

(00) PRELIMINARIES				
1. Preliminary Particulars				
1.1 Project, Parties and Consultants				
Name & Location:				
Proposed dwelling at Clonlea Lodge and alterations to existing house at Ballinteer Road, Dublin 16	1	item	12500.00	12,500.00
Nature of the Project:				
Construction of a two-storey dwelling and part-single-storey extension to existing house including associated siteworks		item		
Parties and Consultants				
Employer: Ken and Ann-Marie McCullagh		item		
Architect: Josh Maguire, The House Architects		item		
Structural Engineer: Andrew Riley Consulting Engineer		item		
Quantity Surveyor: Eoin Darby, Darby & Associates		item		
Project Supervisor for Design Stage: The House Architects		item		
1.2 Description of Site				
Boundaries: The extent of the site boundaries are indicated on the architect's site plan.		item		
Access: The site is accessed via front entrance as indicated on site plan drawings.		item		
Adjacent / Abutting Buildings: refer to site location map and architect's and engineer's drawings.		item		
Existing Services on or over the Site: The tenderer is to survey the site to determine types and locations prior to tender.		item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €  12,500.00	
BQ/1				

<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 1. Preliminary Particulars</u></p> <p><u>(Cont) 1.2 Description of Site</u></p> <p>Site Inspection: Contact Josh Maguire</p> <p>1.3 Drawings and Other Documents</p> <p><u>List of Drawings</u></p> <p>Refer to the drawing and document register.</p> <p><u>List of Documents</u></p> <p>Refer to the drawing and document register.</p> <p><u>Measurement Rules</u></p> <p>The measurement in this document has, for the most part, been carried out in accordance with ARM4 agreed between the CIF and the SCS.</p> <p>Tenderer's should note that some of the measurement rules of ARM4 may have been supplemented to / altered in accordance with the preambles section of this BOQ, notes to contractor paragraphs of each individual section, item descriptions, and specific item descriptions which follow the phrase (Note: This item has not been measured in accordance with ARM4).</p> <p>If a tenderer is unclear as to the measurement rules they are obliged to query this with the QS prior to submission of tender.</p> <p>Upon submission of tender, the tenderer will be deemed to have satisfied himself that he fully understands the descriptions of works outlined in this BOQ.</p>		item		
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<u>(00) PRELIMINARIES (Cont)</u>				
<u>2. Contract</u>				
2.1 Form, Type and Conditions of Contract				
<u>Form of Contract</u>				
The Articles of Agreement and Conditions of Contract shall be those issued by the RIAI in agreement with the CIF and the SCSi 2012 Edition where Quantities do not form part of the Contract (Blue Form)			item	
<u>Type of Contract</u>				
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				
1. Definitions			item	
2. Scope of Contract			item	
3. Drawings and Bill of Quantities.			item	
4. Variations arising from Legislative Enactments			item	
5. Contractor to provide everything necessary			item	
6. Local and Other Authorities' Fees			item	
7. Setting out of Works			item	
8. Materials and workmanship to conform to descriptions			item	
9. Work to be opened up			item	
10. Foreman			item	
11. Access for Architect to works			item	
12. Clerk of Works			item	

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
(Cont) 2.1 Form, Type and Conditions of Contract				
<u>(Cont) Conditions of Contract, the clause headings of which are scheduled below:</u>				
(Cont) Refer to the full text of the Conditions of the Contract and price below for costs to comply with same				
13. Ascertainment of prices for Variations		item		
14. Omissions		item		
15. Assignment or Sub-letting		item		
16. Nominated Sub-contractors		item		
17. Nominated Suppliers		item		
18. Provisional Sums		item		
19. Prime Cost Sums		item		
20. Independent Contractors, Artists and Tradesmen		item		
21.A. Liability and Indemnity for Damage to Persons and Property		item		
21 (B) Insurance Against Damage to Persons and Property.		item		
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		
Add sub clause (h) 'The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability for which it indemnifies the Contractor, including costs.'		item		
22. All Risks Insurance.		item		
23. Insurance Policies		item		
24. Damage due to Excluded Risks		item		
25. Damage due to Design		item		

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
(Cont) 2.1 Form, Type and Conditions of Contract				
<u>(Cont) Conditions of Contract, the clause headings of which are scheduled below:</u>				
(Cont) Refer to the full text of the Conditions of the Contract and price below for costs to comply with same				
26. Responsibility for Existing Structures		item		
27. War Damage		item		
28. Dates for Possession and Completion		item		
29. Damages for Non-completion		item		
30. Delay and Extension of Time		item		
31. Practical Completion and Defects Liability		item		
32.A. Partial or Phased Possession		item		
32.B. Damage due to Use, Occupation or Possession by the Employer		item		
33. Determination of Contract by Employer		item		
34. Determination of Contract by Contractor		item		
35. Certificate and Payments - [35(a)(i)&(ii), &35(f)(1)&35(g) DELETED]		item		
36. Wage and Price Variations [DELETED]		item		
37. Collateral Agreements		item		
38. Disputes Resolution		item		
<u>Price for costs to comply with the Contract Conditions Appendix Insertions</u>				
The Appendix Insertions shall be as follows:				
Designated Date 1(a): N/A		item		

<u>(00) PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.1 Form, Type and Conditions of Contract</u>			
<u>(Cont) Price for costs to comply with the Contract Conditions Appendix Insertions</u>			
(Cont) The Appendix Insertions shall be as follows:			
Percentage for Professional Fees 22(b)(i) or (ii): 15% + VAT @ 23%		item	
Cost of Site Clearance 22(b)(i) or (ii): €50,000.00		item	
Minimum Sum for Employer's Liability Insurance 23(d)(i): €13,000,000		item	
Minimum Sum for Public Liability Insurance 23(d)(ii): €6,500,000		item	
Date for Possession TBC subject to Contractor Programme		item	
Date for Completion 28 & 29(a): As per Contractor Programme		item	
Liquidated and Ascertained Damages 29(a): At the rate of €1,000 per week or part thereof		item	
Defects Liability Period 31 & 35(i): 12 months		item	
Period of Interim Certificates 35(b): Monthly		item	
Time for issue of Interim Certificate by the Architect 35(b): 10 working days		item	
Percentage of Certificate Value Retained 35(e): 5%		item	
Limit of Retention Fund 35(e): 5%		item	
Joint Account Retention Fund 35(g): Bank: N/A, & Branch: N/A		item	
Period of Final Measurement 35(h)(iii): 3 months		item	
Period for Serving Notice of Arbitration 35 (I): 10 working days		item	

(00) PRELIMINARIES (Cont)			
(Cont) 2. Contract			
(Cont) 2.1 Form, Type and Conditions of Contract			
<u>Amendments to the Standard Conditions</u>			
Clause 3 shall be amended as follows:-			
Delete sub-clause Section 3(a)(ii)		Note	
Clause 23 shall be amended as follows:			
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'		Note	
Add sub clause (h) 'The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability for which it indemnifies the Contractor, including costs.'		Note	
Clause 35 shall be amended as follows:-			
Delete sub-clause Section 35(a)(i)&(ii)		Note	
Delete sub-clause Section 35(f)(1)&(g)		Note	
Clause 36 shall be amended as follows:-			
Delete Clause 36. (The contract is a fixed price contract. See Summary item for fixed price allowance, if required by Contractor, due to omission of Clause 36)		Note	
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			
Contractor's liability shall be as per 2.1 previous.		item	
Obtain permission from the owner of adjoining property if it is necessary to use that property for any purpose in connection with the works. Indemnify the employer against all charges arising therefrom.		item	

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<b>2.3 Insurance Liability of the Employer</b>				
Employer to insure as per 2.1 previous. Clause 26.			item	
<b>2.4 Local Authorities Fees and Charges</b>				
Where the contract requires the execution of allied, or associated work by any local authority the cost of such associated work will be paid by the contractor to the body concerned.			item	
Provisional Sums are allowed for these items in the BOQ.			item	
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 rates.			item	
The contractor will be required to organise and manage the implementation of such works. In this regard, therefore, the contractor must allow in his tender price, and in his programme of works, for liaising with the client and design team and the outside body concerned, and for giving all notices required, for ensuring that the work concerned is carried out at the appropriate time/times to enable him (the contractor) to carry out and complete the overall project works in compliance with his contractual obligations, and for meeting any reasonable managerial/supervisor requirements that may be asked of him by the parties involved in the process.			item	



<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
2.5 Obligations and Restrictions Imposed by the Employer				
<u>a) Access to and possession or use of the site.</u>				
The contractor shall refer to the tender drawings and visit the site prior to tender to identify any access restrictions to the site and allow for in his rates all costs which may be incurred due to access restrictions.			item	
Date for possession and completion as per 2.1 previous.			item	
The location of the contractor's site compound or temporary buildings must be agreed with the client prior to construction.			item	
The contractor shall provide a proposed site layout map highlighting storage, canteen, site office and tower crane, etc.			item	
<u>b) Limitations of working space.</u>				
Site boundaries are shown on the drawings. The contractor is to limit his operations within these boundaries.			item	
Prior to tender the contractor shall visit the site and note the types and nature of the existing boundaries.			item	
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	
The contractor must limit his compound to the area indicated on the architect's site plan.			item	

<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>c) Limitations of working hours</u></p> <p>The tenderer is to note the limitations imposed on the project under the grant of planning permission.</p> <p><u>d) Limitations on the operation of plant with respect to adjoining property</u></p> <p>The tenderer is to note the limitations imposed on the project under the grant of planning permission.</p> <p><u>e) The use or disposal of any material found on site</u></p> <p>Any discoveries thought to be of archaeological or historical significance must be brought to the architect's attention immediately. All fossils, coins, articles, structures and other remains or things of antiquity or curiosity discovered on the site of the works shall be the absolute property of the employer and the contractor shall take all precautions to prevent his workmen or any other persons from removing or damaging any such articles or items and shall immediately upon discovery thereof, and before the removal and disposal of rubble, rubbish, demolished material etc. carry out, at the expense of the employer, the architect's orders as to the disposal or otherwise of same.</p>		item		
		item		

<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) e) The use or disposal of any material found on site</u></p> <p>Any other discoveries of items of value must be brought to the architect's attention immediately. All items of value discovered on the site of the works shall be the absolute property of the employer and the contractor shall take all precautions to prevent his workmen or any other persons from removing or damaging any such articles or items and shall immediately upon discovery thereof, and before the removal and disposal of rubble, rubbish, demolished material etc. carry out, at the expense of the employer, the architect's orders as to the disposal or otherwise of same.</p> <p><u>f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights</u></p> <p>Provide, maintain, adjust during the course of the contract and remove on completion all temporary fencing, hoardings, fans planked footways, dust screens, guard rails, gantries and the like as may be necessary to prevent damage to the works and the existing building and to protect the public and others, and to prevent unauthorised entry to or trespass beyond the boundaries of the site. The hoardings shall meet the requirements of the local authority and comply with the engineer's performance specification.</p> <p>The contractor shall not display or permit advertisements to be displayed on the site without approval from the client.</p>		item		
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<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights</u></p> <p>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 back to the Employer at the end of the project. Provide, maintain, alter, adapt as necessary and remove &amp; make good on completion; 2m high weld mesh 'Harris' temporary fencing with proprietary shoes</p> <p>Provide, maintain, alter, adapt as necessary and remove &amp; make good on completion; 2m high WBP plywood sheeted hoarding, with 150 x 50 softwood carcassing, complete with double entrance gate, painted in approved colour (to main entrance area to facilitate demolition and construction works in connection with front boundary wall)</p> <p>Provide for notifications to Fingal City Council, obtain approvals &amp; licences, pay fees, etc, for installing hoarding to the outside perimeter of the public footpath for the duration of the contract as necessary</p> <p><u>g) The maintenance and protection of existing services on, under or over the site</u></p> <p>The tenderer shall consult with local authority / other public and private utilities providers before submission of completed tender.</p> <p>The tenderer shall survey the site and the existing building to determine the types and locations of all existing services prior to tender.</p>		m		
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(00) PRELIMINARIES (Cont)				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) g) The maintenance and protection of existing services on, under or over the site</p> <p>The tenderer shall include here for costs in connection with the protection of existing services.</p> <p>Where is it not possible to protect existing services the contractor shall remove and dispose of the existing services and reinstate the existing services as necessary for the completion of the works. All costs in connection with same should be included in this item.</p> <p>The contractor will be required to organise and manage the implementation of these works. In this regard, therefore, the contractor must allow in his tender price, and in his programme of works, for liaising with the client and design team and the outside body concerned, and for giving all notices required, for ensuring that the work concerned is carried out at the appropriate time/times to enable him (the contractor) to carry out and complete the overall project works in compliance with his contractual obligations, and for meeting any reasonable managerial/supervisor requirements that may be asked of him by the parties involved in the process.</p> <p>The contractor shall make good any damage caused by his own, or by domestic or nominated sub-contractors and supplier's operations.</p> <p>Any fees legally demanded by local authority / other public and private utilities providers for works in connection with this subsection are provided for in section 2.4 above.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>Note</p>		

<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>h) The execution or completion of the work in any specific order or in sections or phases, including any coincidental work not at the discretion of the Contractor.</u></p> <p>Contractor to submit programme for approval</p> <p><u>i) Maintenance of specific temperature and humidity levels.</u></p> <p>Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the Works to facilitate progress and to prevent damage to or deterioration of the works.</p> <p><u>j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance</u></p> <p>Provide temporary office accommodation for the use of the employer's representatives for the conducting of site meetings; the office shall provided with a table and chairs and should comfortably seat up to 10 people at a single meeting; the office shall be properly lighted, heated and ventilated and kept in a clean and tidy condition for the sole purpose of a meeting room.</p> <p><u>k) Provision of connections to voice and data communications systems for use of the Employer</u></p> <p>Not required.</p> <p><u>l) Periodic usage and access charges on voice and data communications for use of the Employer</u></p> <p>Not required.</p>		item		
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<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><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></p> <p>The contractor shall include for complying with the SHWWCR requirements current at the date of tender.</p> <p>The contractor shall be appointed by the client under a collateral agreement to the main contract as PSCS in respect of the project pursuant to the SHWWCR current at the time of appointment. The contractor shall include all costs for the provision of the services of PSCS pursuant to the regulations.</p> <p>Include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to the insurance requirements of the main contract shall provide indemnity in respect of any claim for body injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the PSCS of the project.</p> <p>Include for providing all necessary information as requested by the PSCS to enable the preparation and completion of the safety file excluding drawings and specifications which shall be provided by the appropriate member of the design team and relevant nominated sub-contractors.</p> <p>The contractor must review the time required for the tender and ensure that he has satisfied himself that the contract can be executed safely and in accordance with all statutory requirements within the time specified.</p>		item		
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<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) 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>				
<p>The contractor shall include for preparing "As Completed" drawings for inclusion in the safety file.</p> <p>Include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in providing the latest issue of construction drawings for inclusion in the safety file.</p> <p>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 co-operating with the audit function.</p> <p>Allow for the PSCS where an independent appointment or where carried out by the employer directly to exercise the carrying out of their duties necessary for them to comply with the SHWWCR.</p> <p>Allow for assisting the PSDS to exercise the carrying out of their duties necessary to comply with the SHWWCR.</p> <p>Provide a statement with the tender describing the organisation and resources which the contractor proposes and undertakes to provide to safeguard the health and safety of operatives, including those of all sub-contractors and of any person who may be affected by the works, including:-</p> <p>A copy of the contractor's health and safety policy document, including risk assessment procedures.</p>		item		
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<p><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) 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></p> <p>Accident and illness records for the past five years.</p> <p>Records of training and training policy.</p> <p>The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.</p> <p><u>n) Any other obligation or restriction</u></p> <p><u>(n1) No Damage</u></p> <p>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 they were in prior to start.</p> <p>There are adjacent buildings to the site. The contractor shall ensure that no damage is caused to the existing buildings, property and/or services which are in close proximity due to the delivery of materials, the execution of the works or the removal of rubbish, etc. The contractor shall be entirely responsible for any damage due to his failure to comply with this clause.</p> <p>The contractor shall be responsible for all damage to existing roads caused by his own or sub-contractors' or suppliers' transport to and from the site. The approaches to the site shall be kept clear of mud and debris.</p> <p>The contractor must keep the adjacent public roadways free of debris for the duration of the project.</p>		item		
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<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n1) No Damage</u>				
<p>Contractor must provide and facilitate vehicle cleaning. contractor is to ensure their vehicle and any other on site traffic is to use this facility.</p> <p>Subject to the completion programme of the development roads, the contractor shall be required to ensure vehicle traffic are cleaned prior to travelling on these completed or partially completed surfaces unless otherwise agreed in writing.</p> <p>The contractor shall at his own expense survey all neighbouring buildings and furnish a copy of each building to the architect.</p> <p>Prevent the growth of noxious weeds on the site during the contract period. Noxious weeds include thistle, dock, ragwort, common barberry and wild hop.</p>				
<u>(n2) Security</u>				
<p>Adequately safeguard the site, the works, materials and plant, and any existing buildings against unauthorised entry, damage and theft. Make good any damage caused by ineffective protection. Take all reasonable precautions to prevent unauthorised access to the site. Provide for protection of the general public site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.</p>				
<u>(n3) Protection of the Works</u>				
<p>Protect the works, materials and plant from the weather and make good any damage caused.</p>				

<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p><u>(Cont) (n3) Protection of the Works</u></p> <p>Keep finished surfaces clean as work proceeds and protect from dirt, staining and physical damage.</p> <p>(n4) Approval for Holes and Chases</p> <p>Obtain approval from the architect for cutting holes or chases in the structure.</p> <p>(n5) Disposal of Toxic Items</p> <p>Allow for the following in the event of encountering toxic matter on site:</p> <p>I) Specific safety plan for removal of waste.</p> <p>ii) Prepare and keeping of occupational health register and worker's health assessment/surveillance.</p> <p>iii) Specialist PPE/PPC.</p> <p>iv) Separate cleaning/showering facilities - storage for clothes.</p> <p>(n6) Drawings</p> <p>As with this tender package, all submittals of drawings on this project will be in digital PDF format. Contractor is responsible for the printing &amp; filing of all hard copies of drawings, specifications, etc deemed required for site.</p>		item		
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<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n7) Statutory Obligations</p> <p>Comply with statutory obligations and the regulations of any local authority, public service or statutory undertaker relating to the execution of the works. Include the provision and keeping of all statutory records required under current legislation.</p> <p>(n8) Weekly Returns</p> <p>Provide each week for the architect a daily return of the number, type and capacity of all plant excluding hand tools and scaffolding, currently in operation on the works.</p> <p>Give the architect each week a daily return of the number and description of tradesmen and general laborers employed on the works including those employed by sub-contractors listed separately.</p> <p>Provide each week for the architect a daily return showing the quantity, description and source of materials brought on or off site.</p> <p>(n9) Compliance Certs</p> <p>Provide in respect of materials or components manufacturers' certificates of compliance with standard when requested by the architect.</p> <p>(n10) Handover File</p> <p>The contractor shall give to the architect at practical completion stage a handover file in electronic format which should contain the following:</p>		item		
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<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n10) Handover File</u>				
1. Narrative: All contractors / sub-contractors are to issue a short paragraph, note explaining in simple terms what works were carried out.			item	
2. Schedule of items supplied.			item	
3. Manufacturer's technical data sheets on materials and equipment supplied and installed.			item	
4. Any material data sheets on materials and equipment supplied and installed.			item	
5. Maintenance and cleaning recommendations.			item	
6. Guarantees.			item	
7. As-built drawings.			item	
8. Testing / commissioning / handover certificates for works, equipment / items installed.			item	
9. Opinion on compliance.			item	
10. Schedule of addresses and contact numbers for all sub-contractors and suppliers.			item	
11. Operating manuals and commissioning certificates for all installed equipment.			item	
12. The name, address and telephone number of the manufacturer of every item of materials and equipment together with catalogue list numbers.			item	
13. A copy of all test certificates.			item	

