	laid in position	5.00 m	20	100
37	bends to last	1.00 nr	25	25
	<u>Collars/ elbows to pipework protruding through radon barrier</u>			

Pipe Accessories

38	various diameter, fixed to vertical pipes as per architects specification	1.00	nr	50	50
<u>Monarflex radon sump complete: in accordance with Architect's specification, 600 x 600mm precast paving slab on three courses of engineering brickwork with 35mm perpendicular open joints on 600 X 600mm precast paving slab on 50mm grade C10 in-situ concrete</u>					
Radon sump, bedding in compacted hardcore with sand blinding					
39	size 1000 x 1000 x 500mm deep; one 110mm diameter opening	1.00	nr	90	90

MECHANICAL INSTALLATIONS

SUNDRIES AND BUILDERS WORK

Forming / cutting holes to include all necessary building in of prestressed concrete lintols and making good in all trades

Forming holes for

40	Any services required that penetrate through rising blockwork walls	1.00	item		
41	Tie in to existing foundations as per Engineer's drawings	2.00	nr	50	100
<u>ANY OTHER ITEMS</u>					
42	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item		

(19) SUBSTRUCTURE

Total : 11718

Trade :

4 (21) EXTERNAL WALLS

CONCRETE WORK

PRECAST CONCRETE

Spanlite lintel, bedding in gaused mortar, minimum bearing 200mm both sides

Lintels

1	100mm wide x 65mm thick	2.00	m	15	30
Cills					
2	325 x 150mm	1.00	m	40	40

BRICKWORK AND BLOCKWORK

BLOCKWORK

Solid concrete blocks: 1 S 20, size 440 x 215 x 100mm, compressive strength 5N/mm², stretcher bond, in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details

Walls

3	100mm thick; in skins of cavity walls	47.00	m ²	28	1316
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ANCILLARIES TO BRICKWORK/BLOCKWORK

Forming cavities between new walls: stainless steel vertical twist fishtail wall ties to I S 268, building into 100mm blockwork/brickwork external leaf and 100mm blockwork internal leaf; integral insulation retaining clip: Full-Fill Eco-head platinum ins

Forming cavities

4	200mm wide	24.00	m ²	25	600
<u>Closing cavities at ends with insulated proprietary closers: Xtratherm Close-R, additional wall ties at 225mm vertical centres, including 25mm thick expanded polystyrene fixed vertically</u>					
Closing cavities					

5	200mm wide	11.00	m	15	165
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Closing cavities at top of with slate / block on flat

Closing cavities

6	200mm wide	16.00	m	15	240
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"Hyload" or equivalent DPC" to B S 7431 black polythene 2000 gauge; to be installed in accordance with B S 8215:1991 CP, 150mm laps, welded in accordance with manufacturers instruction bedding in cement, lime and sand mortar

Damp proof courses

7	vertical; to door and window jambs; girth 225 - 450mm	8.00	m	4	32
8	cavity tray; girth 450mm; dressing under and behind cills	2.00	m	4	8
9	lintol level; girth 450mm	8.00	m	4	32
10	wallplate level; girth not exceeding 225mm	15.00	m	4	60

SUNDRIES

11	Ventilation through external walls	2.00	nr	60	120
12	Form door thresholds in concrete; formwork as required	8.00	m	6	48

(21) EXTERNAL WALLS

Total : 2691

Trade :

5 (22) INTERNAL WALLS

FLOOR, WALL AND CEILING FINISHES

STUD PARTITIONS

44 x 100mm timber studs grade C16 at 400mm centres; faced both side with single layer 12.5mm Standard plasterboard; 3mm skim both sides; Rockwool insulation between joists 100mm thick

Partitions

1	2450mm high	10.00	m	185	1850
2	extra over for forming door opes	3.00	nr	10	30
3	extra over for 90 degree angles	5.00	m	10	50
4	extra over for abutments to other finishes	8.00	m	10	80
5	extra over for three-way intersections	3.00	m	10	30
6	extra over for moisture resistant board	9.00	m ²	10	90
7	extra over for one layer of 18mm plywood for grounds to fittings (provisional)	2.00	m ²	25	50

(22) INTERNAL WALLS

Total : 2180

Trade :

6 (27) ROOFS

PITCHED ROOF

WOODWORK

STRUCTURAL AND FIRST FIXINGS

White deal, Grade C16, sawn, pressure impregnated with preservative, in accordance with the specification

Carcassing; main roof

1	75 x 100mm in wall plate	17.00	m	8	136
2	36 x 175mm in rafters at 400mm centres	145.00	m	10	1450
3	extra over for doubling up at rooflights	14.00	m	10	140
4	extra over for trimmers to rooflights	4.00	m	10	40
5	44 x 225mm in ridge boards	6.00	m	12	72
6	88 x 225mm in hip rafters	13.00	m	20	260
7	44 x 225mm in ceiling joists at 400mm centres	100.00	m	12	1200
8	44 x 225mm in bridging	30.00	m	12	360
9	22 x 175mm in valleys	25.00	m	8	200
10	44 x 200mm in packers to steel ridge beams; fixed accordingly	7.00	m	10	70

IRONMONGERY, ACCESSORIES AND SUNDRIES

Quinntherm OW insulation fitted between rafters

Insulation; thermal

11	120mm thick; between rafters	58.00	m2	32	1856
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Strap; approved standard L-shaped pattern; 30 x 5 x 1000mm long flat section; fixed at a maximum of 1200mm centres; once bent; nailed to wallplate, plugged and screwed to blockwork/concrete backgrounds

Accessories

12	Wall plate straps	20.00	nr	5	100
13	Allow here for any other galvanised fixings required for the construction of the roof	1.00	item		

ANY OTHER ITEMS

14	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item		
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(27) ROOFS

Total : 5884

Trade :

7 (28) FRAME

CONCRETE WORK

IN-SITU CONCRETE

Reinforced in-situ concrete; Grade C30N/37U N.O. to BS8110; vibrated; as per Engineer's specification; formwork as required

Bearing pads

1	215 x 215 x 440mm	4.00	nr	150	600
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STRUCTURAL STEELWORK

FABRICATED MEMBERS

Structural steelwork; in accordance with Structural Engineers Specification notes and Structural Engineers drawings; including all necessary fixings welding, bolting and drilling; including all necessary corrosion protection; all in accordance with the En

UC / UB

2	25kg/m - 50kg/m member profile (provisional)	0.46	tonne	2500	1150
3	extra over for bolting to headplate of stud with M12 bolts at 400mm centres	6.00	m	15	90
	SHS				
4	80 x 80 x 6.3	4.00	m	120	480

(28) FRAME

Total : 2320

Trade :

8 (31) EXTERNAL WALL COMPLETIONS

EXTERNAL WINDOWS AND DOORS

DOUBLE GLAZED JOINERY

Provide the following prime cost sum for the specialist installation; all works to be executed by a nominated sub-contractor

Windows and doors

1	Eight thousand euros	1.00	Sum	8,000.00	8,000.00
	Associated costs for main contractor				
2	profit	0.05	%	8,000.00	400
3	other charges	1.00	item		
4	general attendances	1.00	item	500	500

Special Attendances

5	temporary access roads and hardstandings	1.00	item		
6	weatherproof covered secure storage and accommodation	1.00	item		
7	providing a 110 V power supply for the sub-contractor's work	1.00	item		
8	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1.00	item		
9	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n	1.00	item		
10	maintenance of specific temperature and humidity levels as required	1.00	item		
11	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1.00	item		

SUNDRIES

Jascel Airston Flex airtight membranes; fixed to all junctions of sill, head and reveals

Airtightness

12	Supplied and fitted	1.00	item	1500	1500
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WOODWORK

BOARDING AND SECOND FIXINGS

Softwood: 32mm thick window board with moulding

13	175mm deep	1.00	m	40	40
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PAINTING AND DECORATING

PAINTING

Priming: two undercoats and finishing coats

Window boards

14	not exceeding 300mm wide	1.00	m	20	20
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(31) EXTERNAL WALL COMPLETIONS

Total : **10,460.00**

Trade :

9 (32) INTERNAL WALL COMPLETIONS

WOODWORK

BOARDING AND SECOND FIXINGS

MDF: square edge profile: fixed to floor frame

Architraves

1	75 x 16mm	31.00	m	7	217
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COMPOSITE ITEMS

Allow a PC Sum of C300 for supply of hardwood doorset including frame and ironmongery: contractor to fit

Doors

2	single: 900 x 2100mm	3.00	nr	450	1350
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3	extra over for glazed screen 1750 x 2450mm; hardwood frame and glazing	1.00	nr	1531.25	1531.25
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PAINTING AND DECORATING

PAINTING

Priming: two undercoats and finishing coats in Dulux: satinwood

Doors

4	exceeding 300mm wide	12.00	m2	15	180
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Second fixings

5	not exceeding 300mm wide	48.00	m	3	144
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(32) INTERNAL WALL COMPLETIONS

Total : **3422.25**

Trade :

10 (37) ROOF COMPLETIONS

WOODWORK

COMPOSITE ITEM

Velux: GGL 2066 centre-pivot: white painted: triple glazed: flashing kits and collars as required: supplied and fitted in prepared ones

Rooflights

1	PK10: 940 x 1600mm	2.00	nr	600	1200
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(37) ROOF COMPLETIONS

Total : **1200**

Trade :

11 (41) EXTERNAL WALL FINISHES

FLOOR, WALL AND CEILING FINISHINGS

INSITU FINISHES

Sand and cement finish: 25mm thick cement and sand render in three number coats: scud coat in cement and sand 1:3: containing approved bonding agent applied in accordance with manufacturers instructions: two coat cement sand lime 1:1:6: including approved

Walls

1	exceeding 300mm wide	24.00	m2	28	672
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2	extra over for forming plinth	10.00	m	12	120
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Reveals

3	not exceeding 300mm wide	16.00	m	10	160
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PAINTING AND DECORATING

PAINTING

Prepare: Dulux or other equal and approved: apply one coat sealer, two undercoats and one coat silk emulsion finishing coat: selected colour: all in accordance with manufacturers instructions and Architects specification

Walls

4	exceeding 300mm wide	24.00	m2	12	288
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Reveals

5	not exceeding 300mm wide	16.00	m	5	80
---	--------------------------	-------	---	---	----

(41) EXTERNAL WALL FINISHES

Total : **1320**

Trade :

12 (42) INTERNAL WALL FINISHES

FLOOR, WALL AND CEILING FINISHES

BOARD FINSHES

Quintherm QL Kraft liner boards consisting of 12.5mm thick plasterboard and 60mm insulation: butt joints: tape and fill joints: fixing to blockwork

Walls

1	72.5mm thick; exceeding 300mm wide; vertical	10.00	m2	40	400
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INSITU FINISHES

In-situ finishes: sand and cement finish: 12.5mm thick cement and sand render in two number coats: seal coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; one coat cement sand lime 1:1:6;

Walls

2	exceeding 300mm wide (internal face of external walls)	24.00	m2	28	672
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Reveals

3	not exceeding 300 wide	16.00	m	10	160
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Plaster, to plasterboard base, skim coat of Gypweld bonding plaster, 3mm thick, single coat; trowelled

Walls

4	exceeding 300mm wide	10.00	m2	12	120
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TILE, SLAB AND MOSAIC FINISHES

Allow a PC Sum of C60/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims

Wall tiles

5	exceeding 300mm wide	8.00	m2	100	800
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PAINTING AND DECORATING

PAINTING

Prepare: Dulux Vinyl matt; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification

Walls

6	exceeding 300mm wide	67.00	m2	7	469
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7	not exceeding 300mm wide	16.00	m	3	48
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(42) INTERNAL WALL FINISHES

Total : 2669

Trade :

13 (43) FLOOR FINISHES

WOODWORK

BOARDING AND SECOND FIXINGS

Allow a PC Sum of C60/m2 for the supply of engineered timber flooring; contractor to fit and provide underlay and glue where required

Floors

1	exceeding 300mm wide	55.00	m2	90	4950
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Pine/MDF; moulded profile; plugged and screwed

Second fixings

2	25 x 125mm high	36.00	m	9	324
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FLOOR, WALL AND CEILING FINISHES

TILE, SLAB AND MOSAIC FINISHES

Allow a PC Sum of C40/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims

Floor tiles

3	exceeding 300mm wide	16.00	m2	75	1200
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PAINTING AND DECORATING

PAINTING

Priming: two undercoats and finishing coats

Skirtings

4	not exceeding 300mm wide	36.00	m	3	108
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(43) FLOOR FINISHES

Total : 6582

Trade :

14 (45) CEILING FINISHES

FLOOR, WALL AND CEILING FINISHINGS

BOARD FINSHES

Standard 12.5mm foil backed plasterboard fixed to underside of ceiling joists

Ceilings

1	exceeding 300mm wide; horizontal	20.00	m2	15	300
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Quintherm QL Kraft liner boards consisting of 12.5mm thick plasterboard and 60mm insulation; butt joints; tape and fill joints; fixing to timber grounds

Ceilings

2	72.5mm thick; exceeding 300mm wide; sloping	44.00	m2	55	2420
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3	extra over for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all nece	44.00	m2	15	660
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Bulkheads

4	Allow to form bulkhead as shown over kitchen units	1.00	item	250	250
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IN-SITU FINISHES

Plaster, to plasterboard base, skim coat of Gypweld bonding plaster, 3mm thick, single coat; trowelled

Ceilings

5	exceeding 300mm wide	64.00	m2	12	768
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PAINTING AND DECORATING

PAINTING

Prepare: Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification

Ceilings

6	exceeding 300mm wide	64.00	m2	7	448
SUNDRIES					
7	Allow for repairs to existing ceilings following demolitions	1.00	item		
8	Allow for access hatch to cold water tanks	1.00	item		

(45) CEILING FINISHES

Total : 4846

Trade : **15 (47) ROOF FINISHES**

PITCHED ROOF

WOODWORK

BOARDING AND SECOND FIXINGS

uPVC: white, fixed to and including 19mm WBP plywood fixed to rafters

Fascia

1	not exceeding 300mm wide	16.00	m	20	320
<u>Soffit</u>					
2	not exceeding 300mm wide	16.00	m	20	320
3	extra over for Glidevale RV rafter ventilators at appropriate centres	16.00	m	2	32

ROOFING CLADDING AND WATERPROOFING

SLATE AND TILE COVERINGS

Relay salvaged roof tiles: on and including 44x25 impregnated battens @ 350mm centres double-fixed with non-ferrous nails; on Tegral Ventex HT spun-bonded polyester underlay with min. 150mm laps, with 50mm clear ventilation gap below, laid over rafters

Coverings

4	sloping; not exceeding 45 degrees; exceeding 300mm wide	29.00	m2	25	725
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Lagan Building Systems 450x290mm "Snowdon" slate-effect clay roof tiles: on and including 44x25 impregnated battens @ 350mm centres double-fixed with non-ferrous nails; on Tegral Ventex HT spun-bonded polyester underlay with min. 150mm laps, with 50mm cl

Coverings

5	sloping; not exceeding 45 degrees; exceeding 300mm wide	29.00	m2	40	1160
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Lagan Elite range

Ridges/Hips

6	generally; bedding and jointing in coloured cement mortar (1:3)	17.00	m	40	680
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Leadwork: code 5

Flashings

7	300 - 450mm wide; valleys	13.00	m	70	910
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(47) ROOF FINISHES

Total : 4147

Trade : **16 (52) DRAINAGE AND REFUSE DISPOSAL**

SURFACE WATER DRAINAGE

DISPOSAL ABOVE GROUND

uPVC white rainwater goods

Gutters

1	125mm diameter; in running lengths; half round	16.00	m	20	320
2	75mm outlets	2.00	nr	5	10
3	90 degree angles	3.00	nr	5	15

Downpipes

4	75mm round with fixings	6.00	m	20	120
5	off sets	2.00	nr	5	10
6	shoe	2.00	nr	5	10

(52) DRAINAGE AND REFUSE DISPOSAL

Total : 485

Trade : **17 (59) MECHANICAL INSTALLATION**

MECHANICAL INSTALLATION

- Contractors must price this schedule on a design and build basis include for all criterion to ensure the completion of a fully operatio Note
- The rates set against the various items shall include for all pipework, pipe accessories, sealants and mastics, builders works etc. dee Note
- All Appliances to be supplied by Client and installed by Contractor Note
- New pre insulated water tank sized for house and occupancy with lid jacket and overflow Note
- All ventilation installations must comply with current Building Regulations (Part F) and all relevant Standards. A Certificate of Cor Note
- Ventilation & Heating/plumbing contractors to liase with and provide information to electrical subcontractor, regarding wiring of al>Note

PLUMBING

First fix pipework

7	Kitchen	1.00	nr		
8	Utility room	1.00	nr		
9	Downstairs WC	1.00	nr		
10	External tap; insulated (provisional)	1.00	nr		

Second fix sanitaryware

11	Kitchen	1.00	nr		
12	Utility room	1.00	nr		
13	Downstairs WC	1.00	nr		

14	External tap; insulated (provisional)	1.00	nr		
	Wastes connection to SVP's				
15	Kitchen	1.00	nr		
16	Utility room	1.00	nr		
17	Downstairs WC	1.00	nr		
	Sundries				
18	Cold water storage tanks	1.00	nr		
19	Thermostats	3.00	nr		
20	3-bar booster pump	1.00	nr		
21			noid		
	HEATING				
22	Remove existing oil-fired boiler	1.00	item		
23	New boiler by Heat solutions or similar; suitable for size of house	1.00	item		
24	Factory insulated double-skinned stainless steel cylinder as per Architect's specification	1.00	item		
25	Zoning	1.00	item		
26	Re-use existing radiator in WC	1.00	item		
	PC SUM				
	Allow a PC Sum for the supply and installation of underfloor heating pipework and associated manifolds refer to Architect's specification for full details				
27	Two thousand five hundred euros	1.00	Sum	2,500.00	2,500.00
	Associated costs for main contractor				
28	profit		%	2,500.00	
29	other charges	1.00	item		
30	general attendances	1.00	item		
	Special Attendances				
31	temporary access roads and handstandings	1.00	item		
32	weatherproof covered secure storage and accommodation	1.00	item		
33	providing a 110 V power supply for the sub-contractor's work	1.00	item		
34	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1.00	item		
35	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n	1.00	item		
36	maintenance of specific temperature and humidity levels as required	1.00	item		
37	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1.00	item		
	BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS				
	BUILDER'S WORK				
	Electrical & Mechanical Installations				
38	marking the positions of holes, mortices and chases	1.00	Item		
39	Any plinths, coring, drilling, chasing, patching, etc required by the services trades	1.00	Item		
40	Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures	1.00	Item		
41	Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings	1.00	Item		
	SUNDRIES				
42	Allow for any testing required under regulations	1.00	Item		
43	Allow for providing operating and maintenance manuals for all the foregoing installations	1.00	Item		
44	Allow for providing drawings for the "as completed" installations	1.00	Item		
45	Allow for providing and fitting identification plates, labels and the like for all the foregoing installations	1.00	Item		
	AIRTIGHTNESS				
46	generally; including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; f	1.00	Item		
47	The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mecl	1.00	Item		

(59) MECHANICAL INSTALLATION

Total : 11,000.00

Trade :

18 (69) ELECTRICAL INSTALLATION

ELECTRICAL INSTALLATION

1	Without prejudice to the ARM measurement rules; items measured are deemed to include for all necessary cabling, trunking, conduNote				
2	Contractor to review all M&E drawings and specification		Note		
3	To be carried out by RECI approved sub contractor		Note		
4	Internal lighting (Note: Contractor to provide LED downlighters) and specification to be approved		Note		
5	All new wiring to be recessed		Note		
6	All LED downlighters to be good standard Phillips or Equal; low-energy consumption		Note		
7	Provide samples for approval of all visible electrical fittings (downlighters, switches, sockets, TV/telephone points, smoke detector>Note				
8	Refer to Wink lighting specification and layouts				
	Supply and fix the following fittings and connections and include for all cables and conduits thereto, as specified				
	Power				
9	As per drawings and specifications provided (ensure Velux windows are powered and switched)	1.00	item		
	Switching				
10	As per drawings and specifications provided	1.00	item		

Lighting

11 As per drawings and specifications provided 1.00 item

Alarm

12 Allow to extend existing alarm 1.00 item

BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS

BUILDER'S WORK

Electrical & Mechanical Installations

13 marking the positions of holes, mortices and chases 1.00 Item

14 Any plinths, coring, drilling, chasing, patching, etc required by the services trades 1.00 Item

15 Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures 1.00 Item

16 Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings 1.00 Item

SUNDRIES

17 Allow for any testing required under regulations 1.00 Item

18 Allow for providing operating and maintenance manuals for all the foregoing installations 1.00 Item

19 Allow for providing drawings for the "as completed" installations 1.00 Item

20 Allow for providing and fitting identification plates, labels and the like for all the foregoing installations 1.00 Item

AIRTIGHTNESS

21 generally, including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging, f 1.00 Item

22 The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mecl 1.00 Item

(69) ELECTRICAL INSTALLATION

Total : 5500

Trade :

19 (72) BUILDING FITTINGS

KITCHEN AND UTILITY ROOM

PRIME COST SUM

Provide the following prime cost sum for the specialist installation of kitchen and utility joinery; all works to be executed by a nominated sub-contractor

1 Six thousand euros 1.00 Sum 6,000.00 6,000.00

Associated costs for main contractor

2 profit 0.05 % 6,000.00 300

3 other charges 1.00 item

4 general attendances 1.00 item 300 300

Special Attendances

5 temporary access roads and hardstandings 1.00 item

6 weatherproof covered secure storage and accommodation 1.00 item

7 providing a 110 V power supply for the sub-contractor's work 1.00 item

8 providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding 1.00 item

9 unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n 1.00 item

10 maintenance of specific temperature and humidity levels as required 1.00 item

11 cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility 1.00 item

12 noid

STOVE

PRIME COST SUM

Provide the following prime cost sum for supply and fit of of multi-fuel stove and cast in-situ concrete bench

13 Three thousand euros 1.00 Sum 3,000.00 3,000.00

Associated costs for main contractor

14 profit 0 % 3,000.00 0

15 other charges item

16 general attendances 1 item 150 150

Special Attendances

17 temporary access roads and hardstandings item

18 weatherproof covered secure storage and accommodation item

19 providing a 110 V power supply for the sub-contractor's work item

20 providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding item

21 unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allo item

22 maintenance of specific temperature and humidity levels as required item

23 cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility item

24 noid

BUILDER'S WORK

25 Allow to alter and refit existing kitchen in new utility room 1.00 item 1120

26 Allow to reuse existing sanitaryware in new locations 1.00 item

(72) BUILDING FITTINGS

Total : 10,870.00

Trade :

20 Subtotal Excl. VAT - (Phase 1 - Extension and Alterations)

Subtotal Excl. VAT - (Phase 1 - Extension and Alterations)

Total :

Trade :

21 PRELIMINARIES

1. Preliminary Particulars

1.1 Project, Parties and Consultants

Name & Location:

1 Proposed dwelling at Clonlea Lodge and alterations to existing house at Ballinteer Road, Dublin 16 1.00 item

Nature of the Project:

2 Construction of a two-storey dwelling and part-single-storey extension to existing house including associated siteworks item

Parties and Consultants

3 Employer: Ken and Ann-Marie McCullagh item

4 Architect: Josh Maguire, The House Architects item

5 Structural Engineer: Andrew Riley Consulting Engineer item

6 Quantity Surveyor: Eoin Darby, Darby & Associates item

7 Project Supervisor for Design Stage: The House Architects item

1.2 Description of Site

8 Boundaries: The extent of the site boundaries are indicated on the architect's site plan. item

9 Access: The site is accessed via front entrance as indicated on site plan drawings. item

10 Adjacent / Abutting Buildings: refer to site location map and architect's and engineer's drawings. item

11 Existing Services on or over the Site: The tenderer is to survey the site to determine types and locations prior to tender. item

12 Site Inspection: Contact Josh Maguire item

1.3 Drawings and Other Documents

List of Drawings

13 Refer to the drawing and document register. item

List of Documents

14 Refer to the drawing and document register. item

Measurement Rules

15 The measurement in this document has, for the most part, been carried out in accordance with ARM4 agreed between the CIF and t item

16 Tenderer's should note that some of the measurement rules of ARM4 may have been supplemented to / altered in accordance with t item

17 If a tenderer is unclear as to the measurement rules they are obliged to query this with the QS prior to submission of tender. item

18 Upon submission of tender, the tenderer will be deemed to have satisfied himself that he fully understands the descriptions of work: item

2. Contract

2.1 Form, Type and Conditions of Contract

Form of Contract

19 The Articles of Agreement and Conditions of Contract shall be those issued by the RIAI in agreement with the CIF and the SCS1 2 item

Type of Contract

20 The contract will be executed under seal. Allow here for any costs in compliance with this notice. item

Conditions of Contract, the clause headings of which are scheduled below:

Refer to the full text of the Conditions of the Contract and price below for costs to comply with same

21 1. Definitions item

22 2. Scope of Contract item

23 3. Drawings and Bill of Quantities. item

24 4. Variations arising from Legislative Enactments item

25 5. Contractor to provide everything necessary item

26 6. Local and Other Authorities' Fees item

27 7. Setting out of Works item

28 8. Materials and workmanship to conform to descriptions item

29 9. Work to be opened up item

30 10. Foreman item

31 11. Access for Architect to works item

32 12. Clerk of Works item

33 13. Ascertainment of prices for Variations item

34 14. Omissions item

35 15. Assignment or Sub-letting item

36 16. Nominated Sub-contractors item

37 17. Nominated Suppliers item

38 18. Provisional Sums item

39 19. Prime Cost Sums item

40 20. Independent Contractors, Artists and Tradesmen item

41 21.A. Liability and Indemnity for Damage to Persons and Property item

42 21 (B) Insurance Against Damage to Persons and Property. item

43 Add sub clause (g) The Contractor's public liability policy under Clause 21 shall be in the joint names of the Contractor and the En item

44 Add sub clause (h) The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability f item

45 22. All Risks Insurance. item

46	23. Insurance Policies	item
47	24. Damage due to Excluded Risks	item
48	25. Damage due to Design	item
49	26. Responsibility for Existing Structures	item
50	27. War Damage	item
51	28. Dates for Possession and Completion	item
52	29. Damages for Non-completion	item
53	30. Delay and Extension of Time	item
54	31. Practical Completion and Defects Liability	item
55	32.A. Partial or Phased Possession	item
56	32.B. Damage due to Use, Occupation or Possession by the Employer	item
57	33. Determination of Contract by Employer	item
58	34. Determination of Contract by Contractor	item
59	35. Certificate and Payments - [35(a)(i)&(ii), &35(f)(1)&35(g) DELETED]	item
60	36. Wage and Price Variations [DELETED]	item
61	37. Collateral Agreements	item
62	38. Disputes Resolution	item

Price for costs to comply with the Contract Conditions Appendix Insertions

The Appendix Insertions shall be as follows:

63	Designated Date 1(a): N/A	item
64	Percentage for Professional Fees 22(b)(i) or (ii): 15% + VAT @ 23%	item
65	Cost of Site Clearance 22(b)(i) or (ii): C\$0,000.00	item
66	Minimum Sum for Employer's Liability Insurance 23(d)(i): C\$13,000,000	item
67	Minimum Sum for Public Liability Insurance 23(d)(ii): C\$6,500,000	item
68	Date for Possession TBC subject to Contractor Programme	item
69	Date for Completion 28 & 29(a): As per Contractor Programme	item
70	Liquidated and Ascertained Damages 29(a): At the rate of C\$1,000 per week or part thereof	item
71	Defects Liability Period 31 & 35(i): 12 months	item
72	Period of Interim Certificates 35(b): Monthly	item
73	Time for issue of Interim Certificate by the Architect 35(b): 10 working days	item
74	Percentage of Certificate Value Retained 35(e): 5%	item
75	Limit of Retention Fund 35(e): 5%	item
76	Joint Account Retention Fund 35(g): Bank: N/A, & Branch: N/A	item
77	Period of Final Measurement 35(h)(iii): 3 months	item
78	Period for Serving Notice of Arbitration 35 (l): 10 working days	item