(00) PRELIMINARIES (Cont)				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(Cont) (n10) Handover File</p> <p>14. Detailed recommendations as to the preventative maintenance frequency and procedures, which should be adopted by the employer to ensure the maximum longevity of the building and its services.</p> <p>15. Emergency procedures, including telephone numbers for emergency services.</p> <p>(n11) Samples, Approvals and Tests</p> <p>Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use materials until approval of samples has been obtained. Retain approved samples in good, clean condition on site for comparison with products and materials used in the Works. Remove when no longer required.</p> <p>Allow for the cost of supplying and/or executing when required, samples of materials, manufactured articles and executed work with any necessary apparatus, containers, removals, reinstatements, handing over to the architect or his representative, testing by the contractor on site, or delivery to a testing authority.</p> <p>Where and to the extent that products, materials or work are specified to be approved or the architect instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either: To the express approval of the architect or to match a sample expressly approved by the architect as a standard for the purpose.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>item</p>		

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n11) Samples, Approvals and Tests</u>				
Completion of Air Tightness Test for the Building. - Appoint an appropriate testing firm to carry out the necessary air tightness test including all equipment in accordance with the architect's specification to render the building satisfactory to his requirements including a copy of the testers report to the architect				
(n12) Programme				
Prepare a detailed programme in bar chart form for the completion of the works within the contract period. The programme submitted must be a detailed programme containing, among other things, such information as labour force requirements, including that for sub-contractors, material delivery schedules, material ordering schedules, information flow requirements, list of proposed domestic sub-contractors and suppliers etc.				
This programme must be submitted prior to the placing of the contract and will be viewed as an essential part of the overall tender.				
Upon the signing of the contract this programme will become a part thereof, and must be rigidly adhered to.				
Submission of this programme will not relieve the contractor of his obligations to notify and apply in writing for instruction, as required by the conditions of contract.				
Provide two copies of the programme for the architect within one week of the date of acceptance of the tender. Keep one further copy available for inspection in the site office.				

item

item

item

item

item

item

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n12) Programme</u>				
<p>Review and update the programme at monthly intervals, and modify to take account of circumstances which have affected the programme. Provide two copies of the revised and updated programme for the architect.</p> <p>Maintain an up-to-date record at monthly intervals. Display progress on the site office copy of the progress chart.</p> <p>(n13) Progress Meetings</p> <p>The architect will hold regular site meetings to review progress and other matters arising from the administration of the contract (meetings will normally be held fortnightly).</p> <p>Ensure the availability of accommodation at the time of such meetings. Attend all meetings and inform sub-contractors and suppliers when their presence is required. The architect / project manager will chair the meetings and take and distribute minutes.</p> <p>Contractor to ensure adequate sight lighting &amp; facilities available to design team to conduct meetings.</p> <p>Contractors Site Meetings</p> <p>Hold meetings with appropriate sub-contractors and suppliers the day previous to main site meetings to facilitate accurate reporting of progress.</p>		item		
		item		
		item		
		item		
		item		



<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n14) Progress Meetings, Minutes</p> <p>The architect shall take the minutes of progress meetings and distribute them to those concerned unless the architect shall subsequently direct otherwise.</p> <p>(n15) Valuations</p> <p>Submit at least 3 days before the established dates for interim valuations, up-to-date detailed claims and supporting documentation under the following items with each detailed interim account.</p> <p>(I) Work executed.</p> <p>(ii) Materials on site.</p> <p>(iii) All claims for extras which the contractor considers that he is entitled to.</p> <p>(n16) Notices, Generally</p> <p>Give early notice to the architect and engineer before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal work, to afford him an opportunity of investigating, inspecting or testing the work. Approvals given will not relieve the contractor from full responsibility for the quality of the work throughout. Give three days notice to the QS before covering up work which he requires to be measured.</p>		item		
		item		
		item		
		item		
		item		

<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n17) Notice, Daywork</p> <p>Give notice to the architect and QS of the commencement and completion of any work for which the contractor intends to submit daywork vouchers in accordance with the conditions of contract.</p> <p>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, vouchers in support of applications for payment under the conditions of contract. These vouchers shall give: descriptions of the work done, operative's names and trade, rates and hours worked, segregated in to normal time, productive overtime and non-productive overtime for each operative. Holiday's insurance etc. Quantities of materials used and details of plant used.</p> <p>(n18) Completion Date</p> <p>Notify the architect in writing of the date on which it is considered practical completion has been achieved and have a date agreed and certified in writing by the architect.</p> <p>(n19) Making Good Defects</p> <p>Make arrangements with the architect and give reasonable notice of the precise dates for access to the various parts of the works for purposes of making good defects. Make good all such defects.</p>		item		
		item		
		item		
		item		

(00) PRELIMINARIES (Cont)				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(n20) Temporary Works</p> <p>Inform the architect and obtain approval of the intended siting of all spoil heaps, temporary works and services.</p> <p>Maintain, adapt, remove and make good after removal temporary works and temporary services.</p> <p>Provide for access facilities to the site, including, if and where appropriate, forming or enlarging openings in boundaries, and for making good on completion. The contractor is recommended to visit the site and examine the drawings to ascertain his requirements.</p> <p>Provide temporary roads, tracks, entrances, loading bays, ramps, hard standings and crossings.</p> <p>The contractor will be afforded access to the site areas across the site infrastructure contract haul roads as indicated on the site layout drawing. These routes are subject to revision to maintain progress of site works contractor.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>item</p>		

(00) PRELIMINARIES (Cont)				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(n21) Co-ordination of Sub-contractors</p> <p>The contractor shall be responsible for the co-ordination of all the various sub-contractors work (domestic and nominated) and for their proper progress in the appropriate order to ensure a speedy completion of the whole project. Any additional costs caused by incorrect or insufficient information being given, or by the contractor not keeping the sub-contractors informed of all alterations, shall be borne by the contractor. The contractor shall ensure that all sub-contractors are fully conversant with and are bound by the terms and conditions of the main contract.</p> <p>The contractor shall obtain full particulars from all sub-contractors of their requirements for chases, recesses, holes, and other items of builder's work at an early stage and he shall supply them with all necessary dimensions and other information so that subsequent alterations may be avoided. Any alterations caused by failure on the part of the contractor to do this will be carried out at his own expense.</p> <p>(n22) Attend Employer and Employer's Agents</p> <p>Provide use of a 30 metre steel tape, dumpy level, theodolite, tripod and metric staff for the architect or his representative as required. The equipment shall be maintained in proper adjustment. Provide the necessary attendance for the architect or his representative.</p> <p>Provide on site and maintain in accurate condition:</p>		<p>item</p> <p>item</p> <p>item</p>		

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n22) Attend Employer and Employer's Agents</u>				
A maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.			item	
A thermometer for measuring concrete and ground temperature.			item	
Provide protective clothing and/or equipment for the Employer and his representatives as appropriate.			item	
<u>(n23) Bench Marks</u>				
Establish a master bench mark on the site for the duration of the contract.			item	
<u>(n24) Setting Out</u>				
Set out the works accurately from information provided by the architect. Inform the architect when overall setting out is complete and before commencing construction. Notice is also required to be issued after pouring of kicker plates, or works at DPC levels are completed. The checking of any setting out, line or level by employer's representatives, shall not relieve the contractor of his responsibility for the correctness thereof.			item	
<u>(n25) Tolerances</u>				
Unless otherwise detailed on the drawing and specification the tolerances to be adhered to are those set out in the most recent publication of the Irish Building Specification Manual and Guidance Notes.			item	

<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n26) Measurement</p> <p>Do not scale the drawings. Use dimensions figured on the drawings for setting out the works. Check all dimensions both on drawings and site, particularly the correlation between components and the work in place.</p> <p>(n27) Existing Levels</p> <p>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 and before the existing ground is disturbed.</p> <p>(n28) Cleaning</p> <p>It is the responsibility of the contractor to remove and dispose off site all dirt, rubbish, spoil, packaging and superfluous materials as a direct result of the contractor's and sub-contractor's activities and scope of works, as they accumulate and at completion. The client will enforce a strict policy by which contra charges in the amount of € 750 per standard skip will be applied in the event of non - compliance. This clause may be enforced without prior notification and contra charges will be activated on settlement of final account.</p> <p>Clean the works internally and externally, remove all rubbish and leave the entire works in a tidy condition ready for occupation or use to the satisfaction of the client.</p>		item		
		item		
		item		
		item		

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
(n29) Watering				
Water any newly planted plants, trees, shrubs or the like adequately as required from time of planting until formal handover.			item	
(n30) Dust Suppression				
Allow for dust suppression by water or other appropriate means.			item	
(n31) Drying the Works Equipment, Fuel and Attendance				
Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the works to facilitate progress and to prevent damage to or deterioration of the works.			item	
(n32) Snagging				
Contractor is to allow for completing snagging items as presented by the architect or other employer's representative and subsequent first occupants of the building or their respective agents.			item	
(n33) Method Statements at Tender Stage				
The contractor will be required to provide a method statement at tender stage for the demolition and alteration work.			item	
(n34) Statutory Holiday Period				
The contractor shall include in his tender for working through statutory holiday periods i.e. Easter, Summer and Christmas holidays in order to meet completion dates should that be required.			item	

<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n35) Rodent Infestation</p> <p>The contractor shall employ a specialist firm to carry out an inspection of the site to exterminate any rodents and to issue a certificate that the site is free from infestation at six monthly intervals and on handover of the contract. The contractor must be aware of the possibility that rodents may exist on the site and attention and due care must be given to the possibility of weils disease. The contractor must follow all health and safety guidelines.</p> <p>(n36) Technical Literature</p> <p>The contractor is advised to keep copies of technical literature regarding materials used on site, readily accessible for reference by all supervisory personnel.</p> <p>(n37) Building Regulations</p> <p>The contractor shall be responsible for the serving of and compliance with, all notices and the like required under the Building Control Act 1990 and the Building Regulations in connection with the excavation of the works.</p> <p>The contractor shall comply with all Building Regulations over which he has control. The contractor shall on completion provide written confirmation, signed by a director of his company or other authorised official that the works have been carried out in accordance with the design and specification and in accordance with those Building Regulations over which the contractor has control.</p>		item		
		item		
		item		
		item		



<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n38) Supervision</p> <p>Provide full time on site foreman for co-ordination, supervision and administration of the works, including all sub-contracts. Arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for co-ordination of the work. Provide supervision/monitoring of any work to be carried out by utility companies or local authorities.</p> <p>(n39) Climatic Conditions</p> <p>Keep an accurate record of:</p> <p>Daily maximum and minimum air temperatures (including overnight).</p> <p>Number of hours per day in which work is prevented by adverse weather.</p> <p>(n40) Programme/Progress</p> <p>Master Programme</p> <p>As soon as possible and before starting work on site prepare for approval a master programme for the works.</p> <p>Submission of programmes will not relieve the contractor of his responsibility to apply in writing for instructions, drawings, etc. in accordance with the conditions of contract.</p> <p>Monitoring</p>		item		
		item		
		item		
		item		

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n40) Programme/Progress</u>				
Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time.		item		
Notice of Completion				
Give the architect at least 2 weeks notice of the anticipated dates of practical completion of the whole or parts of the works.		item		
Adverse Weather				
Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.		item		
Unforeseen conditions				
Contractor shall allow in the tender price for all costs that would be incurred due to hitting rock on excavation and for removal of same, water disposal or protection / delay and disruption during inclement weather conditions.		item		
<u>(n41) Project Governance</u>				
Contractor should submit as part of contract samples of project governance forms such as :				
RFI Forms		item		
Submittal Forms		item		
Site Sign In Forms		item		
Any other forms deemed relevant		item		

<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p>(n42) Project Information Transmittal</p> <p>Submittals of drawings on this project may be in digital PDF format. Contractor is responsible for the printing &amp; filing of all hard copies of drawings, specifications, etc deemed required for site.</p> <p>(n43) Requests For Information</p> <p>RFI's will only be accepted digitally on an RFI schedule.</p> <p>All RFIs to the design team on the project must be made in writing with a formal RFI sheet, and master RFI schedule. Ad-hoc information should not be agreed over phone, and all instructions / agreements must be fully documented in writing &amp; agreed in advance by architect / project manager prior to commencement of any such works. Allow 48 hours for turnaround of RFIs.</p> <p>Any works carried out which contravene design without permission of architect / project manager may be condemned.</p> <p>(n44) Control of Cost</p> <p>Cash Flow Forecast</p> <p>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 date of each interim certificate throughout the contract period and based upon the programme for the works.</p> <p>Estimated Cost of Variations</p>		item		
		item		
		item		
		item		
		item		
		item		

<p align="center"><u>(00) PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) n) Any other obligation or restriction</u></p> <p><u>(Cont) (n44) Control of Cost</u></p> <p>If the QS issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 3 working days.</p> <p>All variations are to be advised to the Architect and Quantity Surveyor within five (5) working days. Historic variations will not be entertained at Final Account stage.</p> <p>(n47) Shop Drawings</p> <p>The contractor shall prepare and issue for inspection by the architect / project manager detailed shop drawings of the entire installation in good time prior to commencement.</p> <p>In particular, the contractor shall issue to the architect in good time fully detailed 1:5 scaled drawings of all weathering details including, ridge, verge, valley, parapet gutters, smoke vents, extract vents, expansion joints and all other penetrations of the membrane.</p> <p>All dimensions are approximate and, accordingly, all dimensions and tolerances shall be checked on site before the work is put in hand and prior to installation.</p> <p>(n48) Compliance with Specifications</p> <p>Allow for costs in connection with compliance with any additional conditions imposed by the architect's specification document.</p>		item		
		item		
		item		
		item		
		item		

<u>(00) PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>			
<u>(Cont) n) Any other obligation or restriction</u>			
<u>(Cont) (n48) Compliance with Specifications</u>			
Allow for costs in connection with compliance with any additional conditions imposed by the structural engineer's specification document.		item	
Allow for costs in connection with compliance with any additional conditions imposed by the services engineer's specification document.		item	
(n49) Compliance with Requirements of the Home Renovation Incentive (HRI) scheme			
Submit to the client your VAT number.		item	
Submit to the client an up to date (within the last 30 days) Notification of Determination of RCT Rate showing zero or 20% RCT Rate.		item	
An in-date Tax Clearance Certificate is also acceptable until such time as Revenue's new online system is in place.		item	
If the tenderer is registered for RCT as a principal, contact your local revenue office to change your RCT status to Principal / Subcontractor.		item	
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 vat amount as well as the VAT Rate/s for the work.		item	
Retain details of payments received showing the payment amount excluding the VAT, the VAT amount as well as the VAT Rate/s		item	
Upload details of work and payments within 21 days of the new online system becoming available.		item	

<p style="text-align: center;"><u>(00) PRELIMINARIES (Cont)</u></p> <p><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></p> <p>3.1 Work by Nominated Sub-Contractors</p> <p>Items are given for work by nominated sub-contractors in each respective element.</p> <p>3.2 Goods and materials from Nominated Suppliers</p> <p>Items are given for goods and materials supplied by nominated suppliers in each respective element.</p> <p>3.3 Work by Utility Providers</p> <p><u>Work to be carried out by a Statutory Authority, Public Undertaking or Public or Private Utility Providers</u></p> <p>Items are given for work by last in each respective element.</p> <p>3.4 Work by others engaged directly by the employer</p> <p>Items are given for work by others engaged directly by the employer in each respective element.</p> <p><u>4. General facilities and obligations</u></p> <p>Price for all costs for the following:</p> <p>Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the items.</p> <p>a) Supervision and co-ordination of the works.</p> <p>b) Plant, tools and vehicles including any tower cranes, self erecting cranes and the like</p> <p>i. Bringing to site, erecting and removing on completion.</p>		item		
		item		
		item		
		item		
		item		
		Note		
		item		
		item		

<u>(00) PRELIMINARIES (Cont)</u>			
<u>(Cont) 4. General facilities and obligations</u>			
(Cont) Price for all costs for the following:			
ii. Maintaining on site for the duration of the works.		item	
c) Scaffolding			
i. Bringing to site, erecting and removing on completion.		item	
ii. Adjusting and maintaining on site for the duration of the works.		item	
d) Site administration including the provision and keeping of all statutory records.		item	
e) Security.		item	
f) Hoarding; as per drawings TR-18; 18mm thick OSB3 2.40m high; structure to contractor's design; painted as per specification (provisional)		m	
g) Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.		item	
h) Transport for work people .		item	
i) Protecting the work from inclement weather.		item	
j) Water for the works.		item	
k) Temporary lighting and power for the works.		item	
m) Temporary accommodation for the use of the contractor.		item	
n) Temporary storage areas including suitable and separate storage for dangerous materials or substances.		item	

<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 4. General facilities and obligations</u>				
(Cont) Price for all costs for the following:				
o) Temporary telephones for the use of the contractor.		item		
p) Traffic regulations.		item		
q) Welfare facilities for work people to be in compliance with the fourth schedule of the SHWWCR.		item		
r) SHWWCR provisions including items for the following: -		item		
i. The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATE SCHEMES.		item		
ii. Safety officers and all safety supervisors, first aiders, inspectors and certifiers required.		item		
iii. Tests and certificates on plant and equipment.		item		
iv. Safety signs and signals.		item		
v. Provision of Personal Protective Clothing and Personal Protective Equipment.		item		
vi. Provision and maintenance of emergency routes and exits and designated personnel responsible for emergency procedures.		item		
vii. Energy distribution installations.		item		
viii. Temporary fire detection and fire fighting systems.		item		
ix. Maintenance of appropriate working conditions and work stations.		item		
x. Provision and maintenance of on-site traffic routes.		item		
xi. Provision of first aid equipment and first aid room as appropriate.		item		



<u>(00) PRELIMINARIES (Cont)</u>				
<u>(Cont) 4. General facilities and obligations</u>				
(Cont) Price for all costs for the following:				
s) Disbursements arising from the employment of work people.		item		
t) Maintenance of public and private roads.		item		
u) Removing rubbish, protective casings and coverings and cleaning the works on completion.		item		
v) Compliance with waste management statutory requirements.		item		
w) Drying the works.		item		
x) Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items.		item		
y) Control of noise, pollution and compliance with statutory obligations.		item		
z) Protection of the works.		item		

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1)				
<p>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) must be completed prior to construction of the new dwelling (Phase 2). It is vital that the Phase 1 works are carried out in as short a time as reasonably possible. The client intends to remain in the existing house for the duration of the works, where possible. The costs detailed below will be carried out in Phase 1, with the costs apportioned to the Phase 2 works</p> <p>Refer to existing drawings</p> <p>The demolition requires the existing kitchen and and utility room to be demolished and a new gable wall rebuilt</p> <p>The contractor should visit the site and cionsider the demolition and phasing requirements taking account of accessibility</p> <p>No works envisaged to the first floor</p> <p>Tenmporary protection of existing finishes to be included in rates below; refer to architect's specification</p> <p>The contractor should allow here for any costs in relation to phasing of the works</p>	1	Note Note Note Note Note Note item		INCL
<u>DEMOLITION AND ALTERATIONS</u>				
DEMOLITIONS				
<u>Carefully demolish; temporary propping as required; cart away materials; making good existing finishes</u>				
Demolishing parts of structures				
Existing rear wall to enable new extension construction (Bathroom and Bedroom 2)	1	item	975.00	975.00