Amendments to the Standard Conditions

79	Clause 3 shall be amended as follows:-	noid
80	Delete sub-clause Section 3(a)(ii)	noid
81	Clause 23 shall be amended as follows:	noid
82	Add sub clause (g) "The Contractor's public liability policy under Clause 21 shall be in the joint names of the Contractor and the Employer"	noid
83	Add sub clause (h) "The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability of the Contractor"	noid
84	Clause 35 shall be amended as follows:-	noid
85	Delete sub-clause Section 35(a)(i)&(ii)	noid
86	Delete sub-clause Section 35(f)(1)&(g)	noid
87	Clause 36 shall be amended as follows:-	noid
88	Delete Clause 36. (The contract is a fixed price contract. See Summary item for fixed price allowance, if required by Contractor, and for the Employer's contribution to the cost of the contract.)	noid
89	Clause 36 is to be deleted from the contract. Allow here for any costs in respect of it being deleted.	item

2.2 Contractor's Liability

90	Contractor's liability shall be as per 2.1 previous.	item
91	Obtain permission from the owner of adjoining property if it is necessary to use that property for any purpose in connection with the work.	item

2.3 Insurance Liability of the Employer

92	Employer to insure as per 2.1 previous. Clause 26.	item
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2.4 Local Authorities Fees and Charges

93	Where the contract requires the execution of allied, or associated work by any local authority the cost of such associated work will be included in the contract price.	item
94	Provisional Sums are allowed for these items in the BOQ.	item
95	Fees and charges for items such as waste tipping fees, parking permits, permits for skips, forms and notices, are deemed to be included in the contract price.	item
96	The contractor will be required to organise and manage the implementation of such works. In this regard, therefore, the contractor is responsible for the cost of such works.	item

2.5 Obligations and Restrictions Imposed by the Employer

a) Access to and possession or use of the site.

97	The contractor shall refer to the tender drawings and visit the site prior to tender to identify any access restrictions to the site and all other matters relating to the site.	item
98	Date for possession and completion as per 2.1 previous.	item
99	The location of the contractor's site compound or temporary buildings must be agreed with the client prior to construction.	item
100	The contractor shall provide a proposed site layout map highlighting storage, canteen, site office and tower crane, etc.	item

b) Limitations of working space.

101	Site boundaries are shown on the drawings. The contractor is to limit his operations within these boundaries.	item
102	Prior to tender the contractor shall visit the site and note the types and nature of the existing boundaries.	item
103	Any necessary work outside the site area shall only be carried out at a time to be agreed beforehand with the client and design team	item
104	The contractor must limit his compound to the area indicated on the architect's site plan.	item
	<u>c) Limitations of working hours</u>	
105	The tenderer is to note the limitations imposed on the project under the grant of planning permission.	item
	<u>d) Limitations on the operation of plant with respect to adjoining property</u>	
106	The tenderer is to note the limitations imposed on the project under the grant of planning permission.	item
	<u>e) The use or disposal of any material found on site</u>	
107	Any discoveries thought to be of archaeological or historical significance must be brought to the architect's attention immediately. / item	
108	Any other discoveries of items of value must be brought to the architect's attention immediately. All items of value discovered on t item	
	<u>f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights</u>	
109	Provide, maintain, adjust during the course of the contract and remove on completion all temporary fencing, hoardings, fans plank	item
110	The contractor shall not display or permit advertisements to be displayed on the site without approval from the client.	item
111	Allow for hoarding off the area to the front and side of the site as indicated, protecting for the duration of the Works and handing b r m	
112	Provide, maintain, alter, adapt as necessary and remove & make good on completion; 2m high WBP plywood sheeted hoarding, w i m	
113	Provide for notifications to Fingal City Council, obtain approvals & licences, pay fees, etc, for installing hoarding to the outside per item	
	<u>g) The maintenance and protection of existing services on, under or over the site</u>	
114	The tenderer shall consult with local authority / other public and private utilities providers before submission of completed tender.	item
115	The tenderer shall survey the site and the existing building to determine the types and locations of all existing services prior to tend	item
116	The tenderer shall include here for costs in connection with the protection of existing services.	item
117	Where is it not possible to protect existing services the contractor shall remove and dispose of the existing services and reinstate the item	
118	The contractor will be required to organise and manage the implementation of these works. In this regard, therefore, the contractor i	item
119	The contractor shall make good any damage caused by his own, or by domestic or nominated sub-contractors and supplier's operati	item
120	Any fees legally demanded by local authority / other public and private utilities providers for works in connection with this subject Note	
	<u>h) The execution or completion of the work in any specific order or in sections or phases, including any incidental work not at the discretion of the Contractor.</u>	
121	Contractor to submit programme for approval	item
	<u>i) Maintenance of specific temperature and humidity levels</u>	
122	Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the Works to facilitate progress and t	item
	<u>j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance</u>	
123	Provide temporary office accommodation for the use of the employer's representatives for the conducting of site meetings; the offic	item
	<u>k) Provision of connections to voice and data communications systems for use of the Employer</u>	
124	Not required.	item
	<u>l) Periodic usage and access charges on voice and data communications for use of the Employer</u>	
125	Not required.	item
	<u>m) Provision of Project Supervisor Construction Stage (PSCS) services, by the contractor in accordance with the Safety, Health and Welfare at Work (Construction) Regulations. (SHWWCR)</u>	
126	The contractor shall include for complying with the SHWWCR requirements current at the date of tender.	item
127	The contractor shall be appointed by the client under a collateral agreement to the main contract as PSCS in respect of the project p	item
128	Include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to the insurance re	item
129	Include for providing all necessary information as requested by the PSCS to enable the preparation and completion of the safety fil	item
130	The contractor must review the time required for the tender and ensure that he has satisfied himself that the contract can be execute	item
131	The contractor shall include for preparing "As Completed" drawings for inclusion in the safety file.	item
132	Include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in provi	item
133	The client may require an audit on the PSCS function. In such event the contractor, where he is operating as PSCS, is to include fo	item
134	Allow for the PSCS where an independent appointment or where carried out by the employer directly to exercise the carrying out o	item
135	Allow for assisting the PSDS to exercise the carrying out of their duties necessary to comply with the SHWWCR.	item
136	Provide a statement with the tender describing the organisation and resources which the contractor proposes and undertakes to prov	item
137	^^^^A copy of the contractor's health and safety policy document, including risk assessment procedures.	item
138	^^^^Accident and illness records for the past five years.	item
139	^^^^Records of training and training policy.	item
140	^^^^The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.	item
	<u>n) Any other obligation or restriction</u>	
	<u>(n1) No Damage</u>	
141	All existing surfaces, features, site structures, fittings, and site boundaries shall be returned to the client on completion of the works	item
142	There are adjacent buildings to the site. The contractor shall ensure that no damage is caused to the existing buildings, property an	item
143	The contractor shall be responsible for all damage to existing roads caused by his own or sub-contractors' or suppliers' transport to	item
144	The contractor must keep the adjacent public roadways free of debris for the duration of the project.	item
145	Contractor must provide and facilitate vehicle cleaning. contractor is to ensure their vehicle and any other on site traffic is to use th	item
146	Subject to the completion programme of the development roads, the contractor shall be required to ensure vehicle traffic are clean	item
147	The contractor shall at his own expense survey all neighbouring buildings and furnish a copy of each building to the architect.	item
148	Prevent the growth of noxious weeds on the site during the contract period. Noxious weeds include thistle, dock, ragwort, common	item
	<u>(n2) Security</u>	
149	Adequately safeguard the site, the works, materials and plant, and any existing buildings against unauthorised entry, damage and t	item

(n3) Protection of the Works		
150	Protect the works, materials and plant from the weather and make good any damage caused.	item
151	Keep finished surfaces clean as work proceeds and protect from dirt, staining and physical damage.	item
(n4) Approval for Holes and Chases		
152	Obtain approval from the architect for cutting holes or chases in the structure.	item
(n5) Disposal of Toxic Items		
153	Allow for the following in the event of encountering toxic matter on site:	noid
154	i) Specific safety plan for removal of waste.	item
155	ii) Prepare and keeping of occupational health register and worker's health assessment/surveillance.	item
156	iii) Specialist PPE/PPC.	item
157	iv) Separate cleaning/showering facilities - storage for clothes.	item
(n6) Drawings		
158	As with this tender package, all submittals of drawings on this project will be in digital PDF format. Contractor is responsible for th	item
(n7) Statutory Obligations		
159	Comply with statutory obligations and the regulations of any local authority, public service or statutory undertaker relating to the co	item
(n8) Weekly Returns		
160	Provide each week for the architect a daily return of the number, type and capacity of all plant excluding hand tools and scaffolding	item
161	Give the architect each week a daily return of the number and description of tradesmen and general laborers employed on the work;	item
162	Provide each week for the architect a daily return showing the quantity, description and source of materials brought on or off site.	item
(n9) Compliance Certs		
163	Provide in respect of materials or components manufacturers' certificates of compliance with standard when requested by the archit	item
(n10) Handover File		
164	The contractor shall give to the architect at practical completion stage a handover file in electronic format which should contain the noid	
165	1. Narrative: All contractors / sub-contractors are to issue a short paragraph, note explaining in simple terms what works were carri	item
166	2. Schedule of items supplied.	item
167	3. Manufacturer's technical data sheets on materials and equipment supplied and installed.	item
168	4. Any material data sheets on materials and equipment supplied and installed.	item
169	5. Maintenance and cleaning recommendations.	item
170	6. Guarantees.	item
171	7. As-built drawings.	item
172	8. Testing / commissioning / handover certificates for works, equipment / items installed.	item
173	9. Opinion on compliance.	item
174	10. Schedule of addresses and contact numbers for all sub-contractors and suppliers.	item
175	11. Operating manuals and commissioning certificates for all installed equipment.	item
176	12. The name, address and telephone number of the manufacturer of every item of materials and equipment together with catalogue	item
177	13. A copy of all test certificates.	item
178	14. Detailed recommendations as to the preventative maintenance frequency and procedures, which should be adopted by the empl	item
179	15. Emergency procedures, including telephone numbers for emergency services.	item
(n11) Samples, Approvals and Tests		
180	Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use r	item
181	Allow for the cost of supplying and/or executing when required, samples of materials, manufactured articles and executed work wit	item
182	Where and to the extent that products, materials or work are specified to be approved or the architect instructs or requires that they i	item
183	Completion of Air Tightness Test for the Building - Appoint an appropriate testing firm to carry out the necessary air tightness test	item
(n12) Programme		
184	Prepare a detailed programme in bar chart form for the completion of the works within the contract period. The programme submit	item
185	This programme must be submitted prior to the placing of the contract and will be viewed as an essential part of the overall tender.	item
186	Upon the signing of the contract this programme will become a part thereof, and must be rigidly adhered to.	item
187	Submission of this programme will not relieve the contractor of his obligations to notify and apply in writing for instruction, as req	item
188	Provide two copies of the programme for the architect within one week of the date of acceptance of the tender. Keep one further co	item
189	Review and update the programme at monthly intervals, and modify to take account of circumstances which have affected the prog	item
190	Maintain an up-to-date record at monthly intervals. Display progress on the site office copy of the progress chart.	item
(n13) Progress Meetings		
191	The architect will hold regular site meetings to review progress and other matters arising from the administration of the contract (n	item
192	Ensure the availability of accommodation at the time of such meetings. Attend all meetings and inform sub-contractors and supplie	item
193	Contractor to ensure adequate sight lighting & facilities available to design team to conduct meetings.	item
194	Contractors Site Meetings	noid
195	Hold meetings with appropriate sub-contractors and suppliers the day previous to main site meetings to facilitate accurate reporting	item
(n14) Progress Meetings, Minutes		
196	The architect shall take the minutes of progress meetings and distribute them to those concerned unless the architect shall subsequ	item
(n15) Valuations		
197	Submit at least 3 days before the established dates for interim valuations, up-to-date detailed claims and supporting documentation i	noid
198	(i) Work executed.	item
199	(ii) Materials on site.	item
200	(iii) All claims for extras which the contractor considers that he is entitled to.	item

(n16) Notices, Generally	
201 Give early notice to the architect and engineer before placing foundations, laying drains, filling trenches, pouring reinforced concrete	item
(n17) Notice, Daywork	
202 Give notice to the architect and QS of the commencement and completion of any work for which the contractor intends to submit daywork	item
203 During the execution of daywork give, to the architect and QS at or before the end of the week following that in which the work has been executed, a statement of the daywork done	item
(n18) Completion Date	
204 Notify the architect in writing of the date on which it is considered practical completion has been achieved and have a date agreed at the time of completion	item
(n19) Making Good Defects	
205 Make arrangements with the architect and give reasonable notice of the precise dates for access to the various parts of the works for inspection and making good	item
(n20) Temporary Works	
206 Inform the architect and obtain approval of the intended siting of all spoil heaps, temporary works and services.	item
207 Maintain, adapt, remove and make good after removal temporary works and temporary services.	item
208 Provide for access facilities to the site, including, if and where appropriate, forming or enlarging openings in boundaries, and for making good	item
209 Provide temporary roads, tracks, entrances, loading bays, ramps, hard standings and crossings.	item
210 The contractor will be afforded access to the site areas across the site infrastructure contract haul roads as indicated on the site layout	item
(n21) Co-ordination of Sub-contractors	
211 The contractor shall be responsible for the co-ordination of all the various sub-contractors work (domestic and nominated) and for the co-ordination of the work of the various sub-contractors	item
212 The contractor shall obtain full particulars from all sub-contractors of their requirements for chases, recesses, holes, and other items	item
(n22) Attend Employer and Employer's Agents	
213 Provide use of a 30 metre steel tape, dumpy level, theodolite, tripod and metric staff for the architect or his representative as required	item
214 Provide on site and maintain in accurate condition:	noid
215 A maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.	item
216 A thermometer for measuring concrete and ground temperature.	item
217 Provide protective clothing and/or equipment for the Employer and his representatives as appropriate.	item
(n23) Bench Marks	
218 Establish a master bench mark on the site for the duration of the contract.	item
(n24) Setting Out	
219 Set out the works accurately from information provided by the architect. Inform the architect when overall setting out is complete	item
(n25) Tolerances	
220 Unless otherwise detailed on the drawing and specification the tolerances to be adhered to are those set out in the most recent published code of practice	item
(n26) Measurement	
221 Do not scale the drawings. Use dimensions figured on the drawings for setting out the works. Check all dimensions both on drawings and on site	item
(n27) Existing Levels	
222 Signify in writing any disagreement as to the correctness of the existing ground levels, as indicated on the drawings, before the commencement of the works	item
(n28) Cleaning	
223 It is the responsibility of the contractor to remove and dispose off site all dirt, rubbish, spoil, packaging and superfluous materials as they arise	item
224 Clean the works internally and externally, remove all rubbish and leave the entire works in a tidy condition ready for occupation or use	item
(n29) Watering	
225 Water any newly planted plants, trees, shrubs or the like adequately as required from time of planting until formal handover.	item
(n30) Dust Suppression	
226 Allow for dust suppression by water or other appropriate means.	item
(n31) Drying the Works Equipment, Fuel and Attendance	
227 Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the works to facilitate progress and to ensure the works are completed in good time	item
(n32) Snagging	
228 Contractor is to allow for completing snagging items as presented by the architect or other employer's representative and subsequent rework	item
(n33) Method Statements at Tender Stage	
229 The contractor will be required to provide a method statement at tender stage for the demolition and alteration work.	item
(n34) Statutory Holiday Period	
230 The contractor shall include in his tender for working through statutory holiday periods i.e. Easter, Summer and Christmas holidays	item
(n35) Rodent Infestation	
231 The contractor shall employ a specialist firm to carry out an inspection of the site to exterminate any rodents and to issue a certificate of clearance	item
(n36) Technical Literature	
232 The contractor is advised to keep copies of technical literature regarding materials used on site, readily accessible for reference by a specialist	item
(n37) Building Regulations	
233 The contractor shall be responsible for the serving of and compliance with, all notices and the like required under the Building Control Regulations	item
234 The contractor shall comply with all Building Regulations over which he has control. The contractor shall on completion provide written confirmation of compliance	item
(n38) Supervision	
235 Provide full time on site foreman for co-ordination, supervision and administration of the works, including all sub-contracts. Arrange for the supervision of the works	item
(n39) Climatic Conditions	
Keep an accurate record of:	
236 Daily maximum and minimum air temperatures (including overnight).	item
237 Number of hours per day in which work is prevented by adverse weather.	item
(n40) Programme/Progress	

238	Master Programme	noid
239	As soon as possible and before starting work on site prepare for approval a master programme for the works.	item
240	Submission of programmes will not relieve the contractor of his responsibility to apply in writing for instructions, drawings, etc. in	item
241	Monitoring	noid
242	Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works p	item
243	Notice of Completion	noid
244	Give the architect at least 2 weeks notice of the anticipated dates of practical completion of the whole or parts of the works.	item
245	Adverse Weather	noid
246	Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.	item
247	Unforeseen conditions	noid
248	Contractor shall allow in the tender price for all costs that would be incurred due to hitting rock on excavation and for removal of si	item
	(n41) Project Governance	
249	Contractor should submit as part of contract samples of project governance forms such as :	noid
250	RFI Forms	item
251	Submittal Forms	item
252	Site Sign In Forms	item
253	Any other forms deemed relevant	item
	(n42) Project Information Transmittal	
254	Submittals of drawings on this project may be in digital PDF format. Contractor is responsible for the printing & filing of all hard c	item
	(n43) Requests For Information	
255	RFI's will only be accepted digitally on an RFI schedule.	item
256	All RFIs to the design team on the project must me made in writing with a formal RFI sheet, and master RFI schedule. Ad-hoc info	item
257	Any works carried out which contravene design without permission of architect / project manager may be condemned.	item
	(n44) Control of Cost	
258	Cash Flow Forecast	noid
259	As soon as possible and before starting work on site submit to the QS a forecast showing the gross valuation of the works at the dat	item
260	Estimated Cost of Variations	noid
261	If the QS issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and i	item
262	All variations are to be advised to the Architect and Quantity Surveyor within five (5) working days. Historic variations will not be	item
	(n47) Shop Drawings	
263	The contractor shall prepare and issue for inspection by the architect / project manager detailed shop drawings of the entire install	item
264	In particular, the contractor shall issue to the architect in good time fully detailed 1:5 scaled drawings of all weathering details inclu	item
265	All dimensions are approximate and, accordingly, all dimensions and tolerances shall be checked on site before the work is put in h	item
	(n48) Compliance with Specifications	
266	Allow for costs in connection with compliance with any additional conditions imposed by the architect's specification document.	item
267	Allow for costs in connection with compliance with any additional conditions imposed by the structural engineer's specification docu	item
268	Allow for costs in connection with compliance with any additional conditions imposed by the services engineer's specification docu	item
	(n49) Compliance with Requirements of the Home Renovation Incentive (HRI) scheme	
269	Submit to the client your VAT number.	item
270	Submit to the client an up to date (within the last 30 days) Notification of Determination of RCT Rate showing zero or 20% RCT R	item
271	An in-date Tax Clearance Certificate is also acceptable until such time as Revenue's new online system is in place.	item
272	If the tenderer is registered for RCT as a principal, contact your local revenue office to change your RCT status to Principal / Subco	item
273	Retain details of work showing the location of the work start / end date for the work, the type of work, the cost excluding VAT, the	item
274	Retain details of payments received showing the payment amount excluding the VAT, the VAT amount as well as the VAT Rate/s	item
275	Upload details of work and payments within 21 days of the new online system becoming available.	item
	<u>3. Work by Nominated Sub-Contractors, Goods and Materials from Nominated Suppliers, Work by Utility Providers and Work by Others Engaged directly by the Employer</u>	
	3.1 Work by Nominated Sub-Contractors	
276	Items are given for work by nominated sub-contractors in each respective element.	item
	3.2 Goods and materials from Nominated Suppliers	
277	Items are given for goods and materials supplied by nominated suppliers in each respective element.	item
	3.3 Work by Utility Providers	
	<u>Work to be carried out by a Statutory Authority, Public Undertaking or Public or Private Utility Providers</u>	
278	Items are given for work by last in each respective element.	item
	3.4 Work by others engaged directly by the employer	
279	Items are given for work by others engaged directly by the employer in each respective element.	item
	<u>4. General facilities and obligations</u>	
	Price for all costs for the following:	
280	Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the items.	Note
281	a) Supervision and co-ordination of the works.	item
282	b) Plant, tools and vehicles including any tower cranes, self erecting cranes and the like	noid
283	i. Bringing to site, erecting and removing on completion.	item
284	ii. Maintaining on site for the duration of the works.	item
285	c) Scaffolding	noid
286	i. Bringing to site, erecting and removing on completion.	item

287 ii.	Adjusting and maintaining on site for the duration of the works.	item
288 d)	Site administration including the provision and keeping of all statutory records.	item
289 e)	Security.	item
290 f)	Hoarding; as per drawings TR-18; 18mm thick OSB3 2.40m high; structure to contractor's design; painted as per specification (p m	
291 g)	Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the sit	item
292 h)	Transport for work people .	item
293 i)	Protecting the work from inclement weather.	item
294 j)	Water for the works.	item
295 k)	Temporary lighting and power for the works.	item
296 m)	Temporary accommodation for the use of the contractor.	item
297 n)	Temporary storage areas including suitable and separate storage for dangerous materials or substances.	item
298 o)	Temporary telephones for the use of the contractor.	item
299 p)	Traffic regulations.	item
300 q)	Welfare facilities for work people to be in compliance with the fourth schedule of the SHWWCR.	item
301 r)	SHWWCR provisions including items for the following: -	item
302 i.	The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATE SCHEMES.	item
303 ii.	Safety officers and all safety supervisors, first aiders, inspectors and certifiers required.	item
304 iii.	Tests and certificates on plant and equipment.	item
305 iv.	Safety signs and signals.	item
306 v.	Provision of Personal Protective Clothing and Personal Protective Equipment.	item
307 vi.	Provision and maintenance of emergency routes and exits and designated personnel responsible for emergency procedures.	item
308 vii.	Energy distribution installations.	item
309 viii.	Temporary fire detection and fire fighting systems.	item
310 ix.	Maintenance of appropriate working conditions and work stations.	item
311 x.	Provision and maintenance of on-site traffic routes.	item
312 xi.	Provision of first aid equipment and first aid room as appropriate.	item
313 s)	Disbursements arising from the employment of work people.	item
314 t)	Maintenance of public and private roads.	item
315 u)	Removing rubbish, protective casings and coverings and cleaning the works on completion.	item
316 v)	Compliance with waste management statutory requirements.	item
317 w)	Drying the works.	item
318 x)	Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protectio	item
319 y)	Control of noise, pollution and compliance with statutory obligations.	item
320 z)	Protection of the works.	item

PRELIMINARIES

Total : 20000

Trade :

22 (19) SUBSTRUCTURE

EXCAVATION AND EARTHWORK

EXCAVATION

Excavation generally

Topsoil

1	100mm thick; deposited on site for preservation	300.00	m2	2	600
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Reduced levels

2	not exceeding 2.0m deep	33.00	m3	35	1155
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3	extra over for working space and backfilling if required	1.00	item		
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Trenches

4	not exceeding 2.0m deep	42.00	m3	35	1470
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5	extra over for working space and backfilling if required		item		
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Excavate softspots, remove excavated material off site and backfill in Wet blinding (mix) C15 N20 on formation level

Soft spots

6	generally [Provisional Quantity]	1.00	m3	50	50
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Disposal

7	water, surface	1.00	item		
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8	water, ground	1.00	item		
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9	topsoil; on site	30.00	m3	6	180
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10	excavated material; off site	75.00	m3	35	2625
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FILLING

Hardcore Clause 808 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness

to make up levels

11	average thickness not exceeding 250mm	22.00	m3	45	990
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Sides of foundations

12	average thickness greater than 250mm	12.00	m3	45	540
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Blinding filling: sand, in accordance with the structural engineer's specification

Surface treatments				
13	50mm thick; compacted	88.00 m2	2.5	220
<u>CONCRETE WORK</u>				
<u>IN-SITU CONCRETE</u>				
<u>Reinforced in-situ concrete; Grade C28/35; vibrated; as per Engineer's specification</u>				
Foundations				
14	exceeding 150mm thick; reinforced	19.00 m3	130	2470
Beds				
15	exceeding 150mm thick; reinforced	14.00 m3	130	1820
<u>Sand and cement screed; brushed finish</u>				
Screeds				
16	100mm thick (underfloor heating screed)	88.00 m3	25	2200
17	extra over for Sika Viscocrete 1060 plasticiser	1.00 item		
18	extra over for 500g polythene beneath screed	88.00 m2	3	264
<u>REINFORCEMENT</u>				
<u>Reinforcement fabric mesh to B.S. 4483; minimum laps 400mm; no allowance in measurement for laps</u>				
Fabric; A393				
19	horizontal; to foundations	62.00 m2	8	496
Fabric; A142				
20	horizontal; to beds	88.00 m2	5.5	484
<u>SUNDRIES</u>				
<u>12mm compressible fill with 12mm sealant top</u>				
Movement joints				
21	150mm high	10.00 m	10	100
<u>Tamp finish to slab</u>				
Surface finishes				
22	to concrete slab	88.00 m2	3	264
<u>BRICKWORK AND BLOCKWORK</u>				
<u>BLOCKWORK</u>				
<u>Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lime and sand mortar designation (iii) to I.S. 325. Blockwork to BS 8000-3:2001; code of practice for masonry</u>				
Walls				
23	215mm thick in trenches	18.00 m2	50	900
24	440mm thick in trenches	29.00 m2	80	2320
Extra over for				
25	Thermal blocks; Quinlite B5; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lir	69.00 m	5	345
<u>ANCILLARIES TO BRICKWORK/BLOCKWORK</u>				
<u>Black polythene 2000 gauge; 150mm laps; bedding in cement lime mortar (1:1:6); in accordance with the manufacturers recommendations and the specification</u>				
Damp proof courses				
26	exceeding 225mm wide	20.00 m2		incl
27	not exceeding 225mm wide	69.00 m		incl
<u>ROOFING, CLADDING AND WATERPROOFING</u>				
<u>MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS</u>				
<u>"RMB Monarflex" RMB 400 or equal and approved radon barrier Irish Agreement Board Certificate No. 98/0075 - 3rd print: 1999-11-05; laid strictly in accordance with the manufacturers instructions on blinded hardcore base; no allowance for laps in measurement</u>				
Damp proofing				
28	horizontal; laid on blinded hardcore; exceeding 300mm wide	88.00 m2	5	440
29	extra over for lapping/sealing around popups including top hats; irrespective of size	6.00 nr	10	60
30	vertically and stepped, laid against rising blockwork walls; exceeding 300mm wide	42.00 m2	5	210
<u>WOODWORK</u>				
<u>IRONMONGERY, ASSESSORIES AND SUNDRIES</u>				
<u>Kingspan Thermafloor TF70 insulation boards; flooring grade; laid on DPM; to Architect's specification; butt joints; all joints taped and sealed as per manufacturer's recommendations; include in rates for any cutting of penetrations</u>				
Thermal; underfloor				
31	150mm thick laid horizontal	88.00 m2	35	3080
32	25mm thick; vertical; perimeter insulation externally	84.00 m	5	420
<u>SERVICES (MAINLY PIPED)</u>				
<u>BELOW GROUND DRAINAGE</u>				
<u>Excavating; starting from reduced level; filling in above 400mm thick bed and cover with Type B clause 804 in accordance with Engineer's specification; disposing of excavated material off site</u>				
Service trenches				
33	average depth not exceeding 0.50m	5.00 m	10	50
<u>Selected granular material in accordance with Engineer's specification</u>				
Beds and surrounds				
34	400mm wide x 400mm thick bed and surround; to 110mm pipe	5.00 m	10	50
<u>uPVC pipes; I.S. 424; air tight welded joints in the running length</u>				
110mm pipework; in trenches				
35	laid in position	5.00 m	20	100