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
(Cont) DEMOLITION AND ALTERATIONS				
(Cont) DEMOLITIONS				
(Cont) Carefully demolish; temporary propping as required; cart away materials; making good existing finishes				
(Cont) Demolishing parts of structures				
Existing roof finish and structure to enable new extension construction; new roof to tie in to existing and finishes made good; salvage roof finishes for re-use	1	item	715.00	715.00
Existing extension complete (kitchen and utility) 6135 x 6330mm; including gable wall of existing house over two and a half storeys (Bedroom 1 and Bedroom2, above rooms and attic to ridge level)	1	item	3575.00	3,575.00
The contractor is to excavate trial pits to establish the size and type of foundations below the original external walls between the existing kitchen and Bedroom 1 / Living Room; allow for 2nr trial holes by hand digging	2	nr	390.00	780.00
All granite demolished from existing structures is to be retained on site for re-use. Care to be taken during removal. Allow here for any costs in relation to storage of same.	1	item		
ALTERATIONS				
<u>Removing</u>				
Fittings and fixtures				
Existing kitchen (salvage for re-use in new utility)	1	item	195.00	195.00
External doors/windows where required	1	item	195.00	195.00
Miscellaneous joinery	1	item	195.00	195.00
Sanitaryware (salvage for re-use in new WC)	1	item	195.00	195.00

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
(Cont) DEMOLITION AND ALTERATIONS				
(Cont) ALTERATIONS				
(Cont) Removing				
Plumbing and engineering installations				
Services generally	1	item	195.00	195.00
Finishes				
generally	1	item	195.00	195.00
Partitions				
Generally	1	item	195.00	195.00
PROVISIONAL SUM				
Allow a provisional sum of €3,000 for unforeseen works relating to demolition / underpinning existing structures	1	Sum	3000.00	3,000.00
<u>NEW GABLE WALL (ALL PROVISIONAL)</u>				
The construction of the new gable wall is necessary to complete Phase 1 and enable Phase 2		Note		
It is assumed that existing foundations will be adequate to build off		Note		
<u>SUBSTRUCTURE</u>				
<u>EXCAVATION AND EARTHWORK</u>				
EXCAVATION				
<u>Excavation generally; expose existing foundations</u>				
Trenches				
not exceeding 2.0m deep	8	m3	15.00	120.00
Disposal				
water; surface	1	item		
water; ground	1	item		

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
(Cont) EXCAVATION AND EARTHWORK				
(Cont) EXCAVATION				
(Cont) Excavation generally; expose existing foundations				
(Cont) Disposal				
excavated material; off site	8	m3	40.00	320.00
FILLING				
Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness				
Sides of foundations				
average thickness greater than 250mm	4	m3	40.00	160.00
CONCRETE WORK				
IN-SITU CONCRETE				
Reinforced in-situ concrete; Grade C35N20; vibrated; as per Engineer's specification				
Foundations				
exceeding 150mm thick; reinforced	3	m3	120.00	360.00
REINFORCEMENT				
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 with and including all necessary laps, spacers, chairs and tying wire				
Fabric				
horizontal; to foundations	8	m2	10.00	80.00

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
<b>BRICKWORK AND BLOCKWORK: BLOCKWORK</b>				
<b>BLOCKWORK</b>				
<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>				
<b>Walls</b>				
440mm thick in trenches	6	m2	80.00	480.00
<u>Extra over for</u>				
Thermal blocks; Quinnlite B5; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lime and sand mortar designation (iii) to I.S. 325; Thermal value (0.17W/mK); laid in accordance with manufacturer's recommendations and structural engineer's specification; one course	9	m	15.00	135.00
<b>ANCILLARIES TO BRICKWORK AND BLOCKWORK</b>				
<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>				
<b>Damp proofing</b>				
exceeding 225mm wide	4	m2	15.00	60.00
not exceeding 225mm wide	9	m	3.00	27.00

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
<u>EXTERNAL WALLS</u>				
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
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				
Walls				
100mm thick; in skins of cavity walls	124	m2	25.00	3,100.00
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; 200mm Ecobead Platinum grey beaded expanded polystyrene pumped insulation to cavity; Teplo Type 2 thermally insulated basalt fibre wall ties (www.magmatect.co.uk) heavy duty 6mm diameter 325mm long wall ties suitable for 200mm cavity fixing at maximum 750mm centres horizontally and 450mm staggered centres vertically				
Forming cavities				
200mm wide	62	m2	24.00	1,488.00
Closing cavities at top of with fibre cement board 6mm thick				
Closing cavities				
200mm wide	14	m	12.00	168.00

ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
(Cont) BRICKWORK AND BLOCKWORK				
SUNDRIES				
Ventilation through external walls; 225 x 255mm louvered metal vent grilles by Kingspan externally; plastic white grill internally 110mm polythene sleeve as required; include for all necessary builders work, DPC, ect to form (provisional)	1	nr	40.00	40.00
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 waterproofer and all necessary angles and beads; to blockwork wall; externally				
Walls				
exceeding 300mm wide	62	m2	30.00	1,860.00
extra over for forming plinth	9	m	10.00	90.00
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				
exceeding 300mm wide	62	m2	12.00	744.00



ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1) (Cont)				
<u>INTERNAL WALL FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHES</u>				
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; including approved waterproofer; to blockwork base				
Walls				
exceeding 300mm wide (internal face of external walls)	46	m2	22.00	1,012.00
<u>PAINTING AND DECORATING</u>				
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				
exceeding 300mm wide	46	m2	6.50	299.00
SUNDRIES				
Allow here for any costs required for making good following demolition and rebuilding of gable wall as described	1	item		

<u>(19) SUBSTRUCTURE</u>				
<u>EXCAVATION AND EARTHWORK</u>				
EXCAVATION				
<u>Excavation generally</u>				
Strip topsoil				
150mm deep	28	m2	2.50	70.00
Reduced levels				
not exceeding 2.0m deep	14	m3	12.50	175.00
<u>extra over</u> for excavating existing floor slab	19	m2	15.00	285.00
Trenches				
not exceeding 2.0m deep	14	m3	16.50	231.00
Disposal				
water; surface	1	item		
water; ground	1	item		
topsoil; on site in temporary spoil heaps for re-use elsewhere	3	m3	5.00	15.00
excavated material; off site	17	m3	38.00	646.00
FILLING				
<u>Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness</u>				
to make up levels				
average thickness not exceeding 250mm	11	m3	28.00	308.00
Sides of foundations				
average thickness greater than 250mm	4	m3	28.00	112.00
Surface treatments				
blinding filling; levelling with sand; 50mm thick; compacted	44	m2	4.00	176.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>Reinforced in-situ concrete; Grade C35N20; vibrated; as per Engineer's specification</u>				
Foundations				
exceeding 150mm thick; reinforced	5	m3	100.27	501.35
Beds				
exceeding 150mm thick; reinforced	7	m3	100.27	701.89
<u>Sand and cement screed; brushed finish</u>				
Screeds				
100mm thick (underfloor heating screed)	44	m2	28.00	1,232.00
<u>extra over</u> for Sika Viscocrete 1060 plasticiser	1	item		
<u>extra over</u> for 500g polythene beneath screed	44	m2	2.50	110.00
SUNDRIES				
<u>12mm compressible fill with 12mm sealant top; include dowelling as required</u>				
Movement joints				
150mm high	13	m	8.00	104.00
<u>Tamp finish to slab</u>				
Surface Finishes				
to concrete slab	26	m2	2.50	65.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) CONCRETE WORK</u>				
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 with and including all necessary laps, spacers, chairs and tying wire</u>				
Fabric				
horizontal; to foundations	14	m2	10.50	147.00
<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				
horizontal; to beds	44	m2	7.80	343.20
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 laps</u>				
Damp proofing				
horizontal; exceeding 300mm wide	44	m2	4.80	211.20
vertically; exceeding 300mm wide	20	m2	4.80	96.00
extra over for lapping/sealing around popups including tophats; irrespective of size	3	nr	15.00	45.00
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				To Collection € 842.40

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) CONCRETE WORK</u>				
<u>(Cont) MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS</u>				
<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				
100 outlets/inlets; square 600 x 600	1	nr	60.00	60.00
<u>extra over</u> for monarflex or equally approved vent caps	1	nr	15.00	15.00
<u>BRICKWORK AND BLOCKWORK: BLOCKWORK</u>				
BLOCKWORK				
<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>				
Walls				
440mm thick in trenches	11	m2	100.00	1,100.00
<u>Extra over</u> for				
Thermal blocks; Quinnlite B5; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lime and sand mortar designation (iii) to I.S. 325; Thermal value (0.17W/mK); laid in accordance with manufacturer's recommendations and structural engineer's specification; one course	16	m	15.00	240.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) BRICKWORK AND BLOCKWORK: BLOCKWORK</u>				
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				
exceeding 225mm wide	6	m2	12.00	72.00
not exceeding 225mm wide	16	m	2.70	43.20
<u>WOODWORK</u>				
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				
150mm thick laid horizontal	44	m2	28.24	1,242.56
25mm thick; vertical; perimeter insulation externally	44	m	1.44	63.36
Miscellaneous air tightness requirements	1	item		

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>SERVICES (MAINLY PIPED)</u>				
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				
average depth not exceeding 0.50m	5	m	15.00	75.00
<u>Selected granular material in accordance with Engineer's specification</u>				
Beds and surrounds				
400mm wide x 400mm thick bed and surround; to 110mm pipe	5	m		INCL
<u>uPVC pipes; I.S. 424; air tight welded joints in the running length</u>				
110mm pipework; in trenches				
laid in position	5	m		INCL
bends to last	1	nr	15.00	15.00
<u>Collars/ cloaks to pipework protruding through radon barrier</u>				
Pipe Accessories				
various diameter, fixed to vertical pipes as per architects specification	1	nr	15.00	15.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) SERVICES (MAINLY PIPED)</u>				
<u>(Cont) BELOW GROUND DRAINAGE</u>				
<u>Monarflex radon sump complete; in accordance with Architect's specification;</u> <u>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 base; surround sump with clean broken stone or brick to allow seepage of radon into sump</u>				
Radon sump; bedding in compacted hardcore with sand blinding				
size 1000 x 1000 x 500mm deep; one 110mm diameter opening	1	nr	60.00	60.00
<u>MECHANICAL INSTALLATIONS</u>				
SUNDRIES AND BUILDERS WORK				
<u>Forming / cutting holes to include all necessary building in of prestressed concrete lintols and making good in all trades</u>				
Forming holes for				
Any services required that penetrate through rising blockwork walls	1	item		
Tie in to existing foundations as per Engineer's drawings	2	nr	150.00	300.00
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		



<u>(21) EXTERNAL WALLS</u>				
<u>CONCRETE WORK</u>				
PRECAST CONCRETE				
<u>Spanlite lintel; bedding in gauged mortar; minimum bearing 200mm both sides</u>				
Lintels				
100mm wide x 65mm thick	2	m	8.58	17.16
Cills				
325 x 150mm	1	m	12.15	12.15
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<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>				
Walls				
100mm thick; in skins of cavity walls	47	m2	25.00	1,175.00
ANCILLARIES TO BRICKWORK/BLOCKWORK				
<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; Full-fill Eco-bead platinum insulation; Ancon Teplo Tie "Basalt Fibre" wall tiesfixing at maximum 750mm centres horizontally and 450mm staggered centres vertically</u>				
Forming cavities				
200mm wide	24	m2	24.00	576.00

<u>(21) EXTERNAL WALLS (Cont)</u>				
<u>(Cont) BRICKWORK AND BLOCKWORK</u>				
<u>(Cont) ANCILLARIES TO BRICKWORK/BLOCKWORK</u>				
<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				
200mm wide	11	m	12.00	132.00
<u>Closing cavities at top of with slate / block on flat</u>				
Closing cavities				
200mm wide	16	m	12.00	192.00
<u>"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</u>				
Damp proof courses				
vertical; to door and window jambs; girth 225 - 450mm	8	m	6.00	48.00
cavity tray; girth 450mm; dressing under and behind cills	2	m	6.00	12.00
lintol level; girth 450mm	8	m	6.00	48.00
wallplate level; girth not exceeding 225mm	15	m	6.00	90.00
SUNDRIES				
Ventilation through external walls	2	nr	45.00	90.00
Form door thresholds in concrete; formwork as required	8	m	25.00	200.00

<u>(22) INTERNAL WALLS</u>				
<u>FLOOR, WALL AND CEILING FINISHES</u>				
STUD PARTITIONS				
<u>44 x 100mm timber studs grade C16 at 400mm</u> <u>centres; faced both side with single layer</u> <u>12.5mm Standard plasterboard; 3mm skim</u> <u>both sides; Rockwool insulation between</u> <u>joists 100mm thick</u>				
Partitions				
2450mm high	10	m	220.25	2,202.50
<u>extra over</u> for forming door opes	3	nr	15.00	45.00
<u>extra over</u> for 90 degree angles	5	m	3.00	15.00
<u>extra over</u> for abutments to other finishes	8	m	3.00	24.00
<u>extra over</u> for three-way intersections	3	m	3.00	9.00
<u>extra over</u> for moisture resistant board	9	m2	7.35	66.15
<u>extra over</u> for one layer of 18mm plywood for grounds to fittings (provisional)	2	m2	8.00	16.00
To Collection €				2,377.65

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Darby & Associates Chartered QS		

<u>(27) ROOFS (Cont)</u>				
<u>(Cont) WOODWORK</u>				
<u>(Cont) IRONMONGERY, ASSESSORIES AND SUNDRIES</u>				
<u>Strap; approved standard L- shaped</u>				
<u>pattern; 30 x 5 x 1000mm long flat</u>				
<u>section; fixed at a maximum of 1200mm</u>				
<u>centres; once bent; nailed to wallplate,</u>				
<u>plugged and screwed to blockwork/concrete</u>				
<u>backgrounds</u>				
Accessories				
Wall plate straps	20	nr	3.00	60.00
Allow here for any other galvanised fixings required for the construction of the roof	1	item		
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		

<u>(28) FRAME</u>				
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>Reinforced in-situ concrete; Grade C30N /37U.N.O. to BS8110; vibrated; as per Engineer's specification; formwork as required</u>				
Bearing pads				
215 x 215 x 440mm	4	nr	80.00	320.00
<u>STRUCTURAL STEELWORK</u>				
FABRICATED MEMBERS				
<u>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 Engineers Drawings and Specification</u>				
UC / UB				
25kg/m - 50kg/m member profile (provisional)	0.46	tonne	3200.00	1,472.00
<u>extra over</u> for bolting to headplate of stud with M12 bolts at 400mm centres	6	m	30.00	180.00
SHS				
80 x 80 x 6.3	4	m	45.44	181.76

<u>(31) EXTERNAL WALL COMPLETIONS</u>				
<u>EXTERNAL WINDOWS AND DOORS</u>				
DOUBLE GLAZED JOINERY				
<u>Provide the following prime cost sum for the specialist installation; all works to be executed by a nominated sub-contractor</u>				
Windows and doors				
Eight thousand euros	1	Sum	8000.00	8,000.00
Associated costs for main contractor				
profit	0.05	%	8000.00	400.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ			To Collection €	
Ken and Anne-Marie McCullagh			8,400.00	
Darby & Associates Chartered QS				
BQ/63				

Clonlea, Ballinteer Road BoQ  
Ken and Anne-Marie McCullagh  
Darby & Associates Chartered QS



<u>(32) INTERNAL WALL COMPLETIONS</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>MDF; square edge profile; fixed to floor frame</u>				
Architraves				
75 x 16mm	31	m	12.00	372.00
COMPOSITE ITEMS				
<u>Allow a PC Sum of €300 for supply of hardwood doorset including frame and ironmongery; contractor to fit</u>				
Doors				
single; 900 x 2100mm	3	nr	505.00	1,515.00
<u>extra over</u> for glazed screen 1750 x 2450mm; hardwood frame and glazing	1	nr	1286.25	1,286.25
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>Priming; two undercoats and finishing coats in Dulux satinwood</u>				
Doors				
exceeding 300mm wide	12	m2	12.00	144.00
Second fixings				
not exceeding 300mm wide	48	m	3.60	172.80

<u>(37) ROOF COMPLETIONS</u>				
<u>WOODWORK</u>				
COMPOSITE ITEM				
<u>Velux; GGL 2066 centre-pivot; white painted; tripple glazed; flashing kits and collars as required; supplied and fitted in prepared opes</u>				
Rooflights				
PK10; 940 x 1600mm	2	nr	640.44	1,280.88

<u>(41) EXTERNAL WALL FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHINGS</u>				
INSITU FINISHES				
<u>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 waterproofer and all necessary angles and beads; to blockwork wall; externally</u>				
Walls				
exceeding 300mm wide	24	m2	30.00	720.00
<u>extra over</u> for forming plinth	10	m	10.00	100.00
Reveals				
not exceeding 300mm wide	16	m	15.00	240.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>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</u>				
Walls				
exceeding 300mm wide	24	m2	12.00	288.00
Reveals				
not exceeding 300mm wide	16	m	3.00	48.00

<u>(42) INTERNAL WALL FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHES</u>				
BOARD FINISHES				
<u>Quinntherm QL Kraft liner boards consisting of 12.5mm thick plasterboard and 60mm insulation; butt joints; tape and fill joints; fixing to blockwork</u>				
Walls				
72.5mm thick; exceeding 300mm wide; vertical	10	m2	31.11	311.10
INSITU FINISHES				
<u>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; including approved waterproofer; to blockwork base</u>				
Walls				
exceeding 300mm wide (internal face of external walls)	24	m2	22.00	528.00
Reveals				
not exceeding 300 wide	16	m	6.60	105.60
<u>Plaster; to plasterboard base; skim coat of Gypweld bonding plaster; 3mm thick; single coat; trowelled</u>				
Walls				
exceeding 300mm wide	10	m2	10.00	100.00
TILE, SLAB AND MOSAIC FINISHES				
<u>Allow a PC Sum of €60/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims</u>				
Wall tiles				
exceeding 300mm wide	8	m2	91.00	728.00

<u>(42) INTERNAL WALL FINISHES (Cont)</u>				
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>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</u>				
Walls				
exceeding 300mm wide	67	m2	6.50	435.50
not exceeding 300mm wide	16	m	2.00	32.00
To Collection €				467.50
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				
BQ/69				

<u>(43) FLOOR FINISHES</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>Allow a PC Sum of €60/m2 for the supply of engineered timber flooring; contractor to fit and provide underlay and glue where required</u>				
Floors				
exceeding 300mm wide	55	m2	91.00	5,005.00
<u>Pine/MDF; moulded profile; plugged and screwed</u>				
Second fixings				
25 x 125mm high	36	m	12.00	432.00
<u>FLOOR, WALL AND CEILING FINISHES</u>				
TILE, SLAB AND MOSAIC FINISHES				
<u>Allow a PC Sum of €40/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims</u>				
Floor tiles				
exceeding 300mm wide	16	m2	69.00	1,104.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>Priming; two undercoats and finishing coats</u>				
Skirtings				
not exceeding 300mm wide	36	m	3.50	126.00

<u>(45) CEILING FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHINGS</u>				
BOARD FINSHES				
<u>Standard 12.5mm foil backed plasterboard fixed to underside of ceiling joists</u>				
Ceilings				
exceeding 300mm wide; horizontal	20	m2	12.00	240.00
<u>Quinntherm QL Kraft liner boards consisting of 12.5mm thick plasterboard and 60mm insulation; butt joints; tape and fill joints; fixing to timber grounds</u>				
Ceilings				
72.5mm thick; exceeding 300mm wide; sloping	44	m2	31.00	1,364.00
<u>extra over</u> for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all necessary seals	44	m2	6.00	264.00
Bulkheads				
Allow to form bulkhead as shown over kitchen units	1	item	450.00	450.00
IN-SITU FINISHES				
<u>Plaster; to plasterboard base; skim coat of Gypweld bonding plaster; 3mm thick; single coat; trowelled</u>				
Ceilings				
exceeding 300mm wide	64	m2	10.00	640.00

<u>(45) CEILING FINISHES (Cont)</u>				
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>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</u>				
Ceilings				
exceeding 300mm wide	64	m2	6.50	416.00
SUNDRIES				
Allow for repairs to existing ceilings following demolitions	1	item	750.00	750.00
Allow for access hatch to cold water tanks	1	item	250.00	250.00
To Collection €				1,416.00



<u>(47) ROOF FINISHES</u>				
<u>PITCHED ROOF</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>uPVC; white; fixed to and including 19mm WBP plywood fixed to rafters</u>				
Fascia				
not exceeding 300mm wide	16	m	25.00	400.00
Soffit				
not exceeding 300mm wide	16	m		INCL
<u>extra over for Glidevale RV rafter ventilators at appropriate centres</u>	16	m		INCL
<u>ROOFING CLADDING AND WATERPROOFING</u>				
SLATE AND TILE COVERINGS				
<u>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</u>				
Coverings				
sloping; not exceeding 45 degrees; exceeding 300mm wide	29	m2	30.00	870.00
<u>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 clear ventilation gap below; laid over rafters</u>				
Coverings				
sloping; not exceeding 45 degrees; exceeding 300mm wide	29	m2	65.82	1,908.78

Clonlea, Ballinteer Road BoQ	To Collection €	1,140.00
Ken and Anne-Marie McCullagh	BQ/74	
Darby & Associates Chartered QS		

<u>(52) DRAINAGE AND REFUSE DISPOSAL</u>				
<u>SURFACE WATER DRAINAGE</u>				
DISPOSAL ABOVE GROUND				
<u>uPVC white rainwater goods</u>				
Gutters				
125mm diameter; in running lengths; half round	16	m	40.00	640.00
75mm outlets	2	nr	10.00	20.00
90 degree angles	3	nr	10.00	30.00
Downpipes				
75mm round with fixings	6	m	40.00	240.00
off sets	2	nr	10.00	20.00
shoe	2	nr	10.00	20.00

<u>(59) MECHANICAL INSTALLATION</u>				
<u>MECHANICAL INSTALLATION</u>				
Contractors must price this schedule on a design and build basis include for all criterion to ensure the completion of a fully operational mechanical system upon completion. All items necessary shall be deemed to be included in the tender price.		Note		
The rates set against the various items shall include for all pipework, pipe accessories, sealants and mastics, builders works etc. deemed necessary.		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 Compliance with Building Regulations to be provided on completion and proper testing of installation. Comply with all requirements of Part F of current Building Regulations, and all other relevant Codes of Practice, Standards etc. pertaining to ventilation installations.		Note		
Ventilation & Heating/plumbing contractors to liaise with and provide information to electrical subcontractor, regarding wiring of all electrical installations (power and controls) in connection with mechanical ventilation systems.		Note		
<u>PLUMBING</u>				
<u>First fix pipework</u>				
Kitchen	1	nr	300.00	300.00
Utility room	1	nr	300.00	300.00
Downstairs WC	1	nr	300.00	300.00
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	900.00
BQ/76				

<u>(59) MECHANICAL INSTALLATION (Cont)</u>				
<u>(Cont) MECHANICAL INSTALLATION</u>				
<u>(Cont) PLUMBING</u>				
<u>(Cont) First fix pipework</u>				
External tap; insulated (provisional)	1	nr	300.00	300.00
<u>Second fix sanitaryware</u>				
Kitchen	1	nr	300.00	300.00
Utility room	1	nr	300.00	300.00
Downstairs WC	1	nr	300.00	300.00
External tap; insulated (provisional)	1	nr	300.00	300.00
<u>Wastes, connection to SVP's</u>				
Kitchen	1	nr	300.00	300.00
Utility room	1	nr	300.00	300.00
Downstairs WC	1	nr	300.00	300.00
<u>Sundries</u>				
Cold water storage tanks	1	nr		
Thermostats	3	nr		
3-bar booster pump	1	nr	900.00	900.00
<b>HEATING</b>				
Remove existing oil-fired boiler	1	item	250.00	250.00
New boiler by Heat solutions or similar; suitable for size of house	1	item	2000.00	2,000.00
Factory insulated double-skinned stainless steel cylinder as per Architect's specification	1	item	1200.00	1,200.00
Zoning	1	item	750.00	750.00
Re-use existing radiator in WC	1	item	300.00	300.00

<u>(59) MECHANICAL INSTALLATION (Cont)</u>				
<u>(Cont) MECHANICAL INSTALLATION</u>				
PC SUM				
<u>Allow a PC Sum for the supply and installation of underfloor heating pipework and associated manifolds refer to Architect's specification for full details</u>				
Two thousand five hundred euros	1	Sum	2500.00	2,500.00
Associated costs for main contractor				
profit	0.05	%	2500.00	125.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		

<u>(59) MECHANICAL INSTALLATION (Cont)</u>				
<u>BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>				
BUILDER'S WORK				
<u>Electrical &amp; Mechanical Installations</u>				
marking the positions of holes, mortices and chases	1	Item	600.00	600.00
Any plinths, coring, drilling, chasing, patching, etc required by the services trades	1	Item		
Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures	1	Item		
Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings	1	Item		
SUNDRIES				
Allow for any testing required under regulations	1	Item		
Allow for providing operating and maintenance manuals for all the foregoing installations	1	Item		
Allow for providing drawings for the "as completed" installations	1	Item		
Allow for providing and fitting identification plates, labels and the like for all the foregoing installations	1	Item		

<u>(59) MECHANICAL INSTALLATION (Cont)</u>			
<u>(Cont) BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>			
<b>AIRTIGHTNESS</b>			
generally; including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; for all conduits and control points; including for cutting openings in walls and floors; forming recesses in ceilings for lighting; casting in conduits in concrete floors, walls and ceilings as required; packing opes, forming sound proof, weatherproof and air tight seal; cutting opes in plasterboard walls and ceilings, including for all necessary supports; including all costs associated with complying with mechanical and electrical drawings issued as part of the tender documents	1	Item	
The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mechanical installation	1	Item	



<u>(69) ELECTRICAL INSTALLATION</u>				
<u>ELECTRICAL INSTALLATION</u>				
Without prejudice to the ARM measurement rules; items measured are deemed to include for all necessary cabling, trunking, conduit, transformers, switches and connections required		Note		
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 detectors, etc)		Note		
Refer to Wink lighting specification and layouts				
<u>Supply and fix the following fittings and connections and include for all cables and conduits thereto, as specified</u>				
Power				
As per drawings and specifications provided (ensure Velux windows are powered and switched)	1	item	4943.40	4,943.40
Switching				
As per drawings and specifications provided	1	item	150.00	150.00
			<b>To Collection €</b>	<b>5,093.40</b>

<u>(69) ELECTRICAL INSTALLATION (Cont)</u>				
<u>(Cont) ELECTRICAL INSTALLATION</u>				
<u>(Cont) Supply and fix the following fittings and connections and include for all cables and conduits thereto, as specified</u>				
Lighting				
As per drawings and specifications provided	1	item		
Alarm				
Allow to extend existing alarm	1	item		
<u>BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>				
BUILDER'S WORK				
<u>Electrical &amp; Mechanical Installations</u>				
marking the positions of holes, mortices and chases	1	Item	300.00	300.00
Any plinths, coring, drilling, chasing, patching, etc required by the services trades	1	Item		
Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures	1	Item		
Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings	1	Item		
SUNDRIES				
Allow for any testing required under regulations	1	Item		
Allow for providing operating and maintenance manuals for all the foregoing installations	1	Item		
Allow for providing drawings for the "as completed" installations	1	Item		
Allow for providing and fitting identification plates, labels and the like for all the foregoing installations	1	Item		

<u>(69) ELECTRICAL INSTALLATION (Cont)</u>			
<u>(Cont) BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>			
<b>AIRTIGHTNESS</b>			
generally; including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; for all conduits and control points; including for cutting openings in walls and floors; forming recesses in ceilings for lighting; casting in conduits in concrete floors, walls and ceilings as required; packing opes, forming sound proof, weatherproof and air tight seal; cutting opes in plasterboard walls and ceilings, including for all necessary supports; including all costs associated with complying with mechanical and electrical drawings issued as part of the tender documents	1	Item	
The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mechanical installation	1	Item	

<u>(79) BUILDING FITTINGS</u>				
<u>KITCHEN AND UTILITY ROOM</u>				
PRIME COST SUM				
<u>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</u>				
Six thousand euros	1	Sum	6000.00	6,000.00
Associated costs for main contractor				
profit	0.05	%	6000.00	300.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	6,300.00

<u>(79) BUILDING FITTINGS (Cont)</u>				
<u>STOVE</u>				
PRIME COST SUM				
<u>Provide the following prime cost sum for supply and fit of of multi-fuel stove and cast in-situ concrete bench</u>				
Three thousand euros	1	Sum	3000.00	3,000.00
Associated costs for main contractor				
profit	5	%	3000.00	15,000.00
other charges		item		
general attendances		item		
Special Attendances				
temporary access roads and hardstandings		item		
weatherproof covered secure storage and accomodation		item		
providing a 110 V power supply for the sub-contractor's work		item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding		item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)		item		
maintenance of specific temperature and humidity levels as required		item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility		item		
Clonlea, Ballinteer Road BoQ			To Collection €	
Ken and Anne-Marie McCullagh			18,000.00	
Darby & Associates Chartered QS				
BQ/85				

<u>(79) BUILDING FITTINGS (Cont)</u>				
<u>(Cont) STOVE</u>				
BUILDER'S WORK				
Allow to alter and refit existing kitchen in new utility room	1	item	550.00	550.00
Allow to reuse existing sanitaryware in new locations	1	item		
			<i>To Collection €</i>	550.00

Clonlea, Ballinteer Road BoQ	To Collection €	NIL
Ken and Anne-Marie McCullagh	BQ/87	
Darby & Associates Chartered QS		

<u>PRELIMINARIES</u>				
<u>1. Preliminary Particulars</u>				
1.1 Project, Parties and Consultants				
<u>Name &amp; Location:</u>				
Proposed dwelling at Clonlea Lodge and alterations to existing house at Ballinteer Road, Dublin 16	1	item	29430.00	29,430.00
<u>Nature of the Project:</u>				
Construction of a two-storey dwelling and part-single-storey extension to existing house including associated siteworks		item		
<u>Parties and Consultants</u>				
Employer: Ken and Ann-Marie McCullagh		item		
Architect: Josh Maguire, The House Architects		item		
Structural Engineer: Andrew Riley Consulting Engineer		item		
Quantity Surveyor: Eoin Darby, Darby & Associates		item		
Project Supervisor for Design Stage: The House Architects		item		
1.2 Description of Site				
Boundaries: The extent of the site boundaries are indicated on the architect's site plan.		item		
Access: The site is accessed via front entrance as indicated on site plan drawings.		item		
Adjacent / Abutting Buildings: refer to site location map and architect's and engineer's drawings.		item		
Existing Services on or over the Site: The tenderer is to survey the site to determine types and locations prior to tender.		item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection € 29,430.00	
BQ/88				



<p style="text-align: center;"><u>PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 1. Preliminary Particulars</u></p> <p><u>(Cont) 1.2 Description of Site</u></p> <p>Site Inspection: Contact Josh Maguire</p> <p>1.3 Drawings and Other Documents</p> <p><u>List of Drawings</u></p> <p>Refer to the drawing and document register.</p> <p><u>List of Documents</u></p> <p>Refer to the drawing and document register.</p> <p><u>Measurement Rules</u></p> <p>The measurement in this document has, for the most part, been carried out in accordance with ARM4 agreed between the CIF and the SCS.</p> <p>Tenderer's should note that some of the measurement rules of ARM4 may have been supplemented to / altered in accordance with the preambles section of this BOQ, notes to contractor paragraphs of each individual section, item descriptions, and specific item descriptions which follow the phrase (Note: This item has not been measured in accordance with ARM4).</p> <p>If a tenderer is unclear as to the measurement rules they are obliged to query this with the QS prior to submission of tender.</p> <p>Upon submission of tender, the tenderer will be deemed to have satisfied himself that he fully understands the descriptions of works outlined in this BOQ.</p>		item		
		item		
		item		
		item		
		item		
		item		

<u>PRELIMINARIES (Cont)</u>			
<u>2. Contract</u>			
2.1 Form, Type and Conditions of Contract			
<u>Form of Contract</u>			
The Articles of Agreement and Conditions of Contract shall be those issued by the RIAI in agreement with the CIF and the SCSi 2012 Edition where Quantities do not form part of the Contract (Blue Form)		item	
<u>Type of Contract</u>			
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			
1. Definitions		item	
2. Scope of Contract		item	
3. Drawings and Bill of Quantities.		item	
4. Variations arising from Legislative Enactments		item	
5. Contractor to provide everything necessary		item	
6. Local and Other Authorities' Fees		item	
7. Setting out of Works		item	
8. Materials and workmanship to conform to descriptions		item	
9. Work to be opened up		item	
10. Foreman		item	
11. Access for Architect to works		item	
12. Clerk of Works		item	
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS	BQ/90	To Collection €	NIL

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.1 Form, Type and Conditions of Contract</u>				
<u>(Cont) Conditions of Contract, the clause headings of which are scheduled below:</u>				
<u>(Cont) Refer to the full text of the Conditions of the Contract and price below for costs to comply with same</u>				
13. Ascertainment of prices for Variations			item	
14. Omissions			item	
15. Assignment or Sub-letting			item	
16. Nominated Sub-contractors			item	
17. Nominated Suppliers			item	
18. Provisional Sums			item	
19. Prime Cost Sums			item	
20. Independent Contractors, Artists and Tradesmen			item	
21.A. Liability and Indemnity for Damage to Persons and Property			item	
21 (B) Insurance Against Damage to Persons and Property.			item	
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	
Add sub clause (h) 'The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability for which it indemnifies the Contractor, including costs.'			item	
22. All Risks Insurance.			item	
23. Insurance Policies			item	
24. Damage due to Excluded Risks			item	
25. Damage due to Design			item	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
(Cont) 2.1 Form, Type and Conditions of Contract				
<u>(Cont) Conditions of Contract, the clause headings of which are scheduled below:</u>				
(Cont) Refer to the full text of the Conditions of the Contract and price below for costs to comply with same				
26. Responsibility for Existing Structures			item	
27. War Damage			item	
28. Dates for Possession and Completion			item	
29. Damages for Non-completion			item	
30. Delay and Extension of Time			item	
31. Practical Completion and Defects Liability			item	
32.A. Partial or Phased Possession			item	
32.B. Damage due to Use, Occupation or Possession by the Employer			item	
33. Determination of Contract by Employer			item	
34. Determination of Contract by Contractor			item	
35. Certificate and Payments - [35(a)(i)&(ii), &35(f)(1)&35(g) DELETED]			item	
36. Wage and Price Variations [DELETED]			item	
37. Collateral Agreements			item	
38. Disputes Resolution			item	
<u>Price for costs to comply with the Contract Conditions Appendix Insertions</u>				
The Appendix Insertions shall be as follows:				
Designated Date 1(a): N/A			item	

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.1 Form, Type and Conditions of Contract</u>			
<u>(Cont) Price for costs to comply with the Contract Conditions Appendix Insertions</u>			
(Cont) The Appendix Insertions shall be as follows:			
Percentage for Professional Fees 22(b)(i) or (ii): 15% + VAT @ 23%		item	
Cost of Site Clearance 22(b)(i) or (ii): €50,000.00		item	
Minimum Sum for Employer's Liability Insurance 23(d)(i): €13,000,000		item	
Minimum Sum for Public Liability Insurance 23(d)(ii): €6,500,000		item	
Date for Possession TBC subject to Contractor Programme		item	
Date for Completion 28 & 29(a): As per Contractor Programme		item	
Liquidated and Ascertained Damages 29(a): At the rate of €1,000 per week or part thereof		item	
Defects Liability Period 31 & 35(i): 12 months		item	
Period of Interim Certificates 35(b): Monthly		item	
Time for issue of Interim Certificate by the Architect 35(b): 10 working days		item	
Percentage of Certificate Value Retained 35(e): 5%		item	
Limit of Retention Fund 35(e): 5%		item	
Joint Account Retention Fund 35(g): Bank: N/A, & Branch: N/A		item	
Period of Final Measurement 35(h)(iii): 3 months		item	
Period for Serving Notice of Arbitration 35 (I): 10 working days		item	

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.1 Form, Type and Conditions of Contract</u>			
<u>Amendments to the Standard Conditions</u>			
Clause 3 shall be amended as follows:-			
Delete sub-clause Section 3(a)(ii)		Note	
Clause 23 shall be amended as follows:			
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'		Note	
Add sub clause (h) 'The Contractor's employers liability policy under Clause 21 must indemnify the Employer against the liability for which it indemnifies the Contractor, including costs.'		Note	
Clause 35 shall be amended as follows:-			
Delete sub-clause Section 35(a)(i)&(ii)		Note	
Delete sub-clause Section 35(f)(1)&(g)		Note	
Clause 36 shall be amended as follows:-			
Delete Clause 36. (The contract is a fixed price contract. See Summary item for fixed price allowance, if required by Contractor, due to omission of Clause 36)		Note	
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			
Contractor's liability shall be as per 2.1 previous.		item	
Obtain permission from the owner of adjoining property if it is necessary to use that property for any purpose in connection with the works. Indemnify the employer against all charges arising therefrom.		item	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<b>2.3 Insurance Liability of the Employer</b>				
Employer to insure as per 2.1 previous. Clause 26.			item	
<b>2.4 Local Authorities Fees and Charges</b>				
Where the contract requires the execution of allied, or associated work by any local authority the cost of such associated work will be paid by the contractor to the body concerned.			item	
Provisional Sums are allowed for these items in the BOQ.			item	
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 rates.			item	
The contractor will be required to organise and manage the implementation of such works. In this regard, therefore, the contractor must allow in his tender price, and in his programme of works, for liaising with the client and design team and the outside body concerned, and for giving all notices required, for ensuring that the work concerned is carried out at the appropriate time/times to enable him (the contractor) to carry out and complete the overall project works in compliance with his contractual obligations, and for meeting any reasonable managerial/supervisor requirements that may be asked of him by the parties involved in the process.			item	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
2.5 Obligations and Restrictions Imposed by the Employer				
<u>a) Access to and possession or use of the site.</u>				
<p>The contractor shall refer to the tender drawings and visit the site prior to tender to identify any access restrictions to the site and allow for in his rates all costs which may be incurred due to access restrictions.</p> <p>Date for possession and completion as per 2.1 previous.</p> <p>The location of the contractor's site compound or temporary buildings must be agreed with the client prior to construction.</p> <p>The contractor shall provide a proposed site layout map highlighting storage, canteen, site office and tower crane, etc.</p>				
				item
				item
				item
				item
<u>b) Limitations of working space.</u>				
<p>Site boundaries are shown on the drawings. The contractor is to limit his operations within these boundaries.</p> <p>Prior to tender the contractor shall visit the site and note the types and nature of the existing boundaries.</p> <p>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.</p> <p>The contractor must limit his compound to the area indicated on the architect's site plan.</p>				
				item
				item
				item
				item



<p style="text-align: center;"><u>PRELIMINARIES (Cont)</u></p> <p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>c) Limitations of working hours</u></p> <p>The tenderer is to note the limitations imposed on the project under the grant of planning permission.</p> <p><u>d) Limitations on the operation of plant with respect to adjoining property</u></p> <p>The tenderer is to note the limitations imposed on the project under the grant of planning permission.</p> <p><u>e) The use or disposal of any material found on site</u></p> <p>Any discoveries thought to be of archaeological or historical significance must be brought to the architect's attention immediately. All fossils, coins, articles, structures and other remains or things of antiquity or curiosity discovered on the site of the works shall be the absolute property of the employer and the contractor shall take all precautions to prevent his workmen or any other persons from removing or damaging any such articles or items and shall immediately upon discovery thereof, and before the removal and disposal of rubble, rubbish, demolished material etc. carry out, at the expense of the employer, the architect's orders as to the disposal or otherwise of same.</p>		item		
		item		
		item		