36	bends to last	1.00	nr	20	20
<u>Collars/clocks to pipework protruding through radon barrier</u>					
Pipe Accessories					
37	various diameter, fixed to vertical pipes as per architects specification	1.00	nr	20	20
<u>Monarflex radon sump complete: in accordance with Architect's specification: 600 x 600mm precast paving slab on three courses of engineering brickwork with 35mm perpendicular open joints on 600 X 600mm precast paving slab on 50mm grade C10 in-situ concrete</u>					
Radon sump; bedding in compacted hardcore with sand blinding					
38	size 1000 x 1000 x 500mm deep; one 110mm diameter opening	1.00	nr	90	90
<u>MECHANICAL INSTALLATIONS</u>					
<u>SUNDRIES AND BUILDERS WORK</u>					
<u>Forming / cutting holes to include all necessary building in of prestressed concrete lintols and making good in all trades</u>					
Forming holes for					
39	Any services required that penetrate through rising blockwork walls	1.00	item		
<u>ANY OTHER ITEMS</u>					
40	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item		
<u>(19) SUBSTRUCTURE</u>				Total :	24033

Trade :

23 **(21) EXTERNAL WALLS**

CONCRETE WORK

PRECAST CONCRETE

Killeshal or similar pre-stressed units; bedding in gauged mortar as per manufacturer's recommendations

Lintels

1	100 x 65mm	23.00	m	8	184
2	215 x 100mm	39.00	m	12	468

Cills

3	325 x 150mm	23.00	m	15	345
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BRICKWORK AND BLOCKWORK

BLOCKWORK

Solid concrete blocks: 1 S 20, size 440 x 215 x 100mm; compressive strength 7.5N/mm²; stretcher bond; in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details

Walls

4	100mm thick; in skins of cavity walls	421.00	m2	28	11788
5	extra over for Quimlite B5 in lieu of standard blockwork	78.00	m	5	390

ANCILLARIES TO BRICKWORK/BLOCKWORK

Forming cavities between new walls; stainless steel vertical twist fishtail wall ties to 1 S 268; building into 100mm blockwork/brickwork external leaf and 100mm blockwork internal leaf; integral insulation retaining clip; 200mm Ecohead Platinum grey bca

Forming cavities

6	200mm wide	211.00	m2	25	5275
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Closing cavities at top of with fibre cement board 6mm thick

Closing cavities

7	200mm wide	22.00	m	10	220
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Closing cavities at ends with insulated proprietary closers: Kingspan Closer with 2 layers of 75mm thick insulation; additional wall ties at 225mm vertical centres

Closing cavities

8	200mm wide; reveals	62.00	m	10	620
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"Hyload" or equivalent DPC to B.S. 7431 black polythene 2000 gauge; to be installed in accordance with B.S. 8215:1991 CP; 150mm laps; welded in accordance with manufacturers instruction bedding in cement, lime and sand mortar

Damp proof courses

9	vertical; to door and window jambs; girth 225 - 450mm	62.00	m	4	248
10	cavity tray; girth 450mm; dressing under and behind cills	23.00	m	4	92
11	lintol level; girth 450mm	31.00	m	4	124

SUNDRIES

12	Ventilation through external walls; 225 x 255mm louvered metal vent grilles by Kingspan externally; plastic white gr	6.00	nr	60	360
13	The building is designed to be air tight. The structure is to achieve a maximum of 1m3/h/m2 when tested at a pressur	1.00	item	700	700

ANY OTHER ITEMS

14	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item		
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(21) EXTERNAL WALLS

Total : 20814

Trade :

24 **(22) INTERNAL WALLS**

CONCRETE WORK

PRECAST CONCRETE

Precast concrete prestressed units from an approved supplier; in accordance with the specification, rate inserted to include for min. 225mm end bearing each side. Allow for materials / works in all trades to build into existing walls.

Lintels

1	215mm wide x 65mm thick	13.00	m	10	130
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BRICKWORK AND BLOCKWORK

BLOCKWORK

Solid concrete blocks: 1 S 20, size 440 x 215 x 100mm; compressive strength 5N/mm²; stretcher bond; in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details

Walls

2	100mm thick	106.00 m2	28	2968
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FLOOR, WALL AND CEILING FINISHES

STUD PARTITIONS

75 x 44mm timber studs grade C16 at 400mm centres filled with 100mm thick Rockwool mineral wool insulation; faced both side with single layer 12.5mm standard plasterboard; 3mm skim both sides; include for all necessary shot fixing to floor, adjacent walls

Partitions; First Floor

3	2450mm high	4.00 m	185	740
4	extra over for 90 degree angles	3.00 m	10	30
5	extra over for abutments to other finishes	8.00 m	10	80
6	extra over for three-way intersections	3.00 m	10	30
7	extra over for moisture resistant board	7.00 m2	10	70
8	extra over for one layer of 18mm plywood for grounds to fittings (provisional)	5.00 m2	10	50
9	extra over for 250mm wide recessed shelving in wall including 4nr toughened glass inset shelves	1.00 item	10	10

Partitions; Second Floor

10	raking; 1125mm - 2450mm high	8.00 m	150	1200
11	extra over for forming door opes	2.00 nr	10	20

75 x 44mm timber studs grade C16 at 400mm centres filled with 100mm thick Rockwool mineral wool insulation; faced one side only with single layer 12.5mm standard plasterboard; 3mm skim one side only; include for all necessary shot fixing to floor, adiacen

Partitions; Ground Floor

12	2600mm high	4.00 m	195	780
13	extra over for forming single door ope	1.00 nr	10	10
14	extra over for abutments to other finishes	3.00 m	10	30
Partitions; Second Floor				
15	1125mm high	20.00 m	85	1700
16	extra over for forming single door ope; including access hatch in to attic void	2.00 nr	10	20
17	extra over for abutments to other finishes	5.00 m	10	50

ANY OTHER ITEMS

18	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00 Item		
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(22) INTERNAL WALLS

Total : 7918

Trade : **25 (23) FLOORS**

CONCRETE WORK

PRECAST CONCRETE

Supply and install precast hollowcore concrete floor units: include hoisting units into position: to contractors design to meet loads specified by Engineer, to include intumescent fillime between units; all necessary temporary supports and propping as re

Precast floors

1	150mm thick slabs	67.00 m2	23	1541
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INSITU CONCRETE

Sand and cement screed- brushed finish

Screeds

2	75mm thick	67.00 m2	30	2010
3	extra over for Sika Viscocrete 1060 plasticiser	1.00 item	200	200
4	extra over for 500g polythene layer	67.00 m2	4	268

Other Items - Edge Beam Infill

5	cross sectional area not exceeding 0.10 sq m ; fill voids behind pre-cast units; allow for tying reinforcement to screed	1.00 Item		
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REINFORCEMENT

Bars- high yield steel

Straight or bent in floor slabs

6	T12 bars bent into beams (provisional)	0.25 tonne	2500	625
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FORMWORK

Shuttering plywood, contractor designed

Edges of suspended slabs and landing

7	not exceeding 250mm high	19.00 m	22	418
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WOODWORK

IRONMONGERY, ACCESSORIES AND SUNDRIES

Kingspan TF70 insulation boards- flooring grade- laid on DPM- to Architect's specification

Thermal; underfloor

8	50mm thick laid horizontal	67.00 m2	15	1005
9	30mm thick; vertical; perimeter insulation externally	19.00 m	5	95
10	Miscellaneous air tightness requirements at edges of slabs	1.00 item		

ANY OTHER ITEMS

11	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00 Item		
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(23) FLOORS

Total : 6162

Trade : **26 (24) STAIRS**

WOODWORK

COMPOSITE ITEM

Allow for new staircase of traditional timber construction: red deal threads, risers and balustrades; solid oak handrail and newel posts and capings; supplied and fitted complete by contractor; refer to drawings for layouts, landings, etc

Staircases

1	Ground Floor to First Floor complete	1.00	item	2500	2500
2	First Floor to Second Floor complete	1.00	item	2500	2500

PAINTING AND DECORATING

PAINTING

Priming: two undercoats and finishing coats in Dulux Satinwood (clear lacquer to oak elements)

Staircases

3	Ground Floor to First Floor complete	1.00	item	500	500
4	First Floor to Second Floor complete	1.00	item	500	500

ANY OTHER ITEMS

5	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item		
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(24) STAIRS

Total : 6000

Trade :

27 (27) ROOF

PITCHED ROOF

WOODWORK

STRUCTURAL AND FIRST FIXINGS

White deal, Grade C16, sawn; pressure impregnated with preservative; in accordance with the specification; include all notching of timbers to steelwork

Carcassing

1	100 x 75mm bolted and strapped; in walplates	22.00	m	8	176
2	44 x 175mm; in rafters	252.00	m	8	2016
3	44 x 225mm; in ceiling joists	167.00	m	8	1336
4	44 x 225mm; in bridging	167.00	m	8	1336
5	44 x 225mm in ridges	11.00	m	8	88
6	88 x 225mm in trimmers to stairs	7.00	m	8	56
7	44 x 200mm in packers to steel ridge beams; fixed accordingly	10.00	m	8	80
8	Framing for HWC and water tanks; as described on Engineer's drawings	1.00	item	300	300

BOARDING AND SECOND FIXINGS

22mm WBP plywood decking; fixed to carcassing

Sheeting

9	exceeding 300mm wide; horizontal (attic space of pitched roofs)	39.00	m2	25	975
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IRONMONGERY, ACCESSORIES AND SUNDRIES

Kingspan K7 insulation fitted between rafters

Insulation; thermal

10	100mm thick; between rafters	83.00	m2	25	2075
11	extra over for 38 x 38mm battens fixed at 300mm centres below rafters with Timco Classic Plus 6mm x 200mm Torx	83.00	m2	8	664

Foam-lock open cell spray foam between rafters

Insulation; thermal

12	150mm thick; between rafters	83.00	m2	30	2490
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Rockwool acoustic insulation; fitted between ceiling joists

Insulation; thermal

13	150mm thick	39.00	m2	10	390
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Strap; approved standard L- shaped pattern; 30 x 5 x 1000mm long flat section; fixed at a maximum of 1800mm centres; once bent; nailed to wallplate, plugged and screwed to blockwork/concrete backgrounds

Accessories

14	Wall plate straps	22.00	nr	5	110
15	Allow here for any other galvanised fixings required for the construction of the roof	1.00	item		
16			noid		

FLAT ROOF

WOODWORK

STRUCTURAL AND FIRST FIXINGS

White deal, Grade C16, sawn; pressure impregnated with preservative; in accordance with the specification; includ all notching of timbers to steelwork

Carcassing

17	100 x 75mm bolted and strapped; in walplates / packers to steel beams	17.00	m	8	136
18	44 x 225mm in joists	86.00	m	8	688
19	44 x 225mm in bridging	26.00	m	8	208
20	88 x 225mm in trimmer to rooflight	18.00	m	12	216
21	132 x 225mm in triple trimmer to rooflight / edge beam to canopy	6.00	m	15	90
22	ex 50 x 50mm in furring pieces	86.00	m	6	516

BOARDING AND SECOND FIXINGS

18mm OSB3 plywood decking; fixed to carcassing

Sheeting

23	exceeding 300mm wide; horizontal	45.00	m2	22	990
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24	extra over for breather membrane	45.00	m2	5	225	
25	exceeding 300mm wide; vertical	8.00	m2	22	176	
26	extra over for breather membrane	8.00	m2	5	40	
	<u>18mm WBP plywood decking, fixed to carcassing</u>					
	Sheeting					
27	exceeding 300mm wide; horizontal	45.00	m2	25	1125	
	IRONMONGERY, ASSESSORIES AND SUNDRIES					
	<u>Kingspan Thermaroof TF70, fitted between OSB/plywood decks</u>					
	Insulation, thermal					
28	175mm thick; between joists	53.00	m2	40	2120	
	<u>Foam-lock open cell spray foam between rafters</u>					
	Insulation, thermal					
29	150mm thick; between joists	53.00	m2	10	530	
	<u>Metalwork: galvanised steel laid in blockwork course</u>					
	Accessories					
30	Miscellaneous plates and connections, straps, joist hangers, skylight brackets	1.00	item			
31			noid			

FEATURE PROJECTION

WOODWORK

STRUCTURAL AND FIRST FIXINGS

White deal, Grade C16, sawn, pressure impregnated with preservative, in accordance with the specification, include all notching of timbers to steelwork

Carcassing

32	Allow to form feature dormer walls complete to Master bedroom and Bedroom 2 (around W16 & W17) in 100 x 50m	1.00	item	1000	1000	
	<u>ANY OTHER ITEMS</u>					
33	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item			

(27) ROOF

Total : 20152

Trade :

28 (28) FRAME

1 Refer to Andrew Riley Drawings for full specification of structural steelwork

Note

CONCRETE WORK

IN-SITU CONCRETE

Reinforced in-situ concrete: Grade C30N /37U.N.O. to BS8110: vibrated, as per Engineer's specification, formwork as required

Bearing pads

2	various sizes; as shown on Engineer's drawings	13.00	nr	120	1560	
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STRUCTURAL

STEELWORK

Structural steelwork: in accordance with Structural Engineers Specification notes and Structural Engineers drawings, including all necessary fixings, welding, bolting and drilling, including all necessary corrosion protection, all in accordance with the En