<u>PRELIMINARIES (Cont)</u>				
<p><u>(Cont) 2. Contract</u></p> <p><u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u></p> <p><u>(Cont) e) The use or disposal of any material found on site</u></p> <p>Any other discoveries of items of value must be brought to the architect's attention immediately. All items of value discovered on the site of the works shall be the absolute property of the employer and the contractor shall take all precautions to prevent his workmen or any other persons from removing or damaging any such articles or items and shall immediately upon discovery thereof, and before the removal and disposal of rubble, rubbish, demolished material etc. carry out, at the expense of the employer, the architect's orders as to the disposal or otherwise of same.</p>		item		
<p><u>f) Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights</u></p> <p>Provide, maintain, adjust during the course of the contract and remove on completion all temporary fencing, hoardings, fans planked footways, dust screens, guard rails, gantries and the like as may be necessary to prevent damage to the works and the existing building and to protect the public and others, and to prevent unauthorised entry to or trespass beyond the boundaries of the site. The hoardings shall meet the requirements of the local authority and comply with the engineer's performance specification.</p> <p>The contractor shall not display or permit advertisements to be displayed on the site without approval from the client.</p>		item  item		

Clonlea, Ballinteer Road BoQ	To Collection €	NIL
Ken and Anne-Marie McCullagh	BQ/99	
Darby & Associates Chartered QS		

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) g) The maintenance and protection of existing services on, under or over the site</p> <p>The tenderer shall include here for costs in connection with the protection of existing services.</p> <p>Where is it not possible to protect existing services the contractor shall remove and dispose of the existing services and reinstate the existing services as necessary for the completion of the works. All costs in connection with same should be included in this item.</p> <p>The contractor will be required to organise and manage the implementation of these works. In this regard, therefore, the contractor must allow in his tender price, and in his programme of works, for liaising with the client and design team and the outside body concerned, and for giving all notices required, for ensuring that the work concerned is carried out at the appropriate time/times to enable him (the contractor) to carry out and complete the overall project works in compliance with his contractual obligations, and for meeting any reasonable managerial/supervisor requirements that may be asked of him by the parties involved in the process.</p> <p>The contractor shall make good any damage caused by his own, or by domestic or nominated sub-contractors and supplier's operations.</p> <p>Any fees legally demanded by local authority / other public and private utilities providers for works in connection with this subsection are provided for in section 2.4 above.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>Note</p>		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>h) The execution or completion of the work in any specific order or in sections or phases, including any coincidental work not at the discretion of the Contractor.</u>				
Contractor to submit programme for approval		item		
<u>i) Maintenance of specific temperature and humidity levels.</u>				
Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the Works to facilitate progress and to prevent damage to or deterioration of the works.		item		
<u>j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance</u>				
Provide temporary office accommodation for the use of the employer's representatives for the conducting of site meetings; the office shall provided with a table and chairs and should comfortably seat up to 10 people at a single meeting; the office shall be properly lighted, heated and ventilated and kept in a clean and tidy condition for the sole purpose of a meeting room.		item		
<u>k) Provision of connections to voice and data communications systems for use of the Employer</u>				
Not required.		item		
<u>l) Periodic usage and access charges on voice and data communications for use of the Employer</u>				
Not required.		item		

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>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)</p> <p>The contractor shall include for complying with the SHWWCR requirements current at the date of tender.</p> <p>The contractor shall be appointed by the client under a collateral agreement to the main contract as PSCS in respect of the project pursuant to the SHWWCR current at the time of appointment. The contractor shall include all costs for the provision of the services of PSCS pursuant to the regulations.</p> <p>Include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to the insurance requirements of the main contract shall provide indemnity in respect of any claim for body injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the PSCS of the project.</p> <p>Include for providing all necessary information as requested by the PSCS to enable the preparation and completion of the safety file excluding drawings and specifications which shall be provided by the appropriate member of the design team and relevant nominated sub-contractors.</p> <p>The contractor must review the time required for the tender and ensure that he has satisfied himself that the contract can be executed safely and in accordance with all statutory requirements within the time specified.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>item</p>		

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>			
<u>(Cont) 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>			
The contractor shall include for preparing "As Completed" drawings for inclusion in the safety file.		item	
Include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in providing the latest issue of construction drawings for inclusion in the safety file.		item	
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 co-operating with the audit function.		item	
Allow for the PSCS where an independent appointment or where carried out by the employer directly to exercise the carrying out of their duties necessary for them to comply with the SHWWCR.		item	
Allow for assisting the PSDS to exercise the carrying out of their duties necessary to comply with the SHWWCR.		item	
Provide a statement with the tender describing the organisation and resources which the contractor proposes and undertakes to provide to safeguard the health and safety of operatives, including those of all sub-contractors and of any person who may be affected by the works, including:-		item	
A copy of the contractor's health and safety policy document, including risk assessment procedures.		item	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) 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>				
Accident and illness records for the past five years.		item		
Records of training and training policy.		item		
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>				
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 they were in prior to start.		item		
There are adjacent buildings to the site. The contractor shall ensure that no damage is caused to the existing buildings, property and/or services which are in close proximity due to the delivery of materials, the execution of the works or the removal of rubbish, etc. The contractor shall be entirely responsible for any damage due to his failure to comply with this clause.		item		
The contractor shall be responsible for all damage to existing roads caused by his own or sub-contractors' or suppliers' transport to and from the site. The approaches to the site shall be kept clear of mud and debris.		item		
The contractor must keep the adjacent public roadways free of debris for the duration of the project.		item		



<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>			
<u>(Cont) n) Any other obligation or restriction</u>			
<u>(Cont) (n1) No Damage</u>			
Contractor must provide and facilitate vehicle cleaning. contractor is to ensure their vehicle and any other on site traffic is to use this facility.		item	
Subject to the completion programme of the development roads, the contractor shall be required to ensure vehicle traffic are cleaned prior to travelling on these completed or partially completed surfaces unless otherwise agreed in writing.		item	
The contractor shall at his own expense survey all neighbouring buildings and furnish a copy of each building to the architect.		item	
Prevent the growth of noxious weeds on the site during the contract period. Noxious weeds include thistle, dock, ragwort, common barberry and wild hop.		item	
<u>(n2) Security</u>			
Adequately safeguard the site, the works, materials and plant, and any existing buildings against unauthorised entry, damage and theft. Make good any damage caused by ineffective protection. Take all reasonable precautions to prevent unauthorised access to the site. Provide for protection of the general public site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.		item	
<u>(n3) Protection of the Works</u>			
Protect the works, materials and plant from the weather and make good any damage caused.		item	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n3) Protection of the Works</u>				
Keep finished surfaces clean as work proceeds and protect from dirt, staining and physical damage.		item		
<u>(n4) Approval for Holes and Chases</u>				
Obtain approval from the architect for cutting holes or chases in the structure.		item		
<u>(n5) Disposal of Toxic Items</u>				
Allow for the following in the event of encountering toxic matter on site:				
I) Specific safety plan for removal of waste.		item		
ii) Prepare and keeping of occupational health register and worker's health assessment/surveillance.		item		
iii) Specialist PPE/PPC.		item		
iv) Separate cleaning/showering facilities - storage for clothes.		item		
<u>(n6) Drawings</u>				
As with this tender package, all submittals of drawings on this project will be in digital PDF format. Contractor is responsible for the printing & filing of all hard copies of drawings, specifications, etc deemed required for site.		item		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
(n7) Statutory Obligations				
Comply with statutory obligations and the regulations of any local authority, public service or statutory undertaker relating to the execution of the works. Include the provision and keeping of all statutory records required under current legislation.			item	
(n8) Weekly Returns				
Provide each week for the architect a daily return of the number, type and capacity of all plant excluding hand tools and scaffolding, currently in operation on the works.			item	
Give the architect each week a daily return of the number and description of tradesmen and general laborers employed on the works including those employed by sub-contractors listed separately.			item	
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				
Provide in respect of materials or components manufacturers' certificates of compliance with standard when requested by the architect.			item	
(n10) Handover File				
The contractor shall give to the architect at practical completion stage a handover file in electronic format which should contain the following:				

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>			
<u>(Cont) n) Any other obligation or restriction</u>			
<u>(Cont) (n10) Handover File</u>			
1. Narrative: All contractors / sub-contractors are to issue a short paragraph, note explaining in simple terms what works were carried out.		item	
2. Schedule of items supplied.		item	
3. Manufacturer's technical data sheets on materials and equipment supplied and installed.		item	
4. Any material data sheets on materials and equipment supplied and installed.		item	
5. Maintenance and cleaning recommendations.		item	
6. Guarantees.		item	
7. As-built drawings.		item	
8. Testing / commissioning / handover certificates for works, equipment / items installed.		item	
9. Opinion on compliance.		item	
10. Schedule of addresses and contact numbers for all sub-contractors and suppliers.		item	
11. Operating manuals and commissioning certificates for all installed equipment.		item	
12. The name, address and telephone number of the manufacturer of every item of materials and equipment together with catalogue list numbers.		item	
13. A copy of all test certificates.		item	

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(Cont) (n10) Handover File</p> <p>14. Detailed recommendations as to the preventative maintenance frequency and procedures, which should be adopted by the employer to ensure the maximum longevity of the building and its services.</p> <p>15. Emergency procedures, including telephone numbers for emergency services.</p> <p>(n11) Samples, Approvals and Tests</p> <p>Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use materials until approval of samples has been obtained. Retain approved samples in good, clean condition on site for comparison with products and materials used in the Works. Remove when no longer required.</p> <p>Allow for the cost of supplying and/or executing when required, samples of materials, manufactured articles and executed work with any necessary apparatus, containers, removals, reinstatements, handing over to the architect or his representative, testing by the contractor on site, or delivery to a testing authority.</p> <p>Where and to the extent that products, materials or work are specified to be approved or the architect instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either: To the express approval of the architect or to match a sample expressly approved by the architect as a standard for the purpose.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>item</p>		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n11) Samples, Approvals and Tests</u>				
Completion of Air Tightness Test for the Building. - Appoint an appropriate testing firm to carry out the necessary air tightness test including all equipment in accordance with the architect's specification to render the building satisfactory to his requirements including a copy of the testers report to the architect				
(n12) Programme				
Prepare a detailed programme in bar chart form for the completion of the works within the contract period. The programme submitted must be a detailed programme containing, among other things, such information as labour force requirements, including that for sub-contractors, material delivery schedules, material ordering schedules, information flow requirements, list of proposed domestic sub-contractors and suppliers etc.				
This programme must be submitted prior to the placing of the contract and will be viewed as an essential part of the overall tender.				
Upon the signing of the contract this programme will become a part thereof, and must be rigidly adhered to.				
Submission of this programme will not relieve the contractor of his obligations to notify and apply in writing for instruction, as required by the conditions of contract.				
Provide two copies of the programme for the architect within one week of the date of acceptance of the tender. Keep one further copy available for inspection in the site office.				

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n12) Programme</u>				
Review and update the programme at monthly intervals, and modify to take account of circumstances which have affected the programme. Provide two copies of the revised and updated programme for the architect.		item		
Maintain an up-to-date record at monthly intervals. Display progress on the site office copy of the progress chart.		item		
<u>(n13) Progress Meetings</u>				
The architect will hold regular site meetings to review progress and other matters arising from the administration of the contract (meetings will normally be held fortnightly).		item		
Ensure the availability of accommodation at the time of such meetings. Attend all meetings and inform sub-contractors and suppliers when their presence is required. The architect / project manager will chair the meetings and take and distribute minutes.		item		
Contractor to ensure adequate sight lighting & facilities available to design team to conduct meetings.		item		
<u>Contractors Site Meetings</u>				
Hold meetings with appropriate sub-contractors and suppliers the day previous to main site meetings to facilitate accurate reporting of progress.		item		

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(n14) Progress Meetings, Minutes</p> <p>The architect shall take the minutes of progress meetings and distribute them to those concerned unless the architect shall subsequently direct otherwise.</p> <p>(n15) Valuations</p> <p>Submit at least 3 days before the established dates for interim valuations, up-to-date detailed claims and supporting documentation under the following items with each detailed interim account.</p> <p>(I) Work executed.</p> <p>(ii) Materials on site.</p> <p>(iii) All claims for extras which the contractor considers that he is entitled to.</p> <p>(n16) Notices, Generally</p> <p>Give early notice to the architect and engineer before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal work, to afford him an opportunity of investigating, inspecting or testing the work. Approvals given will not relieve the contractor from full responsibility for the quality of the work throughout. Give three days notice to the QS before covering up work which he requires to be measured.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p>		



<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(n17) Notice, Daywork</p> <p>Give notice to the architect and QS of the commencement and completion of any work for which the contractor intends to submit daywork vouchers in accordance with the conditions of contract.</p> <p>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, vouchers in support of applications for payment under the conditions of contract. These vouchers shall give: descriptions of the work done, operative's names and trade, rates and hours worked, segregated in to normal time, productive overtime and non-productive overtime for each operative. Holiday's insurance etc. Quantities of materials used and details of plant used.</p> <p>(n18) Completion Date</p> <p>Notify the architect in writing of the date on which it is considered practical completion has been achieved and have a date agreed and certified in writing by the architect.</p> <p>(n19) Making Good Defects</p> <p>Make arrangements with the architect and give reasonable notice of the precise dates for access to the various parts of the works for purposes of making good defects. Make good all such defects.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p>		

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(n20) Temporary Works</p> <p>Inform the architect and obtain approval of the intended siting of all spoil heaps, temporary works and services.</p> <p>Maintain, adapt, remove and make good after removal temporary works and temporary services.</p> <p>Provide for access facilities to the site, including, if and where appropriate, forming or enlarging openings in boundaries, and for making good on completion. The contractor is recommended to visit the site and examine the drawings to ascertain his requirements.</p> <p>Provide temporary roads, tracks, entrances, loading bays, ramps, hard standings and crossings.</p> <p>The contractor will be afforded access to the site areas across the site infrastructure contract haul roads as indicated on the site layout drawing. These routes are subject to revision to maintain progress of site works contractor.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>item</p>		

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(n21) Co-ordination of Sub-contractors</p> <p>The contractor shall be responsible for the co-ordination of all the various sub-contractors work (domestic and nominated) and for their proper progress in the appropriate order to ensure a speedy completion of the whole project. Any additional costs caused by incorrect or insufficient information being given, or by the contractor not keeping the sub-contractors informed of all alterations, shall be borne by the contractor. The contractor shall ensure that all sub-contractors are fully conversant with and are bound by the terms and conditions of the main contract.</p> <p>The contractor shall obtain full particulars from all sub-contractors of their requirements for chases, recesses, holes, and other items of builder's work at an early stage and he shall supply them with all necessary dimensions and other information so that subsequent alterations may be avoided. Any alterations caused by failure on the part of the contractor to do this will be carried out at his own expense.</p> <p>(n22) Attend Employer and Employer's Agents</p> <p>Provide use of a 30 metre steel tape, dumpy level, theodolite, tripod and metric staff for the architect or his representative as required. The equipment shall be maintained in proper adjustment. Provide the necessary attendance for the architect or his representative.</p> <p>Provide on site and maintain in accurate condition:</p>		<p>item</p> <p>item</p> <p>item</p>		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
<u>(Cont) (n22) Attend Employer and Employer's Agents</u>				
A maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.		item		
A thermometer for measuring concrete and ground temperature.		item		
Provide protective clothing and/or equipment for the Employer and his representatives as appropriate.		item		
<u>(n23) Bench Marks</u>				
Establish a master bench mark on the site for the duration of the contract.		item		
<u>(n24) Setting Out</u>				
Set out the works accurately from information provided by the architect. Inform the architect when overall setting out is complete and before commencing construction. Notice is also required to be issued after pouring of kicker plates, or works at DPC levels are completed. The checking of any setting out, line or level by employer's representatives, shall not relieve the contractor of his responsibility for the correctness thereof.		item		
<u>(n25) Tolerances</u>				
Unless otherwise detailed on the drawing and specification the tolerances to be adhered to are those set out in the most recent publication of the Irish Building Specification Manual and Guidance Notes.		item		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
(n26) Measurement				
Do not scale the drawings. Use dimensions figured on the drawings for setting out the works. Check all dimensions both on drawings and site, particularly the correlation between components and the work in place.		item		
(n27) Existing Levels				
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 and before the existing ground is disturbed.		item		
(n28) Cleaning				
It is the responsibility of the contractor to remove and dispose off site all dirt, rubbish, spoil, packaging and superfluous materials as a direct result of the contractor's and sub-contractor's activities and scope of works, as they accumulate and at completion. The client will enforce a strict policy by which contra charges in the amount of € 750 per standard skip will be applied in the event of non - compliance. This clause may be enforced without prior notification and contra charges will be activated on settlement of final account.		item		
Clean the works internally and externally, remove all rubbish and leave the entire works in a tidy condition ready for occupation or use to the satisfaction of the client.		item		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
(n29) Watering				
Water any newly planted plants, trees, shrubs or the like adequately as required from time of planting until formal handover.			item	
(n30) Dust Suppression				
Allow for dust suppression by water or other appropriate means.			item	
(n31) Drying the Works Equipment, Fuel and Attendance				
Provide all temporary equipment, fuel and attendance and dry out and control the humidity of the works to facilitate progress and to prevent damage to or deterioration of the works.			item	
(n32) Snagging				
Contractor is to allow for completing snagging items as presented by the architect or other employer's representative and subsequent first occupants of the building or their respective agents.			item	
(n33) Method Statements at Tender Stage				
The contractor will be required to provide a method statement at tender stage for the demolition and alteration work.			item	
(n34) Statutory Holiday Period				
The contractor shall include in his tender for working through statutory holiday periods i.e. Easter, Summer and Christmas holidays in order to meet completion dates should that be required.			item	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
(n35) Rodent Infestation				
<p>The contractor shall employ a specialist firm to carry out an inspection of the site to exterminate any rodents and to issue a certificate that the site is free from infestation at six monthly intervals and on handover of the contract. The contractor must be aware of the possibility that rodents may exist on the site and attention and due care must be given to the possibility of weils disease. The contractor must follow all health and safety guidelines.</p>		item		
(n36) Technical Literature				
<p>The contractor is advised to keep copies of technical literature regarding materials used on site, readily accessible for reference by all supervisory personnel.</p>		item		
(n37) Building Regulations				
<p>The contractor shall be responsible for the serving of and compliance with, all notices and the like required under the Building Control Act 1990 and the Building Regulations in connection with the excavation of the works.</p>		item		
<p>The contractor shall comply with all Building Regulations over which he has control. The contractor shall on completion provide written confirmation, signed by a director of his company or other authorised official that the works have been carried out in accordance with the design and specification and in accordance with those Building Regulations over which the contractor has control.</p>		item		

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) 2. Contract</u>				
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>				
<u>(Cont) n) Any other obligation or restriction</u>				
(n38) Supervision				
Provide full time on site foreman for co-ordination, supervision and administration of the works, including all sub-contracts. Arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for co-ordination of the work. Provide supervision/monitoring of any work to be carried out by utility companies or local authorities.			item	
(n39) Climatic Conditions				
Keep an accurate record of:				
Daily maximum and minimum air temperatures (including overnight).			item	
Number of hours per day in which work is prevented by adverse weather.			item	
(n40) Programme/Progress				
Master Programme				
As soon as possible and before starting work on site prepare for approval a master programme for the works.			item	
Submission of programmes will not relieve the contractor of his responsibility to apply in writing for instructions, drawings, etc. in accordance with the conditions of contract.			item	
Monitoring				