UC / UB / SHS

3	0kg/m - 25kg/m member profile	0.10	tonne	2500	250	
4	25kg/m - 50kg/m member profile	0.27	tonne	2500	675	
5	50kg/m - 75kg/m member profile	0.54	tonne	2500	1350	
	EA					
6	100 x 100 x 10	7.00	m	100	700	
	Fittings					
7	not exceeding 25kg/m;	0.20	tonne	2500	500	

Surface treatments off site, shot blasting to Swedish Standard Sa 2 50, blast priming with one coat approved epoxy zinc phosphate blast primer to a DFT of 75 microns before fabrication, prepare as specified and spot prime with blast primer after fabricati

Surface treatments off site

8	general surfaces	1.00	Item	1000	1000	
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PAINTING AND DECORATING

PAINTING

Preparing, intumescent paint, Agreement approved system, to standard BS or RAL color range, applying at required loading rate to achieve one hour fire resistance, all in accordance with manufacturer's instructions, include for providing Coating Certificate

Protective coatings; Hamron or equal approved; 1 hour fire rating

9	General surfaces (Provisional)	1.00	tonne	1000	1000	
	<u>Sundries</u>					
	Drilling or forming holes in concrete for anchor bolts; for connection of baseplate to insitu concrete					
10	12mm diameter x 400mm long	52.00	No	10	520	
11	Include for all welding	1.00	item			INCL
12	Include for any other costs associated with fabrication, delivery, erection, etc	1.00	item			INCL
	<u>ANY OTHER ITEMS</u>					
13	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item			

(28) FRAME

Total : 7555

Trade :

29 (31) EXTERNAL WALL COMPLETIONS

EXTERNAL WINDOWS AND DOORS

PRIME COST SUM

Provide the following prime cost sum for the specialist installation: all works to be executed by a nominated sub-contractor

1	Twenty-two thousand euros	1.00	Sum	25,000.00	25,000.00
Associated costs for main contractor					
2	profit	0.05	%	25,000.00	1250
3	other charges	1.00	item		
4	general attendances	1.00	item	1500	1500
Special Attendances					
5	temporary access roads and hardstandings	1.00	item		
6	weatherproof covered secure storage and accommodation	1.00	item		
7	providing a 110 V power supply for the sub-contractor's work	1.00	item		
8	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1.00	item		
9	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n	1.00	item		
10	maintenance of specific temperature and humidity levels as required	1.00	item		
11	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1.00	item		

ROOFING, CLADDING AND WATERPROOFING

MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS

Gas Proofing

12	mastic pointing between junction of window/door frame and rendered reveal, approximately 10mm wide (provisional	116.00	m	5	580
13	Isocell Airstop Flex air seal membrane fixed and sealed to reveal and with proprietary air tightness tape; girth not exc	116.00	m	5	580

WOODWORK

BOARDING AND SECOND FIXINGS

Contractor to allow for 25mm softwood window boards with bullnose edges, plugging and fixing to blockwork walls / concrete backgrounds

Second fixings

14	150mm girth	21.00	m	25	525
15	525mm girth	2.00	m	50	100

COMPOSITE ITEM

Allow for new 220mm deep polymer-coated high density polystyrene "Passive Sill" window cills; refer to appendix in architect's specification; contractor to supply and fit as per manufacturer's recommendations

Cills

16	220mm deep	21.00	m	50	1050
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PAINTING AND DECORATING

PAINTING

3 x coats finishing oil to match floor finish

Second fixings

17	not exceeding 300mm girth	21.00	m	3	63
18	exceeding 300mm girth	1.00	m2	10	10

ANY OTHER ITEMS

19	The Contractor shall include herewith for any additional items necessary to complete the works, including, if required	1.00	Item		
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(31) EXTERNAL WALL COMPLETIONS

Total : 30,658.00

Trade :

30 (32) INTERNAL WALL COMPLETIONS

WOODWORK

BOARDING AND SECOND FIXINGS

MDF; square edge profile; fixed to floor frame

Architraves

1	100 x 16mm	135.00	m	7	945
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COMPOSITE ITEMS

Allow a PC Sum of C300 for supply of hardwood doorset including frame and ironmongery; contractor to fit

Doors

2	single; 900 x 2100mm	12.00	nr	450	5400
3	extra over for supply and fit of "Eclisse" sliding gear for single door as per architect's specification	2.00	nr	350	700
4	double; 1800 x 2100mm	1.00	nr	900	900

PAINTING AND DECORATING

PAINTING

Priming: two undercoats and finishing coats in Dulux satinwood

Doors

5	exceeding 300mm wide	53.00	m2	15	795
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Second fixings

6	not exceeding 300mm wide	135.00	m	3	405
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(32) INTERNAL WALL COMPLETIONS

Total : 9145

Trade :

31 (33) FLOOR COMPLETIONS

GLAZING

PRIME COST SUM

Provide the following prime cost sum for the specialist installation; all works to be executed by a nominated sub-contractor

Shower screens (supply only)

1	Five hundred euros	1.00	Sum	500.00	500.00
	Associated costs for main contractor				
2	profit		%	500.00	
3	other charges		item		
4	general attendances		item		
5	Fitting of shower screens	1.00	nr		
	Special Attendances				
6	temporary access roads and hardstandings		item		
7	weatherproof covered secure storage and accommodation		item		
8	providing a 110 V power supply for the sub-contractor's work		item		
9	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding		item		
10	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allo		item		
11	maintenance of specific temperature and humidity levels as required		item		
12	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility		item		

(33) FLOOR COMPLETIONS

Total : 500.00

Trade :

32 (37) ROOF COMPLETIONS**WOODWORK****COMPOSITE ITEMS**

Supply & Fit Ruhm Economy Flush Rooflight, triple glazed, with timber lining, include for all necessary flashings

Rooflights

1	1400 x 5000mm	1.00	item	7350	7350
	Extra over for				
2	forming upstand/kerb	1.00	item	500	500

(37) ROOF COMPLETIONS

Total : 7850

Trade :

33 (41) EXTERNAL WALL FINISHES**FLOOR, WALL AND CEILING FINISHINGS****INSITU FINISHES**

K-REND Silicone FT applied to blockwork base; 20mm thick in 2nr. coats; colours to be chosen by architect; applied in accordance with manufacturer's recommendations (<http://www.k-rend.co.uk/pdf/silicone-ft-2.pdf>)

Walls

1	exceeding 300mm wide	211.00	m2	45	9495
	Reveals				
2	not exceeding 300mm wide	85.00	m	10	850
	Plinth				
3	not exceeding 300mm wide	28.00	m	15	420
	Extra over for				
4	Any expansion joints required	1.00	item		
5	Trims, beads and the like	1.00	item		
6	Providing a sample for the architect and client prior to colour selection; area of 1m2	1.00	nr		

(41) EXTERNAL WALL FINISHES

Total : 10765

Trade :

34 (42) INTERNAL WALL FINISHES**FLOOR, WALL AND CEILING FINISHES****INSITU FINISHES**

In-situ finishes: sand and cement finish; 12.5mm thick cement and sand render in two number coats; scud coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; one coat cement sand lime 1:1:6.

Walls

1	exceeding 300mm wide (inside face of external walls)	166.00	m2	18	2988
2	exceeding 300mm wide (internal blockwork walls)	212.00	m2	18	3816
	Reveals				
3	not exceeding 300mm wide	85.00	m	5	425

TILE, SLAB AND MOSAIC FINISHES

Porcelain tiling 600mm x 600mm x 15mm thick; allow PC Sum C60/sum for supply of tile only; butt joints; Contractor to also include in rate for BAL rapid set white adhesive; BAL Micro flex wall grout to selected colour; beads, mastic pointing and laying ti

Wall tiles

4	exceeding 300mm wide	51.00	m2	100	5100
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PAINTING AND DECORATING**PAINTING**

Prepare; Dulux Vinyl matt; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification

Walls

5	exceeding 300mm wide	403.00	m2	7	2821
6	not exceeding 300mm wide	85.00	m	3	255

SUNDRIES

7 Allow to waterproof wet areas in BAL fibreglass system or similar; wrapping walls and floors 2.00 nr 300 600

(42) INTERNAL WALL FINISHES

Total : 16005

Trade :

35 (43) FLOOR FINISHES

WOODWORK

BOARDING AND SECOND FIXINGS

Allow a PC Sum of C60 euros per m2 for the supply of engineered timber flooring; contractor to fit and provide underlay and glue where required

Floors

1 exceeding 300mm wide 86.00 m2 90 7740

Pine/MDF moulded profile; plugged and screwed

Second fixings

2 25 x 125mm high 99.00 m 9 891

FLOOR, WALL AND CEILING FINISHES

TILE, SLAB AND MOSAIC FINISHES

Porcelain tiling 600mm x 600mm x 15mm thick; allow PC Sum C60/sum for supply of tile only; butt joints; Contractor to also include in rate for BAL rapid set white adhesive; BAL Micro flex wall grout to selected colour; beads; mastic pointing and laying ti

Floor tiles

3 exceeding 300mm wide 59.00 m2 100 5900

PAINTING AND DECORATING

PAINTING

Priming; two undercoats and finishing coats in Dulux Satinwood

Skirtings

4 not exceeding 300mm wide 99.00 m 3 297

(43) FLOOR FINISHES

Total : 14828

Trade :

36 (45) CEILING FINISHES

FLOOR, WALL AND CEILING FINISHINGS

BOARD FINSHES

Board finishes; 12.5mm foil-backed plasterboard fixed to new timber grounds

Ceilings

1 exceeding 300mm wide; horizontal 153.00 m2 18 2754

2 extra over for suspended ceiling system fixed to underside of precast concrete slab; 175mm void formed (GF) 63.00 m2 20 1260

3 extra over for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all nece 50.00 m2 15 750

4 Isocell Airstop Flex air seal membrane fixed and sealed to reveal and with proprietary air tightness tape; girth not exc 78.00 m 5 390

5 exceeding 300mm wide; sloping 46.00 m2 18 828

6 extra over for providing one layer of Intello Plus airtightness membrane to all walls; include for all necessary tapes se 46.00 m2 15 690

IN-SITU FINISHES

Plaster; to plasterboard base; skim coat of Gypweld bonding plaster; 3mm thick; single coat; trowelled

Ceilings

7 exceeding 300mm wide 199.00 m2 12 2388

PAINTING AND DECORATING

PAINTING

Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification

Ceilings

8 exceeding 300mm wide 199.00 m2 7 1393

(45) CEILING FINISHES

Total : 10453

Trade :

37 (47) ROOF FINISHES

PITCHED ROOF

WOODWORK

BOARDING AND SECOND FIXINGS

3mm thick aluminium powdercoated fascia; fixed to and including 18mm thick plywood backing; fixed to ends / underside of rafters

Fascia

1 not exceeding 300mm wide 41.00 m 50 2050

Soffit

2 not exceeding 300mm wide (provisional) 41.00 m 50 2050

ROOFING CLADDING AND WATERPROOFING

SLATE AND TILE COVERINGS

Lagan Building Systems 450x290mm 'Snowdon' slate-effect clay roof tiles; on and including 44x25 impregnated battens @ 350mm centres double-fixed with non-ferrous nails; on Tegral Ventex HT spun-bonded polyester underlay with min. 150mm laps, with 50mm cl

Coverings

3 sloping; not exceeding 45 degrees; exceeding 300mm wide 101.00 m2 45 4545

Lagan Flite range

Ridges/Hips

4	generally; bedding and jointing in coloured cement mortar (1:3)	11.00	m	45	495
5	noid				

FLAT ROOF

ROOFING CLADDING AND WATERPROOFING

Standing Seam Pre Weathered Patina Rheinzinc preweatherd pro 0.7mm thick; centres fixed with stainless steel clips and nails at 300 centres on and including sepuadeck isolating membrane; including joints on and including 75 x 50 firing pieces fixed all in

Coverings

6	exceeding 300mm wide; laid to falls	35.00	m2	150	5250
7	extra over for forming gutters	7.00	m	150	1050
8	exceeding 300mm wide; horizontal; to feature dormer	11.00	m2	150	1650
9	exceeding 300mm wide; vertical; to feature dormer	8.00	m2	50	400

Fascia / Upstand

10	not exceeding 300mm girth	53.00	m	45	2385
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Code 5 leadwork

Flashings

11	150 - 300mm; cover flashing	18.00	m	45	810
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(47) ROOF FINISHES

Total : 20685

Trade :

38 (52) DRAINAGE AND REFUSE DISPOSAL

SURFACE WATER DRAINAGE

DRAINAGE: DISPOSAL ABOVE GROUND

Alumasec pressed Aluminium gutters and downpipes: powdercoated finish with RAL colour to architect's selection: incl all fixings and joints required: contractor to provide samples for approval prior to ordering

Gutters

1	125mm half round; joints in the running length	33.00	m	28	924
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Extra over for

2	75mm outlets	3.00	nr	10	30
3	stop ends	6.00	nr	5	30

Downpipes

4	75mm round with fixings	17.00	m	28	476
5	Swan-neck projections	3.00	nr	10	30
6	Shoes	1.00	nr	10	10
7	Hopperheads	1.00	nr	10	10

(52) DRAINAGE AND REFUSE DISPOSAL

Total : 1510

Trade :

39 (59) MECHANICAL INSTALLATION

MECHANICAL INSTALLATION

- Contractors must price this schedule on a design and build basis include for all criterion to ensure the completion of a fully operatio Note
- The rates set against the various items shall include for all pipework, pipe accessories, sealants and mastics, builders works etc. dee Note
- All Appliances to be supplied by Client and installed by Contractor Note
- New pre insulated water tank sized for house and occupancy with lid jacket and overflow Note
- All ventilation installations must comply with current Building Regulations (Part F) and all relevant Standards. A Certificate of Cor Note
- Ventilation & Heating/plumbing contractors to liase with and provide information to electrical subcontractor, regarding wiring of al Note