<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>			
<u>(Cont) n) Any other obligation or restriction</u>			
<u>(Cont) (n40) Programme/Progress</u>			
Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time.		item	
Notice of Completion			
Give the architect at least 2 weeks notice of the anticipated dates of practical completion of the whole or parts of the works.		item	
Adverse Weather			
Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.		item	
Unforeseen conditions			
Contractor shall allow in the tender price for all costs that would be incurred due to hitting rock on excavation and for removal of same, water disposal or protection / delay and disruption during inclement weather conditions.		item	
<u>(n41) Project Governance</u>			
Contractor should submit as part of contract samples of project governance forms such as :			
RFI Forms		item	
Submittal Forms		item	
Site Sign In Forms		item	
Any other forms deemed relevant		item	

<u>PRELIMINARIES (Cont)</u>				
(Cont) 2. Contract				
(Cont) 2.5 Obligations and Restrictions Imposed by the Employer				
(Cont) n) Any other obligation or restriction				
<p>(n42) Project Information Transmittal</p> <p>Submittals of drawings on this project may be in digital PDF format. Contractor is responsible for the printing &amp; filing of all hard copies of drawings, specifications, etc deemed required for site.</p>		item		
<p>(n43) Requests For Information</p> <p>RFI's will only be accepted digitally on an RFI schedule.</p> <p>All RFIs to the design team on the project must be made in writing with a formal RFI sheet, and master RFI schedule. Ad-hoc information should not be agreed over phone, and all instructions / agreements must be fully documented in writing &amp; agreed in advance by architect / project manager prior to commencement of any such works. Allow 48 hours for turnaround of RFIs.</p>		item		
<p>Any works carried out which contravene design without permission of architect / project manager may be condemned.</p>		item		
<p>(n44) Control of Cost</p> <p>Cash Flow Forecast</p> <p>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 date of each interim certificate throughout the contract period and based upon the programme for the works.</p>		item		
<p>Estimated Cost of Variations</p>				

<u>PRELIMINARIES (Cont)</u>				
<p>(Cont) 2. Contract</p> <p>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</p> <p>(Cont) n) Any other obligation or restriction</p> <p>(Cont) (n44) Control of Cost</p> <p>If the QS issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 3 working days.</p> <p>All variations are to be advised to the Architect and Quantity Surveyor within five (5) working days. Historic variations will not be entertained at Final Account stage.</p> <p>(n47) Shop Drawings</p> <p>The contractor shall prepare and issue for inspection by the architect / project manager detailed shop drawings of the entire installation in good time prior to commencement.</p> <p>In particular, the contractor shall issue to the architect in good time fully detailed 1:5 scaled drawings of all weathering details including, ridge, verge, valley, parapet gutters, smoke vents, extract vents, expansion joints and all other penetrations of the membrane.</p> <p>All dimensions are approximate and, accordingly, all dimensions and tolerances shall be checked on site before the work is put in hand and prior to installation.</p> <p>(n48) Compliance with Specifications</p> <p>Allow for costs in connection with compliance with any additional conditions imposed by the architect's specification document.</p>		<p>item</p> <p>item</p> <p>item</p> <p>item</p> <p>item</p>		

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 2. Contract</u>			
<u>(Cont) 2.5 Obligations and Restrictions Imposed by the Employer</u>			
<u>(Cont) n) Any other obligation or restriction</u>			
<u>(Cont) (n48) Compliance with Specifications</u>			
Allow for costs in connection with compliance with any additional conditions imposed by the structural engineer's specification document.		item	
Allow for costs in connection with compliance with any additional conditions imposed by the services engineer's specification document.		item	
(n49) Compliance with Requirements of the Home Renovation Incentive (HRI) scheme			
Submit to the client your VAT number.		item	
Submit to the client an up to date (within the last 30 days) Notification of Determination of RCT Rate showing zero or 20% RCT Rate.		item	
An in-date Tax Clearance Certificate is also acceptable until such time as Revenue's new online system is in place.		item	
If the tenderer is registered for RCT as a principal, contact your local revenue office to change your RCT status to Principal / Subcontractor.		item	
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 vat amount as well as the VAT Rate/s for the work.		item	
Retain details of payments received showing the payment amount excluding the VAT, the VAT amount as well as the VAT Rate/s		item	
Upload details of work and payments within 21 days of the new online system becoming available.		item	

<u>PRELIMINARIES (Cont)</u>			
<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			
Items are given for work by nominated sub-contractors in each respective element.		item	
3.2 Goods and materials from Nominated Suppliers			
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>			
Items are given for work by last in each respective element.		item	
3.4 Work by others engaged directly by the employer			
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:			
Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the items.		Note	
a) Supervision and co-ordination of the works.		item	
b) Plant, tools and vehicles including any tower cranes, self erecting cranes and the like			
i. Bringing to site, erecting and removing on completion.		item	

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 4. General facilities and obligations</u>			
(Cont) Price for all costs for the following:			
ii. Maintaining on site for the duration of the works.		item	
c) Scaffolding			
i. Bringing to site, erecting and removing on completion.		item	
ii. Adjusting and maintaining on site for the duration of the works.		item	
d) Site administration including the provision and keeping of all statutory records.		item	
e) Security.		item	
f) Hoarding; as per drawings TR-18; 18mm thick OSB3 2.40m high; structure to contractor's design; painted as per specification (provisional)		m	
g) Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.		item	
h) Transport for work people .		item	
i) Protecting the work from inclement weather.		item	
j) Water for the works.		item	
k) Temporary lighting and power for the works.		item	
m) Temporary accommodation for the use of the contractor.		item	
n) Temporary storage areas including suitable and separate storage for dangerous materials or substances.		item	

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 4. General facilities and obligations</u>			
(Cont) Price for all costs for the following:			
o) Temporary telephones for the use of the contractor.		item	
p) Traffic regulations.		item	
q) Welfare facilities for work people to be in compliance with the fourth schedule of the SHWWCR.		item	
r) SHWWCR provisions including items for the following: -		item	
i. The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATE SCHEMES.		item	
ii. Safety officers and all safety supervisors, first aiders, inspectors and certifiers required.		item	
iii. Tests and certificates on plant and equipment.		item	
iv. Safety signs and signals.		item	
v. Provision of Personal Protective Clothing and Personal Protective Equipment.		item	
vi. Provision and maintenance of emergency routes and exits and designated personnel responsible for emergency procedures.		item	
vii. Energy distribution installations.		item	
viii. Temporary fire detection and fire fighting systems.		item	
ix. Maintenance of appropriate working conditions and work stations.		item	
x. Provision and maintenance of on-site traffic routes.		item	
xi. Provision of first aid equipment and first aid room as appropriate.		item	

<u>PRELIMINARIES (Cont)</u>			
<u>(Cont) 4. General facilities and obligations</u>			
(Cont) Price for all costs for the following:			
s) Disbursements arising from the employment of work people.		item	
t) Maintenance of public and private roads.		item	
u) Removing rubbish, protective casings and coverings and cleaning the works on completion.		item	
v) Compliance with waste management statutory requirements.		item	
w) Drying the works.		item	
x) Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items.		item	
y) Control of noise, pollution and compliance with statutory obligations.		item	
z) Protection of the works.		item	



<u>(19) SUBSTRUCTURE</u>				
<u>EXCAVATION AND EARTHWORK</u>				
EXCAVATION				
<u>Excavation generally</u>				
Toposil				
100mm thick; deposited on site for preservation	300	m2	2.50	750.00
Reduced levels				
not exceeding 2.0m deep	33	m3	12.50	412.50
<u>extra over</u> for working space and backfilling if required	1	item		
Trenches				
not exceeding 2.0m deep	42	m3	165.00	6,930.00
<u>extra over</u> for working space and backfilling if required		item		
<u>Excavate softspots, remove excavated material off site and backfill in Wet blinding (mix) C15 N20 on formation level.</u>				
Soft spots				
generally [Provisional Quantity]	1	m3	120.00	120.00
Disposal				
water; surface	1	item		
water; ground	1	item		
topsoil; on site	30	m3	5.00	150.00
excavated material; off site	75	m3	38.00	2,850.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) EXCAVATION AND EARTHWORK</u>				
<b>FILLING</b>				
<u>Hardcore Clause 808 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness</u>				
to make up levels				
average thickness not exceeding 250mm	22	m3	28.00	616.00
Sides of foundations				
average thickness greater than 250mm	12	m3	28.00	336.00
<u>Blinding filling; sand; in accordance with the structural engineer's specification</u>				
Surface treatments				
50mm thick; compacted	88	m2	4.00	352.00
<u>CONCRETE WORK</u>				
<b>IN-SITU CONCRETE</b>				
<u>Reinforced in-situ concrete; Grade C28/35; vibrated; as per Engineer's specification</u>				
Foundations				
exceeding 150mm thick; reinforced	19	m3	100.27	1,905.13
Beds				
exceeding 150mm thick; reinforced	14	m3	100.27	1,403.78
<u>Sand and cement screed; brushed finish</u>				
Screeds				
100mm thick (underfloor heating screed)	88	m3	28.00	2,464.00
<u>extra over</u> for Sika Viscocrete 1060 plasticiser	1	item		
<u>extra over</u> for 500g polythene beneath screed	88	m2	2.50	220.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) CONCRETE WORK</u>				
REINFORCEMENT				
<u>Reinforcement fabric mesh to B.S. 4483; minimum laps 400mm; no allowance in measurement for laps</u>				
Fabric; A393				
horizontal; to foundations	62	m2	10.50	651.00
Fabric; A142				
horizontal; to beds	88	m2	7.80	686.40
SUNDRIES				
<u>12mm compressible fill with 12mm sealant top</u>				
Movement joints				
150mm high	10	m	8.00	80.00
<u>Tamp finish to slab</u>				
Surface finishes				
to concrete slab	88	m2	2.50	220.00
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<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				
215mm thick in trenches	18	m2	50.00	900.00
440mm thick in trenches	29	m2	100.00	2,900.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) BRICKWORK AND BLOCKWORK</u>				
<u>(Cont) BLOCKWORK</u>				
<u>(Cont) Solid concrete blocks; I.S.20; size</u>				
<u>440 x 215 x 100mm; compressive strength</u>				
<u>5N/mm<sup>2</sup>; stretcher bond; in cement lime and</u>				
<u>sand mortar designation (iii) to I.S. 325.</u>				
<u>Blockwork to BS 8000-3:2001, code of</u>				
<u>practice for masonry</u>				
<u>Extra over for</u>				
Thermal blocks; Quinnlite B5; size 440 x 215 x 100mm; compressive strength 5N/mm <sup>2</sup> ; stretcher bond; in cement lime and sand mortar designation (iii) to I.S. 325; Thermal value (0.17W/mK); laid in accordance with manufacturer's recommendations and structural engineer's specification; one course				
69	m	15.00	1,035.00	
<u>ANCILLARIES TO BRICKWORK/BLOCKWORK</u>				
<u>Black polythene 2000 gauge; 150mm laps;</u>				
<u>bedding in cement lime mortar (1:1:6); in</u>				
<u>accordance with the manufacturers</u>				
<u>recommendations and the specification</u>				
<u>Damp proof courses</u>				
exceeding 225mm wide				
20	m <sup>2</sup>	12.00	240.00	
not exceeding 225mm wide				
69	m	2.70	186.30	
<u>ROOFING, CLADDING AND WATERPROOFING</u>				
<u>MASTIC ASPHALT, WATERPROOF AND GAS PROOF</u>				
<u>NON-METAL FLEXIBLE SHEET COVERINGS</u>				
<u>"RMB Monarflex" RMB 400 or equal and</u>				
<u>approved radon barrier Irish Agreement</u>				
<u>Board Certificate No. 98/0075 - 3rd print:</u>				
<u>1999-11-05; laid strictly in accordance</u>				
<u>with the manufacturers instructions on</u>				
<u>blinded hardcore base; no allowance for</u>				
<u>laps in measurement</u>				
<u>Damp proofing</u>				
horizontal; laid on blinded hardcore; exceeding 300mm wide				
88	m <sup>2</sup>	4.80	422.40	

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) ROOFING, CLADDING AND WATERPROOFING</u>				
<u>(Cont) MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS</u>				
<u>(Cont) "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>				
<u>(Cont) Damp proofing</u>				
extra over for lapping/sealing around popups including tophats; irrespective of size	6	nr	15.00	90.00
vertically and stepped; laid against rising blockwork walls; exceeding 300mm wide	42	m2	4.80	201.60
<u>WOODWORK</u>				
IRONMONGERY, ASSESSORIES 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				
150mm thick laid horizontal	88	m2	28.24	2,485.12
25mm thick; vertical; perimeter insulation externally	84	m	1.44	120.96
<u>SERVICES (MAINLY PIPED)</u>				
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				
average depth not exceeding 0.50m	5	m	15.00	75.00

<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>(Cont) SERVICES (MAINLY PIPED)</u>				
<u>(Cont) BELOW GROUND DRAINAGE</u>				
<u>Selected granular material in accordance with Engineer's specification</u>				
Beds and surrounds				
400mm wide x 400mm thick bed and surround; to 110mm pipe	5	m		INCL
<u>uPVC pipes; I.S. 424; air tight welded joints in the running length</u>				
110mm pipework; in trenches				
laid in position	5	m		INCL
bends to last	1	nr	15.00	15.00
<u>Collars/ cloaks to pipework protruding through radon barrier</u>				
Pipe Accessories				
various diameter, fixed to vertical pipes as per architects specification	1	nr	15.00	15.00
<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 base; surround sump with clean broken stone or brick to allow seepage of radon into sump</u>				
Radon sump; bedding in compacted hardcore with sand blinding				
size 1000 x 1000 x 500mm deep; one 110mm diameter opening	1	nr	60.00	60.00

<p><u>(19) SUBSTRUCTURE (Cont)</u></p> <p><u>MECHANICAL INSTALLATIONS</u></p> <p>SUNDRIES AND BUILDERS WORK</p> <p><u>Forming / cutting holes to include all necessary building in of prestressed concrete lintols and making good in all trades</u></p> <p>Forming holes for</p> <p>Any services required that penetrate through rising blockwork walls</p> <p><u>ANY OTHER ITEMS</u></p> <p>The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.</p>				
	1	item		
	1	Item		

<u>(21) EXTERNAL WALLS</u>				
<u>CONCRETE WORK</u>				
PRECAST CONCRETE				
<u>Killeshal or similar pre-stressed units; bedding in gauged mortar as per manufacturer's recommendations</u>				
Lintels				
100 x 65mm	23	m	8.58	197.34
215 x 100mm	39	m	32.50	1,267.50
Cills				
325 x 150mm	23	m	12.15	279.45
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<u>Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 7.5N/mm<sup>2</sup>; 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				
100mm thick; in skins of cavity walls	421	m <sup>2</sup>	25.00	10,525.00
<u>extra over</u> for Quinnlite B5 in lieu of standard blockwork	78	m	10.00	780.00



<u>(21) EXTERNAL WALLS (Cont)</u>				
<u>(Cont) BRICKWORK AND BLOCKWORK</u>				
ANCILLARIES TO BRICKWORK/BLOCKWORK				
<u>Forming cavities between new walls;</u> <u>stainless steel vertical twist fishtail</u> <u>wall ties to I.S. 268; building into 100mm</u> <u>blockwork/brickwork external leaf and</u> <u>100mm blockwork internal leaf; integral</u> <u>insulation retaining clip; 200mm Ecobead</u> <u>Platinum grey beaded expanded polystyrene</u> <u>pumped insulation to cavity; Teplo Type 2</u> <u>thermally insulated basalt fibre wall ties</u> <u>(www.magmatect.co.uk) heavy duty 6mm</u> <u>diameter 325mm long wall ties suitable for</u> <u>200mm cavity fixing at maximum 750mm</u> <u>centres horizontally and 450mm staggered</u> <u>centres vertically</u>				
Forming cavities				
200mm wide	211	m2	24.00	5,064.00
<u>Closing cavities at top of with fibre</u> <u>cement board 6mm thick</u>				
Closing cavities				
200mm wide	22	m	12.00	264.00
<u>Closing cavities at ends with insulated</u> <u>proprietary closers; Kingspan Closer with</u> <u>2 layers of 75mm thick insulation;</u> <u>additional wall ties at 225mm vertical</u> <u>centres</u>				
Closing cavities				
200mm wide; reveals	62	m	12.00	744.00
<u>"Hyload" or equivalent DPC to B.S. 7431</u> <u>black polythene 2000 gauge; to be</u> <u>installed in accordance with B.S.</u> <u>8215:1991 CP; 150mm laps; welded in</u> <u>accordance with manufacturers instruction</u> <u>bedding in cement, lime and sand mortar</u>				
Damp proof courses				
vertical; to door and window jambs; girth 225 - 450mm	62	m	6.00	372.00

<u>(21) EXTERNAL WALLS (Cont)</u>				
<u>(Cont) BRICKWORK AND BLOCKWORK</u>				
<u>(Cont) ANCILLARIES TO BRICKWORK/BLOCKWORK</u>				
<u>(Cont) "Hyload" or equivalent DPC to B.S.</u>				
<u>7431 black polythene 2000 gauge; to be</u>				
<u>installed in accordance with B.S.</u>				
<u>8215:1991 CP; 150mm laps; welded in</u>				
<u>accordance with manufacturers instruction</u>				
<u>bedding in cement, lime and sand mortar</u>				
<u>(Cont) Damp proof courses</u>				
cavity tray; girth 450mm; dressing under and behind cills	23	m	6.00	138.00
lintol level; girth 450mm	31	m	6.00	186.00
<u>SUNDRIES</u>				
Ventilation through external walls; 225 x 255mm louvered metal vent grilles by Kingspan externally; plastic white grill internally 110mm polythene sleeve as required; include for all necessary builders work, DPC, ect to form (provisional)	6	nr	45.00	270.00
The building is designed to be air tight. The structure is to achieve a maximum of 1m <sup>3</sup> /h/m <sup>2</sup> when tested at a pressure of 50Pa. Provide for 2nr. pressure and 2nr. smoke tests. All testing to be carried out in strict accordance with Architects instructions. Any remedial works to ensure air tightness standards will be carried out in good time and at the contractors expense.	1	item		
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		

<u>(22) INTERNAL WALLS</u>				
<u>CONCRETE WORK</u>				
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				
215mm wide x 65mm thick	13	m	8.58	111.54
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 5N/mm <sup>2</sup> ; 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				
100mm thick	106	m <sup>2</sup>	25.00	2,650.00
<u>FLOOR, WALL AND CEILING FINISHES</u>				
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 and ceiling structures; silicone acoustic sealant to both sides at head and sole;				
Partitions; First Floor				
2450mm high	4	m	220.25	881.00
<u>extra over</u> for 90 degree angles	3	m	3.00	9.00

<u>(22) INTERNAL WALLS (Cont)</u>				
<u>(Cont) FLOOR, WALL AND CEILING FINISHES</u>				
<u>(Cont) STUD PARTITIONS</u>				
<u>(Cont) 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 and ceiling structures; silicone acoustic sealant to both sides at head and sole;</u>				
<u>(Cont) Partitions; First Floor</u>				
<u>extra over</u> for abutments to other finishes	8	m	3.00	24.00
<u>extra over</u> for three-way intersections	3	m	3.00	9.00
<u>extra over</u> for moisture resistant board	7	m2	7.35	51.45
<u>extra over</u> for one layer of 18mm plywood for grounds to fittings (provisional)	5	m2	8.00	40.00
<u>extra over</u> for 250mm wide recessed shelving in wall including 4nr toughened glass inset shelves	1	item	220.00	220.00
<u>Partitions; Second Floor</u>				
raking; 1125mm - 2450mm high	8	m	195.00	1,560.00
<u>extra over</u> for forming door opes	2	nr	15.00	30.00
<u>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, adjacent walls and ceiling structures; silicone acoustic sealant to both sides at head and sole;</u>				
<u>Partitions; Ground Floor</u>				
2600mm high	4	m	169.80	679.20
<u>extra over</u> for forming single door ope	1	nr	15.00	15.00
<u>extra over</u> for abutments to other finishes	3	m	3.00	9.00

<u>(22) INTERNAL WALLS (Cont)</u>				
<u>(Cont) FLOOR, WALL AND CEILING FINISHES</u>				
<u>(Cont) STUD PARTITIONS</u>				
<u>(Cont) 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, adjacent walls and ceiling structures; silicone acoustic sealant to both sides at head and sole;</u>				
Partitions; Second Floor				
1125mm high	20	m	76.88	1,537.60
<u>extra over</u> for forming single door ope; including access hatch in to attic void	2	nr	15.00	30.00
<u>extra over</u> for abutments to other finishes	5	m	5.00	25.00
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		
To Collection €				1,592.60

<u>(23) FLOORS</u>				
<u>CONCRETE WORK</u>				
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 filling between units; all necessary temporary supports and propping as required, to include all fixings, dowel bars, drilling, shelf supports etc required to install floor units; all in accordance with Engineers drawings and specification				
Precast floors				
150mm thick slabs	67	m2	40.00	2,680.00
INSITU CONCRETE				
<u>Sand and cement screed; brushed finish</u>				
Screeds				
75mm thick	67	m2	21.00	1,407.00
<u>extra over</u> for Sika Viscocrete 1060 plasticiser	1	item		
<u>extra over</u> for 500g polythene layer	67	m2	2.50	167.50
Other Items - Edge Beam Infill				
cross sectional area not exceeding 0.10 sq m ; fill voids behind pre-cast units; allow for tying reinforcement to screed (alternatively price for expanding foam to seal each core)	1	Item	480.00	480.00
REINFORCEMENT				
<u>Bars, high yield steel</u>				
Straight or bent in floor slabs				
T12 bars bent into beams (provisional)	0.25	tonne	1000.00	250.00

<u>(23) FLOORS (Cont)</u>				
<u>(Cont) CONCRETE WORK</u>				
FORMWORK				
<u>Shuttering plywood; contractor designed</u>				
Edges of suspended slabs and landing				
not exceeding 250mm high	19	m	15.00	285.00
<u>WOODWORK</u>				
IRONMONGERY, ACCESSORIES AND SUNDRIES				
<u>Kingspan TF70 insulation boards; flooring grade; laid on DPM; to Architect's specification</u>				
Thermal; underfloor				
50mm thick laid horizontal	67	m2	12.69	850.23
30mm thick; vertical; perimeter insulation externally	19	m	1.27	24.13
Miscellaneous air tightness requirements at edges of slabs	1	item		
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		

<u>(24) STAIRS</u>				
<u>WOODWORK</u>				
COMPOSITE ITEM				
<u>Allow for new staircase of traditional timber construction; red deal threads, risers and balustrades; solid oak handrail and newel posts and cappings; supplied and fitted complete by contractor; refer to drawings for layouts, landings, etc</u>				
Staircases				
Ground Floor to First Floor complete	1	item	2500.00	2,500.00
First Floor to Second Floor complete	1	item	2500.00	2,500.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>Priming; two undercoats and finishing coats in Dulux Satinwood (clear lacquer to oak elements)</u>				
Staircases				
Ground Floor to First Floor complete	1	item	450.00	450.00
First Floor to Second Floor complete	1	item	450.00	450.00
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		



<u>(27) ROOF</u>				
<u>PITCHED ROOF</u>				
<u>WOODWORK</u>				
STRUCTURAL AND FIRST FIXINGS				
<u>White deal, Grade C16; sawn; pressure impregnated with preservative; in accordance with the specification; include all nothcing of timbers to steelwork</u>				
Carcassing				
100 x 75mm bolted and strapped; in wallplates	22	m	10.00	220.00
44 x 175mm; in rafters	252	m	8.50	2,142.00
44 x 225mm; in ceiling joists	167	m	9.50	1,586.50
44 x 225mm; in bridging	167	m	9.50	1,586.50
44 x 225mm in ridges	11	m	12.00	132.00
88 x 225mm in trimmers to stairs	7	m	18.00	126.00
44 x 200mm in packers to steel ridge beams; fixed accordingly	10	m	9.50	95.00
Framing for HWC and water tanks; as described on Engineer's drawings	1	item	400.00	400.00
BOARDING AND SECOND FIXINGS				
<u>22mm WBP plywood decking; fixed to carcassing</u>				
Sheeting				
exceeding 300mm wide; horizontal (attic space of pitched roofs)	39	m2	22.00	858.00
IRONMONGERY, ACCESSORIES AND SUNDRIES				
<u>Kingspan K7 insulation fitted between rafters</u>				
Insulation; thermal				
100mm thick; between rafters	83	m2	22.00	1,826.00

<u>(27) ROOF (Cont)</u>				
<u>(Cont) WOODWORK</u>				
<u>(Cont) IRONMONGERY, ACCESSORIES AND SUNDRIES</u>				
<u>(Cont) Kingspan K7 insulation fitted between rafters</u>				
<u>(Cont) Insulation; thermal</u>				
extra over for 38 x 38mm battens fixed at 300mm centres below rafters with Timco Classic Plus 6mm x 200mm Torx drive screws				
83	m2	16.00	1,328.00	
<u>Foam-lock open cell spray foam between rafters</u>				
Insulation; thermal				
150mm thick; between rafters				
83	m2	28.35	2,353.05	
<u>Rockwool acoustic insulation; fitted between ceiling joists</u>				
Insulation; thermal				
150mm thick				
39	m2	12.70	495.30	
<u>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</u>				
Accessories				
Wall plate straps				
22	nr	3.00	66.00	
Allow here for any other galvanised fixings required for the construction of the roof				
1	item			

<u>(27) ROOF (Cont)</u>				
<u>FLAT ROOF</u>				
<u>WOODWORK</u>				
STRUCTURAL AND FIRST FIXINGS				
<u>White deal, Grade C16; sawn; pressure impregnated with preservative; in accordance with the specification; includ all notching of timbers to steelwork</u>				
Carcassing				
100 x 75mm bolted and strapped; in wallplates / packers to steel beams	17	m	10.00	170.00
44 x 225mm in joists	86	m	9.50	817.00
44 x 225mm in bridging	26	m	9.50	247.00
88 x 225mm in trimmer to rooflight	18	m	18.00	324.00
132 x 225mm in triple trimmer to rooflight / edge beam to canopy	6	m	30.00	180.00
ex 50 x 50mm in firring pieces	86	m	6.00	516.00
BOARDING AND SECOND FIXINGS				
<u>18mm OSB3 plywood decking; fixed to carcassing</u>				
Sheeting				
exceeding 300mm wide; horizontal	45	m2	20.94	942.30
<u>extra over</u> for breather membrane	45	m2	2.50	112.50
exceeding 300mm wide; vertical	8	m2	20.94	167.52
<u>extra over</u> for breather membrane	8	m2	2.50	20.00
<u>18mm WBP plywood decking; fixed to carcassing</u>				
Sheeting				
exceeding 300mm wide; horizontal	45	m2	25.00	1,125.00

Clonlea, Ballinteer Road BoQ	To Collection €	2,735.33
Ken and Anne-Marie McCullagh	BQ/148	
Darby & Associates Chartered QS		

<u>(27) ROOF (Cont)</u>				
<u>FEATURE PROJECTION</u>				
<u>WOODWORK</u>				
STRUCTURAL AND FIRST FIXINGS				
<u>White deal, Grade C16; sawn; pressure impregnated with preservative; in accordance with the specification; includ all notching of timbers to steelwork</u>				
Carcassing				
Allow to form feature dormer walls complete to Master bedroom and Bedroom 2 (around W16 & W17) in 100 x 50mm studwork; overall dimensions of boxed out section 5500mm x 1700mm x 500mm girth; (OSB and insulation measured elsewhere)				
	1	item	1500.00	1,500.00
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.				
	1	Item		

<u>(28) FRAME</u>				
Refer to Andrew Riley Drawings for full specification of structural steelwork				
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>Reinforced in-situ concrete; Grade C30N /37U.N.O. to BS8110; vibrated; as per Engineer's specification; formwork as required</u>				
Bearing pads				
various sizes; as shown on Engineer's drawings				
	13	nr	80.00	1,040.00
<u>STRUCTURAL</u>				
STEELWORK				
<u>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 Engineers Drawings and Specification; all steelwork to be shot blasted and primed with zinc; all steelwork to be C.E. marked; 6mm full welds</u>				
UC / UB / SHS				
0kg/m - 25kg/m member profile	0.1	tonne	3200.00	320.00
25kg/m - 50kg/m member profile	0.27	tonne	3200.00	864.00
50kg/m - 75kg/m member profile	0.54	tonne	3200.00	1,728.00
EA				
100 x 100 x 10	7	m	48.00	336.00
Fittings				
not exceeding 25kg/m;	0.2	tonne	3200.00	640.00

<u>(28) FRAME (Cont)</u>				
<u>(Cont) STRUCTURAL</u>				
<u>(Cont) STEELWORK</u>				
<u>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 fabrication</u>				
Surface treatments off site				
general surfaces	1	Item		
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>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</u>				
Protective coatings; Hamron or equal approved; 1 hour fire rating				
General surfaces (Provisional)	1	tonne	500.00	500.00
<u>Sundries</u>				
Drilling or forming holes in concrete for anchor bolts; for connection of baseplate to insitu concrete				
12mm diameter x 400mm long	52	No	15.00	780.00
Include for all welding	1	item		INCL
Include for any other costs associated with fabrication, delivery, erection, etc	1	item		INCL

<div>(28) FRAME (Cont)</div> <div>ANY OTHER ITEMS</div> <div>The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.</div>					
	1	Item			



<u>(31) EXTERNAL WALL COMPLETIONS</u>				
<u>EXTERNAL WINDOWS AND DOORS</u>				
PRIME COST SUM				
<u>Provide the following prime cost sum for the specialist installation; all works to be executed by a nominated sub-contractor</u>				
Twenty-two thousand euros	1	Sum	25000.00	25,000.00
Associated costs for main contractor				
profit	0.05	%	25000.00	1,250.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	26,250.00
BQ/153				

<u>(31) EXTERNAL WALL COMPLETIONS (Cont)</u>				
<u>ROOFING, CLADDING AND WATERPROOFING</u>				
MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS				
<u>Gas Proofing</u>				
mastic pointing between junction of window/door frame and rendered reveal, approximately 10mm wide (provisional)	116	m	6.00	696.00
Isocell Airstop Flex air seal membrane fixed and sealed to reveal and with proprietary air tightness tape; girth not exceeding 300mm	116	m	6.00	696.00
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>Contractor to allow for 25mm softwood window boards with bullnose edges, plugging and fixing to blockwork walls / concrete backgrounds</u>				
Second fixings				
150mm girth	21	m	10.00	210.00
525mm girth	2	m	15.00	30.00
COMPOSITE ITEM				
<u>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</u>				
Cills				
220mm deep	21	m	20.00	420.00

<u>(31) EXTERNAL WALL COMPLETIONS (Cont)</u>				
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>3 x coats finishing oil to match floor finish</u>				
Second fixings				
not exceeding 300mm girth	21	m	5.00	105.00
exceeding 300mm girth	1	m2	15.00	15.00
<u>ANY OTHER ITEMS</u>				
The Contractor shall include herewith for any additional items necessary to complete the works, including, if required, appending a schedule of items.	1	Item		
To Collection €				120.00

<u>(32) INTERNAL WALL COMPLETIONS</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>MDF; square edge profile; fixed to floor frame</u>				
Architraves				
100 x 16mm	135	m	12.00	1,620.00
COMPOSITE ITEMS				
<u>Allow a PC Sum of €300 for supply of hardwood doorset including frame and ironmongery; contractor to fit</u>				
Doors				
single; 900 x 2100mm	12	nr	505.00	6,060.00
<u>extra over</u> for supply and fit of "Eclisse" sliding gear for single door as per architect's specification	2	nr	150.00	300.00
double; 1800 x 2100mm	1	nr	1010.00	1,010.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>Priming; two undercoats and finishing coats in Dulux satinwood</u>				
Doors				
exceeding 300mm wide	53	m2	12.00	636.00
Second fixings				
not exceeding 300mm wide	135	m	3.60	486.00

<u>(33) FLOOR COMPLETIONS</u>				
<u>GLAZING</u>				
PRIME COST SUM				
<u>Provide the following prime cost sum for the specialist installation; all works to be executed by a nominated sub-contractor</u>				
Shower screens (supply only)				
Five hundred euros	1	Sum	500.00	500.00
Associated costs for main contractor				
profit	0.05	%	500.00	25.00
other charges		item		
general attendances		item		
Fitting of shower screens	1	nr	150.00	150.00
Special Attendances				
temporary access roads and hardstandings		item		
weatherproof covered secure storage and accomodation		item		
providing a 110 V power supply for the sub-contractor's work		item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding		item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)		item		
maintenance of specific temperature and humidity levels as required		item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility		item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	675.00
BQ/157				

<u>(37) ROOF COMPLETIONS</u>				
<u>WOODWORK</u>				
COMPOSITE ITEMS				
<u>Supply &amp; Fit Ruhm Economy Flush Rooflight;</u> <u>triple glazed with timber lining; include</u> <u>for all necessary flashings</u>				
Rooflights				
1400 x 5000mm	1	item	6754.00	6,754.00
<u>Extra over</u> for				
forming upstand/kerb	1	item	300.00	300.00
To Collection €				7,054.00

Clonlea, Ballinteer Road BoQ	To Collection €	8,571.50
Ken and Anne-Marie McCullagh	BQ/159	
Darby & Associates Chartered QS		

<u>(42) INTERNAL WALL FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHES</u>				
INSITU FINISHES				
<u>In-situ finishes; sand and cement finish;</u> <u>12.5mm thick cement and sand render in two</u> <u>number coats; scud coat in cement and sand</u> <u>1:3; containing approved bonding agent</u> <u>applied in accordance with manufacturers</u> <u>instructions; one coat cement sand lime</u> <u>1:1:6; including approved waterproofer</u>				
Walls				
exceeding 300mm wide (inside face of external walls)	166	m2	22.00	3,652.00
exceeding 300mm wide (internal blockwork walls)	212	m2	22.00	4,664.00
Reveals				
not exceeding 300mm wide	85	m	5.00	425.00
TILE, SLAB AND MOSAIC FINISHES				
<u>Porcelain tiling 600mm x 600mm x 15mm</u> <u>thick; allow PC Sum €60/sqm for supply of</u> <u>tile only; butt joints; Contractor to also</u> <u>include in rate for BAL rapid set white</u> <u>adhesive, BAL Micro flex wall grout to</u> <u>selected colour, beads, mastic pointing</u> <u>and laying tiles, patterns, mosaics and</u> <u>all labours making good and or cutting</u> <u>around obstructions.</u>				
Wall tiles				
exceeding 300mm wide	51	m2	91.00	4,641.00



Clonlea, Ballinteer Road BoQ	To Collection €	3,389.50
Ken and Anne-Marie McCullagh	BQ/161	
Darby & Associates Chartered QS		

<u>(43) FLOOR FINISHES</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>Allow a PC Sum of €60 euros per m2 for the supply of engineered timber flooring; contractor to fit and provide underlay and glue where required</u>				
Floors				
exceeding 300mm wide	86	m2	91.00	7,826.00
<u>Pine/MDF; moulded profile; plugged and screwed</u>				
Second fixings				
25 x 125mm high	99	m	12.00	1,188.00
<u>FLOOR, WALL AND CEILING FINISHES</u>				
TILE, SLAB AND MOSAIC FINISHES				
<u>Porcelain tiling 600mm x 600mm x 15mm thick; allow PC Sum €60/sqm 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 tiles, patterns, mosaics and all labours making good and or cutting around obstructions.</u>				
Floor tiles				
exceeding 300mm wide	59	m2	91.00	5,369.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>Priming; two undercoats and finishing coats in Dulux Satinwood</u>				
Skirtings				
not exceeding 300mm wide	99	m	3.50	346.50

<u>(45) CEILING FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHINGS</u>				
BOARD FINISHES				
<u>Board finishes; 12.5mm foil-backed plasterboard fixed to new timber grounds</u>				
Ceilings				
exceeding 300mm wide; horizontal	153	m2	12.00	1,836.00
<u>extra over</u> for suspended ceiling system fixed to underside of precast concrete slab; 175mm void formed (GF)	63	m2	10.00	630.00
<u>extra over</u> for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all necessary seals	50	m2	7.00	350.00
Isocell Airstop Flex air seal membrane fixed and sealed to reveal and with proprietary air tightness tape; girth not exceeding 300mm	78	m	6.00	468.00
exceeding 300mm wide; sloping	46	m2	12.00	552.00
<u>extra over</u> for providing one layer of Intello Plus airtightness membrane to all walls; include for all necessary tapes seals	46	m2	7.00	322.00
IN-SITU FINISHES				
<u>Plaster; to plasterboard base; skim coat of Gypweld bonding plaster; 3mm thick; single coat; trowelled</u>				
Ceilings				
exceeding 300mm wide	199	m2	10.00	1,990.00

(45) CEILING FINISHES (Cont)				
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>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</u>				
Ceilings				
exceeding 300mm wide	199	m2	6.50	1,293.50
			<i>To Collection €</i>	1,293.50

<u>(47) ROOF FINISHES</u>				
<u>PITCHED ROOF</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>3mm thick aluminium powdercoated fascia; fixed to and including 18mm thick plywood backing; fixed to ends / underside of rafters</u>				
Fascia				
not exceeding 300mm wide	41	m	37.00	1,517.00
Soffit				
not exceeding 300mm wide (provisional)	41	m	37.00	1,517.00
<u>ROOFING CLADDING AND WATERPROOFING</u>				
SLATE AND TILE COVERINGS				
<u>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 clear ventilation gap below; laid over rafters</u>				
Coverings				
sloping; not exceeding 45 degrees; exceeding 300mm wide	101	m2	65.82	6,647.82
<u>Lagan Elite range</u>				
Ridges/Hips				
generally; bedding and jointing in coloured cement mortar (1:3)	11	m	25.00	275.00

<u>(47) ROOF FINISHES (Cont)</u>				
<u>FLAT ROOF</u>				
ROOFING CLADDING AND WATERPROOFING				
<u>Standing Seam Pre Weathered Patina</u> <u>Rheinzinc preweatherd pro 0.7mm thick;</u> <u>centres fixed with stainless steel clips</u> <u>and nails at 300 centres on and including</u> <u>sepadeck isolating membrane; including</u> <u>joints on and including 75 x 50 firring</u> <u>pieces fixed all in accordance with</u> <u>manufacturers instructions</u> <u>www.rheinzinc.co.uk. insect mesh as</u> <u>required; 150mm Xtratherm XT/PR Note</u> <u>contractor to use approved contractor -</u> <u>All in strict accordance with Architects</u> <u>drawings and specifications</u>				
Coverings				
exceeding 300mm wide; laid to falls	35	m2	150.00	5,250.00
<u>extra over</u> for forming gutters	7	m	15.00	105.00
exceeding 300mm wide; horizontal; to feature dormer	11	m2	180.00	1,980.00
exceeding 300mm wide; vertical; to feature dormer	8	m2	180.00	1,440.00
Fascia / Upstand				
not exeeding 300mm girth	53	m	55.00	2,915.00
<u>Code 5 leadwork</u>				
Flashings				
150 - 300mm; cover flashing	18	m	38.00	684.00

<u>(52) DRAINAGE AND REFUSE DISPOSAL</u>				
<u>SURFACE WATER DRAINAGE</u>				
DRAINAGE: DISPOSAL ABOVE GROUND				
<u>Alumasc 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</u>				
Gutters				
125mm half round; joints in the running length	33	m	39.59	1,306.47
<u>Extra over for</u>				
75mm outlets	3	nr	35.66	106.98
stop ends	6	nr	29.68	178.08
Downpipes				
75mm round with fixings	17	m	31.96	543.32
Swan-neck projections	3	nr	60.11	180.33
Shoes	1	nr	29.86	29.86
Hopperheads	1	nr	92.72	92.72
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				To Collection € 2,437.76
BQ/167				