PLUMBING

First fix pipework

7	Kitchen	1.00	nr		
8	Utility room	1.00	nr		
9	Downstairs WC	1.00	nr		
10	Bathroom	1.00	nr		
11	Ensuite	1.00	nr		
12	External tap; insulated (provisional)	1.00	nr		

Second fix sanitaryware

13	Kitchen	1.00	nr		
14	Utility room	1.00	nr		
15	Downstairs WC	1.00	nr		
16	Bathroom	1.00	nr		
17	Ensuite	1.00	nr		
18	External tap; insulated (provisional)	1.00	nr		

Wastes, connection to SVPs

19	Kitchen	1.00	nr		
20	Utility room	1.00	nr		
21	Downstairs WC	1.00	nr		
22	Bathroom	1.00	nr		
23	Ensuite	1.00	nr		

Sundries

24	Cold water storage tanks	1.00	nr		
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25	Thermostats	3.00	nr
26	3-bar booster pump	1.00	nr
27			noid

AIR TO WATER HEAT PUMP AND UNDERFLOOR HEATING SYSTEM

PC SUM

Allow a PC Sum for the supply and installation of air to water heat pump by nominated subcontractor, including hot water cylinder and underfloor heating pipework and associated manifolds refer to Architect's specification for full details

28	Twelve thousand euros	1.00	Sum	12,000.00	12,000.00
	<i>Associated costs for main contractor</i>				
29	profit		%	12,000.00	
30	other charges	1.00	item		
31	general attendances	1.00	item		
	<i>Special Attendances</i>				
32	temporary access roads and hardstandings	1.00	item		
33	weatherproof covered secure storage and accommodation	1.00	item		
34	providing a 110 V power supply for the sub-contractor's work	1.00	item		
35	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1.00	item		
36	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n	1.00	item		
37	maintenance of specific temperature and humidity levels as required	1.00	item		
38	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1.00	item		

HEAT RECOVERY VENTILATION

PC SUM

Allow a PC Sum for the supply and installation of a Mechanical Heat Recovery Ventilation System, refer to Architect's specification for full details

39	Five thousand euros	1.00	Sum	5,000.00	
	<i>Associated costs for main contractor</i>				
40	profit		%	5,000.00	
41	other charges	1.00	item		
42	general attendances	1.00	item		
	<i>Special Attendances</i>				
43	temporary access roads and hardstandings	1.00	item		
44	weatherproof covered secure storage and accommodation	1.00	item		
45	providing a 110 V power supply for the sub-contractor's work	1.00	item		
46	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1.00	item		
47	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n	1.00	item		
48	maintenance of specific temperature and humidity levels as required	1.00	item		
49	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1.00	item		

BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS

BUILDER'S WORK

Electrical & Mechanical Installations

50	marking the positions of holes, mortices and chases	1.00	Item		
51	Any plinths, coring, drilling, chasing, patching, etc required by the services trades	1.00	Item		
52	Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures	1.00	Item		
53	Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings	1.00	Item		

SUNDRIES

54	Allow for any testing required under regulations	1.00	Item		
55	Allow for providing operating and maintenance manuals for all the foregoing installations	1.00	Item		
56	Allow for providing drawings for the "as completed" installations	1.00	Item		
57	Allow for providing and fitting identification plates, labels and the like for all the foregoing installations	1.00	Item		

AIRTIGHTNESS

58	generally, including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; f	1.00	Item		
59	The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mecl	1.00	Item		

(59) MECHANICAL INSTALLATION

Total : 27,000.00

Trade :

40 (69) ELECTRICAL INSTALLATION

ELECTRICAL INSTALLATION

- Without prejudice to the ARM measurement rules; items measured are deemed to include for all necessary cabling, trunking, conduNote
- Contractor to review all M&E drawings and specification Note
- To be carried out by RECI approved sub contractor Note
- Internal lighting (Note: Contractor to provide LED downlighters) and specification to be approved Note
- All new wiring to be recessed Note
- All LED downlighters to be good standard Phillips or Equal; low-energy consumption Note
- Provide samples for approval of all visible electrical fittings (downlighters, switches, sockets, TV/telephone points, smoke detector:Note
- Refer to Wink lighting specification and layouts

Supply and fix the following fittings and connections and include for all cables and conduits thereto as specified

Power

9 As per drawings and specifications provided 1.00 item

Switching

10 As per drawings and specifications provided 1.00 item

Lighting

11 As per drawings and specifications provided 1.00 item

Supply of fittings

12 Include here for supply of all wink fittings as per specification 1.00 item

BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS

BUILDER'S WORK

Electrical & Mechanical Installations

13 marking the positions of holes, mortices and chases 1.00 Item

14 Any plinths, coring, drilling, chasing, patching, etc required by the services trades 1.00 Item

15 Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures 1.00 Item

16 Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings 1.00 Item

SUNDRIES

17 Allow for any testing required under regulations 1.00 Item

18 Allow for providing operating and maintenance manuals for all the foregoing installations 1.00 Item

19 Allow for providing drawings for the "as completed" installations 1.00 Item

20 Allow for providing and fitting identification plates, labels and the like for all the foregoing installations 1.00 Item

AIRTIGHTNESS

21 generally, including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; f 1.00 Item

22 The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mecl 1.00 Item

(69) ELECTRICAL INSTALLATION

Total : 20000

Trade :

41 (79) BUILDING FITTINGS

KITCHEN AND UTILITY ROOM

PRIME COST SUM

Provide the following prime cost sum for the specialist installation of kitchen and utility joinery: all works to be executed by a nominated sub-contractor

1 Ten thousand euros 1.00 Sum 10,000.00 10,000.00

Associated costs for main contractor

2 profit 0.05 % 10,000.00 500

3 other charges 1.00 item

4 general attendances 1.00 item 500 500

Special Attendances

5 temporary access roads and handstandings 1.00 item

6 weatherproof covered secure storage and accomodation 1.00 item

7 providing a 110 V power supply for the sub-contractor's work 1.00 item

8 providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding 1.00 item

9 unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n 1.00 item

10 maintenance of specific temperature and humidity levels as required 1.00 item

11 cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility 1.00 item

12 noid

WARDROBES

PRIME COST SUM

Provide the following prime cost sum for the specialist installation of wardrobes: all works to be executed by a nominated sub-contractor

13 Four thousand euros 1.00 Sum 4,000.00 4,000.00

Associated costs for main contractor

14 profit % 4,000.00

15 other charges 1.00 item

16 general attendances 1.00 item

Special Attendances

17 temporary access roads and handstandings 1.00 item

18 weatherproof covered secure storage and accomodation 1.00 item

19 providing a 110 V power supply for the sub-contractor's work 1.00 item

20 providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding 1.00 item

21 unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n 1.00 item

22 maintenance of specific temperature and humidity levels as required 1.00 item

23 cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility 1.00 item

24 noid 1.00 noid

SANITARYWARE

PRIME COST SUM

Provide the following prime cost sum for supply of sanitaryware (fittings included elsewhere)

25 Nine thousand euros 1.00 Sum 9,000.00 9,000.00

<u>Associated costs for main contractor</u>			
26	profit	0.05 %	9,000.00 450
27	other charges	1.00 item	
28	general attendances	1.00 item	500 500
<u>Special Attendances</u>			
29	temporary access roads and hardstandings	1.00 item	
30	weatherproof covered secure storage and accommodation	1.00 item	
31	providing a 110 V power supply for the sub-contractor's work	1.00 item	
32	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1.00 item	
33	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if n	1.00 item	
34	maintenance of specific temperature and humidity levels as required	1.00 item	
35	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1.00 item	
36		noid	
<u>STOVE</u>			
<u>PRIME COST SUM</u>			
<u>Provide the following prime cost sum for supply and fit of of multi-fuel stove and east in-situ concrete bench</u>			
37	Six thousand euros	1.00 Sum	6,000.00 6,000.00
<u>Associated costs for main contractor</u>			
38	profit	0.05 %	6,000.00 300
39	other charges	item	
40	general attendances	item	
<u>Special Attendances</u>			
41	temporary access roads and hardstandings	item	
42	weatherproof covered secure storage and accommodation	item	
43	providing a 110 V power supply for the sub-contractor's work	item	
44	providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	item	
45	unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allo	item	
46	maintenance of specific temperature and humidity levels as required	item	
47	cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	item	
<u>(79) BUILDING FITTINGS</u>			Total : 31,250.00
Trade : 42 <u>Subtotal (Phase 2 - Main House)</u>			
<u>Subtotal (Phase 2 - Main House)</u>			Total :
Trade : 43 <u>(30) SITE ENCLOSURES</u>			
<u>FRONT ENTRANCE</u>			
<u>DEMOLITIONS AND ALTERATIONS</u>			
<u>DEMOLITION</u>			
1	Allow to demolish existing entrance; make good on completion of works listed below	1.00 item	500 500
<u>EXCAVATION AND EARTHWORK</u>			
<u>EXCAVATION</u>			
<u>Excavation generally</u>			
<u>Isolated pits</u>			
2	not exceeding 2.0m deep	1.00 m3	50 50
<u>Disposal</u>			
3	water; surface	1.00 item	
4	water; ground	1.00 item	
5	excavated material; off site	1.00 m3	50 50
<u>FILLING</u>			
<u>Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification, depositing and compacting in layers 150mm maximum thickness</u>			
<u>Sides of foundations</u>			
6	average thickness greater than 250mm	1.00 m3	50 50
<u>CONCRETE WORK</u>			
<u>IN-SITU CONCRETE</u>			
<u>Reinforced in-situ concrete, Grade C20N, vibrated, as per Engineer's specification</u>			
<u>Foundations</u>			
7	exceeding 150mm thick; reinforced	1.00 m3	150 150
<u>REINFORCEMENT</u>			
<u>Reinforcing fabric mesh shall be high yield reinforcing fabric to B.S. 4483 in accordance with the engineer's specification, reference A393, size 200 x 200mm, weighing 6.16kg/m2, minimum laps 400mm, no allowance in measurement for laps, fixed in position</u>			
<u>Fabric</u>			
8	horizontal; to foundations	3.00 m2	9 27
<u>BRICKWORK AND BLOCKWORK, BLOCKWORK</u>			

BLOCKWORK

Hollow concrete blocks: 1 S 20: size 440 x 215 x 215mm; compressive strength 5N/mm2; stretcher bond; in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details

Piers

9	450mm thick	3.00	m2	300	900
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CONCRETE WORK**PRECAST CONCRETE**

Killeshal or similar; bedding in gauged mortar; protruding 75mm from pier / 50mm from wall either side

Pier capping

10	600 x 600 x 100mm high	2.00	nr	150	300
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FLOOR, WALL AND CEILING FINISHINGS**INSITU FINISHES**

K-REND Silicone FT applied to blockwork base; 20mm thick in 2nr. coats; colours to be chosen by architect; applied in accordance with manufacturer's recommendations (<http://www.k-rend.co.uk/pdf/silicone-ft-2.pdf>)

Walls

11	exceeding 300mm wide	7.00	m2	50	350
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WOODWORK**COMPOSITE ITEM**

Hardwood T&G gates; allow a PC Sum of C2,000 for supply and fit; include for all necessary secondary steelwork supports, ironmongery, etc

Entrance Gates

12	Double; 3600 x 1200mm high	1.00	item	4500	4500
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13			noid		
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SURFACE PAVING, FENCING AND LANDSCAPING**FENCING**

Post and rail timber fence to enclose new garden

Fencing

14	1200mm high (provisional)	15.00	m	50	750
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15	extra over for forming simple gate with dead bolt lock and hing	1.00	item	200	200
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(30) SITE ENCLOSURES

Total : 7827

Trade :

44 (40) ROADS, PATHS AND PAVINGS**EXCAVATION AND EARTHWORK (ALL PROVISIONAL)****EXCAVATION**

Excavation

Strip topsoil

1	100mm deep	253.00	m2	3	759
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Reduce levels

2	depth not exceeding 2.00m	107.00	m3	35	3745
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3	extra over for breaking up existing hard surfaces / paving / concrete footpaths	30.00	m2	20	600
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Disposal

4	topsoil; on site in temporary spoil heaps for re-use	19.00	m3	15	285
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5	excavated material; off site	107.00	m3	35	3745
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Ground water

6	generally	1.00	item		
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Surface water

7	generally	1.00	item		
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FILLING

Hardcore: Clause 804: Department of the Environment Specification for Road Works, all in accordance with the Structural Engineer's specification

Filling; depositing in layers 150mm maximum thickness; compacting by vibratory roller

8	to make up levels; average thickness; not exceeding 250mm thick	103.00	m3	45	4635
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Surface treatments

9	blinding filling; sand; 50mm thickness, horizontal	230.00	m2	3	690
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Geotextile membrane

Terram 1000, laid on hardcore base elsewhere measured

10	generally	190.00	m2	3	570
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CONCRETE WORK**PRECAST CONCRETE**

Precast concrete 10" x 5" kerb to edge; backed in haunched lean mix concrete; include for leveling hardcore base and strims lines as required

Kerbs

11	10" x 5"	65.00	m	30	1950
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12			noid		
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FOOTPATHS**CONCRETE WORK****IN-SITU CONCRETE**

Grade C20N; vibrated; as per Engineer's specification

Beds

13	not exceeding 150mm thick	3.00 m3	200	600
14	extra over for formwork edges	35.00 m	20	700
15	extra over for dishing concrete kerb at roadside	1.00 item		

SUNDRIES

Float finish

Surface Finishes

16	to concrete slab	30.00 m2	3	90
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Working space and compliance with DLR County Council

17	Allow here for any costs in relation to working in the public footpath and complying with County Council standards	1.00 item		
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PRE-FORMED PAVING AND EDGING UNITS

Selected paving: contractor to supply and lay, allow for laying paving on a bed of sand (measured elsewhere)

Paving

18	Tobermore Roma Bracken cobblelock finish; 160 x 160 x 90mm, 160 x 240 x 90mm and 160 x 120 x 90mm	174.00 m2	70	12180
19	Acheson Glover Terrapave 400 x 400 x 50mm paving slabs	50.00 nr.	30	1500
20	extra over for recessed AJ/BIGT lids	1.00 item	200	200

21

22

23

24

25

26

27

SUNDRIES

28	Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the completion of this item			
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(40) ROADS, PATHS AND PAVINGS

Total : 32249

Trade : **45 (50) SITE SERVICES (MAINLY PIPED AND DUCTED)**

- 1 The contractor is to examine and comply with all requirements in the Drainage Design Planning Report included with the tender do Note

DEMOLITION AND ALTERATIONS

DEMOLITION

- 2 The contractor is to refer to the existing drainage drawing and grub up all existing drainage not required; disposal off 1.00 item
- 3 Allow for CCTV survey of existing drainage 1.00 item

SURFACE WATER DRAINAGE (ALL PROVISIONAL)

DRAINAGE BELOW GROUND

Excavating trenches to receive pipes not exceeding 250mm nominal diameter, disposing of surplus excavated material off site

Commencing from reduced level; filling in 150mm above pipe to underside of formation level with Class B pipe bedding, all in accordance with the Engineer's drawings and Specification

4	average depth of trench 500 - 1000mm	37.00 m	10	370
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Disposal

Ground water

5	generally	1.00 item		
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Surface water

6	generally	1.00 item		
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Granular material: Class B pipe bedding, obtained off site; compacted to Engineer's satisfaction; 150mm minimum compacted depth of bedding; all in accordance with the Structural Engineer's drawings and Specification

Bed and surrounds; to 150mm above crown of pipe

7	100mm nominal diameter pipe	37.00 m	20	740
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Grade C20/20 concrete; 150mm thick bed, haunching half way up and around pipe; wrapping pipework in Visqueen 1000 gauge, including flexible joints in concrete at each pipe joint; 12mm thick Flexcell or equal and approved; granular material to 150mm above

Bed and surrounds; to 150mm above crown of pipe

8	100mm nominal diameter pipe (provisional)	5.00 m	30	150
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uPVC pipes and fittings to BS 4660 and BS 5482; "Wavinsewer" or equal and approved, watertight joints; jointed in accordance with the manufacturer's instructions; all in accordance with the Structural Engineer's drawings and Specification

Pipework in trenches

9	100 nominal diameter pipe	37.00 m	20	740
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extra over 100mm diameter pipework for fittings in the running length

10	bends	3.00 nr	20	60
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Back inlet gully trap; sealing ring joints to pipes; bedding and surrounding in 150 thick plain in-situ concrete grade C25/20; galvanised grating; all in accordance with the Structural Engineer's drawings and Specification

uPVC pipe accessories

11	100mm inlet - 1; 100mm outlet - 1; square 275 x 275mm top	5.00 nr	100	500
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Armstrong junction; Wavin 315mm; sealing ring joints to pipes; bedding and surrounding in 150 thick plain in-situ concrete grade C25/20; additional shafts as necessary; proprietary cover; all in accordance with the Structural Engineer's drawings and Specification

uPVC pipe accessories

12	WAJ 100mm; square 275 x 275mm top	2.00 nr	150	300
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Excavate and dispose off site, level and compact bottom of excavation, earthwork support; clause 804 backfill; 200mm thick minimum concrete base C35N20 under pipe; grade 25N plain in-situ concrete benchings; pipe channels; 215 x 225mm reinforced concrete

Manholes

13	internal minimum dimensions: 900 x 900mm; depth to invert 500 - 1000mm	1.00 nr	750	750
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Step irons; BS 1247; malleable cast iron; galvanised to BS 729; fixed at 300mm vertically and 300mm horizontally to concrete chamber; all in accordance with the Structural Engineer's drawings and Specification

14	25 diameter; 360 long x 270 deep	1.00	item		INCL
	Access covers; lockable; complying with IS EN 124/BS 497; cover set on 13mm thick cement mortar bed & frames haunched over sides with cement mortar; all in accordance with the Structural Engineer's drawing and Specification				
15	600mm diameter	1.00	item		INCL
	<u>Drainage channels</u>				
	Channel gratings; Aco drain heavy duty stainless steel type; proprietary frame, inspection unit, locking bar, bedding in 10N20 concrete, complete				
16	generally; 150mm wide x 100mm deep	4.00	m	120	480
17	extra over for connections to 110mm diameter drains	1.00	nr		
	<u>Composite item, soak away, including all excavation, disposal off site, level and compact bottom of excavation, earthwork support, Geocellular modules "BMS Stormbreaker" system, filling in single sized angular stone (30%) voids, 150mm diameter perforated</u>				
	Soakaway				
18	size overall 1.74m long x 2.32m wide x 1.0m deep; complete (main house)	1.00	item	2000	2000
19	size overall 1.74m long x 2.32m wide x 1.0m deep; complete (existing house)	1.00	item	2000	2000
	<u>Cleaning, testing and commissioning completed foul and surface water drainage installation, in accordance with the Structural Engineer's Specification</u>				
20	generally	1.00	item		
	SUNDRIES				
21	Connection to existing mains in public roadway; include for all making good of existing finishes, traffic management	1.00	item		
22			noid		
	<u>FOUL WATER DRAINAGE (ALL PROVISIONAL)</u>				
	DRAINAGE BELOW GROUND				
	<u>Excavating trenches to receive pipes not exceeding 250mm nominal diameter, disposing of surplus excavated material off site</u>				
	Commencing from reduced level; filling in 150mm above pipe to underside of formation level with Class B pipe bedding, all in accordance with the Engineer's drawings and Specification				
23	average depth of trench 500 - 1000mm	50.00	m	10	500
	<u>Disposal</u>				
	Ground water				
24	generally	1.00	item		
	<u>Surface water</u>				
25	generally	1.00	item		
	<u>Granular material; Class B pipe bedding, obtained off site; compacted to Engineer's satisfaction; 150mm minimum compacted depth of bedding; all in accordance with the Structural Engineer's drawings and Specification</u>				
	Bed and surrounds; to 150mm above crown of pipe				
26	100mm nominal diameter pipe	50.00	m	15	750
	<u>Grade C20/20 concrete; 150mm thick bed, haunching half way up and around pipe; wrapping pipework in Visqueen 1000 gauge, including flexible joints in concrete at each pipe joint; 12mm thick Flexcell or equal and approved; granular material to 150mm above;</u>				
	Bed and surrounds; to 150mm above crown of pipe				
27	100mm nominal diameter pipe (provisional)	15.00	m	20	300
	<u>uPVC pipes and fittings to BS 4660 and BS 5482; "Wavinsewer" or equal and approved, watertight joints; jointed in accordance with the manufacturer's instructions; all in accordance with the Structural Engineer's drawings and Specification</u>				
	Pipework in trenches				
28	100 nominal diameter pipe	50.00	m	20	1000
	extra over 100mm diameter pipework for fittings in the running length				
29	bends	3.00	nr	20	60
	<u>Back inlet gulley trap; sealing ring joints to pipes; bedding and surrounding in 150 thick plain in-situ concrete grade C25/20, galvanised grating; all in accordance with the Structural Engineer's drawings and Specification</u>				
	uPVC pipe accessories				
30	100mm inlet - 1; 100mm outlet - 1; square 275 x 275mm top	10.00	nr	100	1000
	<u>Armstrong junction; Wavin 315mm; sealing ring joints to pipes; bedding and surrounding in 150 thick plain in-situ concrete grade C25/20; additional shafts as necessary; proprietary cover; all in accordance with the Structural Engineer's drawings and Speci</u>				
	uPVC pipe accessories				
31	WAJ 100mm; square 275 x 275mm top; double seal galvanised metal cover and frame	5.00	nr	150	750
	<u>Cleaning, testing and commissioning completed foul and surface water drainage installation, in accordance with the Structural Engineer's Specification</u>				
32	generally	1.00	item		
	SUNDRIES				
33	Connection to existing mains on private property; include for all making good of existing finishes; assume invert leve	1.00	item		
34			noid		
35			noid		
	<u>SITE SERVICES IN CONNECTION WITH EXTERNAL MECHANICAL INSTALLATIONS (ALL PROVISIONAL)</u>				
	WATER MAIN				
	<u>Excavations starting from reduced level including grading bottoms, earthwork support, excavation & disposal of surplus material off site; 75mm thick sand/gravel bed and 150 thick surround (passing 9.5 sieve) laid and compacted in 100mm layers; backfilling</u>				
	Excavating trenches to receive water & gas services				
36	400mm wide x 650mm deep	16.00	m	12	192
	<u>Disposal</u>				
	Water				
37	ground	1.00	item		
38	surface	1.00	item		
	<u>Granular material; two parts broken stone gravel passing a 14mm sieve; retained on a 5mm sieve; mixed with one part free draining coarse sand, thoroughly mixed; sieves to BS 410; obtained off site; 150mm minimum compacted depth of bedding</u>				
	Bed and surrounds; to 100mm above crown of pipe				
39	28mm nominal diameter pipe	16.00	m	12	192
	<u>Pressure pipes, uPVC to BS 3505, Class C for working pressures not exceeding 9.0 bar (130 lbs/ins2). Cast iron fittings; used in accordance with the manufacturer's recommendations</u>				
	Pipes				
40	28mm nominal diameter	16.00	m	20	320

41	extra over for 90 degree bends	1.00	nr	20	20
42	extra over for 'T' connection	1.00	nr	20	20
	<u>150mm strip of water warning mesh. 'Plvage' Warning Mesh or similar equal and approved, placed on centreline of pipeline during backfilling; mesh to be 500mm below finished ground level, coloured dark blue with white capitals; minimum 75mm high words</u>				
	Warning mesh				
43	generally	16.00	m	5	80
	<u>Connection to mains; locate, carefully excavate to expose existing watermain; new connection; provide all necessary temporary diversions and connections; complete</u>				
	Watermain supply				
44	generally	1.00	item	300	300
	PRECAST CONCRETE				
	<u>Provide for concrete inspection chambers; to the Engineers specification and in accordance with DRCC requirements; include all necessary excavation, concrete base, reinforcement, formwork, cast iron covers etc</u>				
	Inspection chambers				
45	not exceeding 500mm deep	1.00	nr	200	200
	PLANT AND EQUIPMENT				
	<u>Stopcock chamber; 100 thick solid concrete block base; on 50mm thick sand blinding; stopcock chamber to BS 1785 with 150 x 65mm slots; 215mm thick solid concrete blockwork wall plastered internally and externally; internal dimension 150mm minimum; include</u>				
	Chambers				
46	minimum stopcock chamber dimensions 600mm x 600mm x 600mm maximum depth	1.00	nr.	300	300
	<u>Stopcocks; all in accordance with DRCC Specifications and BS 750</u>				
	Ancillaries to Plant and Equipment				
47	generally; 50mm diameter watermain	1.00	nr.	200	200
	<u>Water meter; as per Irish water specification; supplied and fitted</u>				
	Ancillaries to Plant and Equipment				
48	generally; 50mm diameter watermain	1.00	item	200	200
	<u>Testing and commissioning; include for cleansing of pipes, testing, swabbing and sterilisation of the watermains; all in accordance with the Engineer's Specification</u>				
	Testing and Commissioning				
49	generally	1.00	item		
	SUNDRIES				
50	Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the comple	1.00	item		
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)				Total :	14474

Trade :

46 (60) SITE SERVICES (MAINLY ELECTRICAL)

SITE SERVICES (ALL PROVISIONAL)

SITE SERVICES IN CONNECTION WITH EXTERNAL ELECTRICAL INSTALLATIONS

Excavation

Excavating service trenches starting from existing ground level, grading bottoms; earthwork support; 75mm bed of compacted sand, bed and surround with sand to 75mm above and below pipe ducts, backfilling with granular material to underside of formation le

1	average 400mm wide x 600mm deep; to receive 1nr 100mm diameter ducts (e.m.)	15.00	m	12	180
	<u>uPVC pipes and fittings</u>				
	Cable ducts; to Engineers specification; pipe colours varying according to services; laid in trenches; all in accordance with the Architects Specification				
2	110mm diameter duct; providing suitable draw wire and threading through	15.00	m	12	180
3	110mm long radius bends	1.00	nr.	30	30
4	110 mm 90 degree bends	1.00	nr.	30	30
5	110mm T-Junction bends	1.00	nr.	30	30
6	Allow to form ESB meter box in side of house for termination of mains	1.00	nr.	150	150
7	noid				

GENERAL ITEMS

8	The UPC/Eircom supply will be routed to the eircom termination unit at the side of the dwelling and terminate in a m	1.00	item		
9	The Contractor is to allow for the completion of ducting, termination boxes and site attendances to meet with UPC re	1.00	item		
	SUNDRIES				
10	Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the comple	1.00	item		

(60) SITE SERVICES (MAINLY ELECTRICAL)

Total :

600

Trade :

47 (80) LANDSCAPING

DEMOLITIONS AND ALTERATIONS

REPAIRS

1	The contractor is to reinstate at his own expense any damage to existing boundary hedging caused by the works	1.00	item		
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LANDSCAPING (PROVISIONAL)

GRASSING AND PLANTING

Surface application

2	levelling; grading; spray with weedkiller, fertilise and leave ready for seeding	130.00	m2	4	520
	<u>Seeding</u>				
	Sow approved premium quality grass seed as specified at the rate of 29 grammes per m2				
3	generally	130.00	m2	4	520

PROVISIONAL SUM

4	Allow a provisional sum of €1,500 for soft landscaping such as trees, planting and the like	1.00	Sum	1500	1500
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SUNDRIES

5 Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the comple 1.00 item

(80) LANDSCAPING

Total : 2540

Trade : 48 Subtotal (External Works)

Subtotal (External Works)

Total :

Trade : 49 Subtotal before VAT

511765.65

1

Subtotal before VAT

Total :

Trade : 50 VAT @ 13.5%

69088.3628

1

VAT @ 13.5%

Total :

Trade : 51 Total including VAT

1

Total including VAT

Total : 580854.013