<div>(52) DRAINAGE AND REFUSE DISPOSAL (Cont)</div> <div>(Cont) SURFACE WATER DRAINAGE</div> <div>(Cont) DRAINAGE: DISPOSAL ABOVE GROUND</div> <div>(Cont) Alumasc 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</div> <div>(Cont) Downpipes</div>			4.00	
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<u>(59) MECHANICAL INSTALLATION</u>				
<u>MECHANICAL INSTALLATION</u>				
Contractors must price this schedule on a design and build basis include for all criterion to ensure the completion of a fully operational mechanical system upon completion. All items necessary shall be deemed to be included in the tender price.		Note		
The rates set against the various items shall include for all pipework, pipe accessories, sealants and mastics, builders works etc. deemed necessary.		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 Compliance with Building Regulations to be provided on completion and proper testing of installation. Comply with all requirements of Part F of current Building Regulations, and all other relevant Codes of Practice, Standards etc. pertaining to ventilation installations.		Note		
Ventilation & Heating/plumbing contractors to liaise with and provide information to electrical subcontractor, regarding wiring of all electrical installations (power and controls) in connection with mechanical ventilation systems.		Note		
<u>PLUMBING</u>				
<u>First fix pipework</u>				
Kitchen	1	nr	300.00	300.00
Utility room	1	nr	300.00	300.00
Downstairs WC	1	nr	300.00	300.00
			<i>To Collection €</i>	900.00
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				
BQ/169				

Clonlea, Ballinteer Road BoQ	To Collection €	5,100.00
Ken and Anne-Marie McCullagh	BQ/170	
Darby & Associates Chartered QS		

<u>(59) MECHANICAL INSTALLATION (Cont)</u>				
<u>AIR TO WATER HEAT PUMP AND UNDERFLOOR HEATING SYSTEM</u>				
PC SUM				
Allow a PC Sum for the supply and installation of air to water heat pump by nominated subcontractor; including hot water cyliner and underfloor heating pipework and associated manifolds refer to Architect's specification for full details				
Twelve thousand euros	1	Sum	12000.00	12,000.00
Associated costs for main contractor				
profit	0.05	%	12000.00	600.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	12,600.00
BQ/171				

<u>(59) MECHANICAL INSTALLATION (Cont)</u>				
<u>HEAT RECOVERY VENTILATION</u>				
PC SUM				
<u>Allow a PC Sum for the supply and installation of a Mechanical Heat Recovery Ventilation System; refer to Architect's specification for full details</u>				
Five thousand euros	1	Sum	5000.00	5,000.00
Associated costs for main contractor				
profit	0.05	%	5000.00	250.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	5,250.00

<u>(59) MECHANICAL INSTALLATION (Cont)</u>				
<u>BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>				
BUILDER'S WORK				
<u>Electrical &amp; Mechanical Installations</u>				
marking the positions of holes, mortices and chases	1	Item	1500.00	1,500.00
Any plinths, coring, drilling, chasing, patching, etc required by the services trades	1	Item		
Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures	1	Item		
Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings	1	Item		
SUNDRIES				
Allow for any testing required under regulations	1	Item		
Allow for providing operating and maintenance manuals for all the foregoing installations	1	Item		
Allow for providing drawings for the "as completed" installations	1	Item		
Allow for providing and fitting identification plates, labels and the like for all the foregoing installations	1	Item		

<u>(59) MECHANICAL INSTALLATION (Cont)</u>			
<u>(Cont) BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>			
<b>AIRTIGHTNESS</b>			
generally; including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; for all conduits and control points; including for cutting openings in walls and floors; forming recesses in ceilings for lighting; casting in conduits in concrete floors, walls and ceilings as required; packing opes, forming sound proof, weatherproof and air tight seal; cutting opes in plasterboard walls and ceilings, including for all necessary supports; including all costs associated with complying with mechanical and electrical drawings issued as part of the tender documents	1	Item	
The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mechanical installation	1	Item	

<u>(69) ELECTRICAL INSTALLATION</u>				
<u>ELECTRICAL INSTALLATION</u>				
Without prejudice to the ARM measurement rules; items measured are deemed to include for all necessary cabling, trunking, conduit, transformers, switches and connections required		Note		
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 detectors, etc)		Note		
Refer to Wink lighting specification and layouts				
<u>Supply and fix the following fittings and connections and include for all cables and conduits thereto, as specified</u>				
Power				
As per drawings and specifications provided	1	item	12198.00	12,198.00
Switching				
As per drawings and specifications provided	1	item		
Lighting				
As per drawings and specifications provided	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	12,198.00
BQ/175				

<u>(69) ELECTRICAL INSTALLATION (Cont)</u>				
<u>(Cont) ELECTRICAL INSTALLATION</u>				
<u>(Cont) Supply and fix the following fittings and connections and include for all cables and conduits thereto, as specified</u>				
Supply of fittings				
Include here for supply of all wiring fittings as per specification				
1 item				
<u>BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>				
BUILDER'S WORK				
<u>Electrical &amp; Mechanical Installations</u>				
marking the positions of holes, mortices and chases	1	Item	600.00	600.00
Any plinths, coring, drilling, chasing, patching, etc required by the services trades	1	Item		
Any grounds in C16 softwood or 18mm WBY ply for fittings and fixtures	1	Item		
Any boxing out in timber carcassing, 12.5mm plasterboard and skip in corners of rooms as shown on the drawings	1	Item		
SUNDRIES				
Allow for any testing required under regulations	1	Item		
Allow for providing operating and maintenance manuals for all the foregoing installations	1	Item		
Allow for providing drawings for the "as completed" installations	1	Item		
Allow for providing and fitting identification plates, labels and the like for all the foregoing installations	1	Item		



<u>(69) ELECTRICAL INSTALLATION (Cont)</u>			
<u>(Cont) BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS</u>			
<b>AIRTIGHTNESS</b>			
generally; including all necessary chasing to blockwork walls (including blockwork behind drylined walls) parging; for all conduits and control points; including for cutting openings in walls and floors; forming recesses in ceilings for lighting; casting in conduits in concrete floors, walls and ceilings as required; packing opes, forming sound proof, weatherproof and air tight seal; cutting opes in plasterboard walls and ceilings, including for all necessary supports; including all costs associated with complying with mechanical and electrical drawings issued as part of the tender documents	1	Item	
The contractor must include for all air tight detailing to any cable penetrations ; etc. associated with electrical & mechanical installation	1	Item	

<u>(79) BUILDING FITTINGS</u>				
<u>KITCHEN AND UTILITY ROOM</u>				
PRIME COST SUM				
<u>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</u>				
Ten thousand euros	1	Sum	10000.00	10,000.00
Associated costs for main contractor				
profit	0.05	%	10000.00	500.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	10,500.00
BQ/178				

<u>(79) BUILDING FITTINGS (Cont)</u>				
<u>WARDROBES</u>				
PRIME COST SUM				
<u>Provide the following prime cost sum for the specialist installation of wardrobes; all works to be executed by a nominated sub-contractor</u>				
Four thousand euros	1	Sum	4000.00	4,000.00
Associated costs for main contractor				
profit	0.05	%	4000.00	200.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
	1			
Clonlea, Ballinteer Road BoQ			To Collection €	
Ken and Anne-Marie McCullagh			4,200.00	
Darby & Associates Chartered QS				
BQ/179				

<u>(79) BUILDING FITTINGS (Cont)</u>				
<u>SANITARYWARE</u>				
PRIME COST SUM				
<u>Provide the following prime cost sum for supply of sanitaryware (fitting included elsewhere)</u>				
Nine thousand euros	1	Sum	9000.00	9,000.00
Associated costs for main contractor				
profit	0.05	%	9000.00	450.00
other charges	1	item		
general attendances	1	item		
Special Attendances				
temporary access roads and hardstandings	1	item		
weatherproof covered secure storage and accomodation	1	item		
providing a 110 V power supply for the sub-contractor's work	1	item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding	1	item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)	1	item		
maintenance of specific temperature and humidity levels as required	1	item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility	1	item		
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS			To Collection €	9,450.00
BQ/180				

<u>(79) BUILDING FITTINGS (Cont)</u>				
<u>STOVE</u>				
PRIME COST SUM				
<u>Provide the following prime cost sum for supply and fit of of multi-fuel stove and cast in-situ concrete bench</u>				
Six thousand euros	1	Sum	6000.00	6,000.00
Associated costs for main contractor				
profit	0.05	%	6000.00	300.00
other charges		item		
general attendances		item		
Special Attendances				
temporary access roads and hardstandings		item		
weatherproof covered secure storage and accomodation		item		
providing a 110 V power supply for the sub-contractor's work		item		
providing scaffolding for the sub-contractor's use, if not already available in the form of standing scaffolding		item		
unloading, hoisting and distributing equipment, plant and materials which form part of the sub-contractor's work, if not already allowed for (i.e. under use of main contractor's standing power-operated hoisting plant in general attendance)		item		
maintenance of specific temperature and humidity levels as required		item		
cleaning and carting away of subcontractor's waste and disposal to licenced tipping facility		item		
			<i>To Collection €</i>	6,300.00

Clonlea, Ballinteer Road BoQ	To Collection €	NIL
Ken and Anne-Marie McCullagh	BQ/182	
Darby & Associates Chartered QS		

<u>(30) SITE ENCLOSURES</u>				
<u>FRONT ENTRANCE</u>				
<u>DEMOLITIONS AND ALTERATIONS</u>				
DEMOLITION				
Allow to demolish existing entrance; make good on completion of works listed below	1	item	750.00	750.00
<u>EXCAVATION AND EARTHWORK</u>				
EXCAVATION				
<u>Excavation generally</u>				
Isolated pits				
not exceeding 2.0m deep	1	m3	20.00	20.00
Disposal				
water; surface	1	item		
water; ground	1	item		
excavated material; off site	1	m3	40.00	40.00
FILLING				
<u>Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness</u>				
Sides of foundations				
average thickness greater than 250mm	1	m3	40.00	40.00
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>Reinforced in-situ concrete; Grade C20N; vibrated; as per Engineer's specification</u>				
Foundations				
exceeding 150mm thick; reinforced	1	m3	150.00	150.00

<u>(30) SITE ENCLOSURES (Cont)</u>				
<u>(Cont) CONCRETE WORK</u>				
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 with and including all necessary laps, spacers, chairs and tying wire</u>				
Fabric				
horizontal; to foundations	3	m2	12.00	36.00
<u>BRICKWORK AND BLOCKWORK: BLOCKWORK</u>				
BLOCKWORK				
<u>Hollow concrete blocks; I.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</u>				
Piers				
450mm thick	3	m2	100.00	300.00
<u>CONCRETE WORK</u>				
PRECAST CONCRETE				
<u>Killeshal or similar; bedding in gauged mortar; protruding 75mm from pier / 50mm from wall either side</u>				
Pier capping				
600 x 600 x 100mm high	2	nr	80.00	160.00



<u>(30) SITE ENCLOSURES (Cont)</u>				
<u>FLOOR, WALL AND CEILING FINISHINGS</u>				
INSITU FINISHES				
<u>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 ( <a href="http://www.k-rend.co.uk/pdf/silicone-ft-2.pdf">http://www.k-rend.co.uk/pdf/silicone-ft-2.pdf</a> )</u>				
Walls				
exceeding 300mm wide	7	m2	55.00	385.00
<u>WOODWORK</u>				
COMPOSITE ITEM				
<u>Hardwood T&amp;G gates; allow a PC Sum of €2,000 for supply and fit; include for all necessary secondary steelwork supports, ironmongery, etc</u>				
Entrance Gates				
Double; 3600 x 1200mm high	1	item	2100.00	2,100.00
<u>SURFACE PAVING, FENCING AND LANDSCAPING</u>				
FENCING				
<u>Post and rail timber fence to enclose new garden</u>				
Fencing				
1200mm high (provisional)	15	m	45.00	675.00
<u>extra over</u> for forming simple gate with dead bolt lock and hing	1	item	150.00	150.00
			<i>To Collection €</i>	3,310.00

<u>(40) ROADS, PATHS AND PAVINGS</u>				
<u>EXCAVATION AND EARTHWORK (ALL PROVISIONAL)</u>				
<b>EXCAVATION</b>				
<u>Excavation</u>				
Strip topsoil				
100mm deep	253	m2	2.50	632.50
Reduce levels				
depth not exceeding 2.00m	107	m3	12.50	1,337.50
<u>extra over</u> for breaking up existing hard surfaces / paving / concrete footpaths	30	m2	15.00	450.00
Disposal				
topsoil; on site in temporary spoil heaps for re-use	19	m3	5.00	95.00
excavated material; off site	107	m3	38.00	4,066.00
Ground water				
generally	1	item		
Surface water				
generally	1	item		
<b>FILLING</b>				
<u>Hardcore; Clause 804; Department of the Environment Specification for Road Works, all in accordance with the Structural Engineer's specification</u>				
Filling; depositing in layers 150mm maximum thickness; compacting by vibratory roller				
to make up levels; average thickness; not exceeding 250mm thick	103	m3	28.00	2,884.00
Surface treatments				
blinding filling; sand; 50mm thickness, horizontal	230	m2	4.00	920.00
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				To Collection € 10,385.00
BQ/186				

<u>(40) ROADS, PATHS AND PAVINGS (Cont)</u>				
<u>(Cont) EXCAVATION AND EARTHWORK (ALL PROVISIONAL)</u>				
<u>(Cont) FILLING</u>				
<u>Geotextile membrane</u>				
Terram 1000, laid on hardcore base elsewhere measured				
generally	190	m2	3.50	665.00
<u>CONCRETE WORK</u>				
PRECAST CONCRETE				
<u>Precast concrete 10" x 5" kerb to edge; backed in haunched lean mix concrete; include for leveling hardcore base and string lines as required</u>				
Kerbs				
10" x 5"	65	m	22.00	1,430.00
<u>FOOTPATHS</u>				
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>Grade C20N; vibrated; as per Engineer's specification</u>				
Beds				
not exceeding 150mm thick	3	m3	100.00	300.00
<u>extra over</u> for formwork edges	35	m	10.00	350.00
<u>extra over</u> for dishing concrete kerb at roadside	1	item	50.00	50.00
SUNDRIES				
<u>Float finish</u>				
Surface Finishes				
to concrete slab	30	m2	5.00	150.00

Clonlea, Ballinteer Road BoQ	To Collection €	8,841.52
Ken and Anne-Marie McCullagh	BQ/188	
Darby & Associates Chartered QS		

(50) SITE SERVICES (MAINLY PIPED AND DUCTED)

The contractor is to examine and comply with all requirements in the Drainage Design Planning Report included with the tender documents. No claims for lack of knowledge of this report will be entertained. The contractor is to satisfy himself that adequate allowances have been made.

Note

DEMOLITION AND ALTERATIONSDEMOLITION

The contractor is to refer to the existing drainage drawing and grub up all existing drainage not required; disposal off site where required

1 item 400.00 400.00

Allow for CCTV survey of existing drainage

1 item 600.00 600.00

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

average depth of trench 500 - 1000mm

37 m 15.00 555.00

DisposalGround water

generally

1 item

Surface water

generally

1 item

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) SURFACE WATER DRAINAGE (ALL PROVISIONAL)				
(Cont) DRAINAGE BELOW GROUND				
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				
100mm nominal diameter pipe	37	m	4.00	148.00
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 crown of pipe; all in accordance with the Structural Engineer's drawings and Specification				
Bed and surrounds; to 150mm above crown of pipe				
100mm nominal diameter pipe (provisional)	5	m	5.00	25.00
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				
100 nominal diameter pipe	37	m	8.00	296.00
extra over 100mm diameter pipework for fittings in the running length				
bends	3	nr	15.00	45.00
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				To Collection € 514.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) SURFACE WATER DRAINAGE (ALL PROVISIONAL)				
(Cont) DRAINAGE BELOW GROUND				
<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				
100mm inlet - 1, 100mm outlet - 1; square 275 x 275mm top	5	nr	70.00	350.00
<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 Specification</u>				
uPVC pipe accessories				
WAJ 100mm; square 275 x 275mm top	2	nr	90.00	180.00
<u>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 lintols, 150mm thick minimum cover slab to ISEN 1610, 215mm thick solid concrete blockwork walls with 10mm thick sand and cement plaster coat internally, all necessary formwork and reinforcement as required, all in accordance with the Structural Engineers specification and details</u>				
Manholes				
internal minimum dimensions: 900 x 900mm; depth to invert 500 - 1000mm	1	nr	1100.00	1,100.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) SURFACE WATER DRAINAGE (ALL PROVISIONAL)				
(Cont) DRAINAGE BELOW GROUND				
(Cont) 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 lintols, 150mm thick minimum cover slab to ISEN 1610, 215mm thick solid concrete blockwork walls with 10mm thick sand and cement plaster coat internally, all necessary formwork and reinforcement as required, all in accordance with the Structural Engineers specification and details				
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 Strucural Engineer's drawings and Specification				
25 diameter; 360 long x 270 deep	1	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				
600mm diameter	1	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				
generally; 150mm wide x 100mm deep	4	m	80.00	320.00
extra over for connections to 110mm diameter drains	1	nr	100.00	100.00
			To Collection €	420.00



(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) SURFACE WATER DRAINAGE (ALL PROVISIONAL)				
(Cont) DRAINAGE BELOW GROUND				
<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 distribution pipe, sealed connections form incoming 110mm diameter pipework at either end, wrapping in one layer of geotextile membrane (Terram 1000), backfilling with excavated material, all in accordance with the Drainage Engineer's Specification and details</u>				
Soakaway				
size overall 1.74m long x 2.32m wide x 1.0m deep; complete (main house)	1	item	1500.00	1,500.00
size overall 1.74m long x 2.32m wide x 1.0m deep; complete (existing house)	1	item	1500.00	1,500.00
<u>Cleaning, testing and commissioning completed foul and surface water drainage installation; in accordance with the Structural Engineer's Specification</u>				
generally	1	item		
SUNDRIES				
Connection to existing mains in public roadway; include for all making good of existing finishes, traffic management plan, etc; assume invert level 1.5m below ground	1	item	750.00	750.00
			To Collection €	3,750.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
<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				
average depth of trench 500 - 1000mm	50	m	15.00	750.00
<u>Disposal</u>				
Ground water				
generally	1	item		
Surface water				
generally	1	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				
100mm nominal diameter pipe	50	m	5.00	250.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) FOUL WATER DRAINAGE (ALL PROVISIONAL)				
(Cont) DRAINAGE BELOW GROUND				
<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 crown of pipe; all in accordance with the Structural Engineer's drawings and Specification</u>				
Bed and surrounds; to 150mm above crown of pipe				
100mm nominal diameter pipe (provisional)	15	m	15.00	225.00
<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				
100 nominal diameter pipe	50	m	8.00	400.00
extra over 100mm diameter pipework for fittings in the running length				
bends	3	nr	15.00	45.00
<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				
100mm inlet - 1, 100mm outlet - 1; square 275 x 275mm top	10	nr	70.00	700.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) FOUL WATER DRAINAGE (ALL PROVISIONAL)				
(Cont) DRAINAGE BELOW GROUND				
<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 Specification</u>				
uPVC pipe accessories				
WAJ 100mm; square 275 x 275mm top; double seal galvanised metal cover and frame	5	nr	90.00	450.00
<u>Cleaning, testing and commissioning completed foul and surface water drainage installation; in accordance with the Structural Engineer's Specification</u>				
generally	1	item	200.00	200.00
SUNDRIES				
Connection to existing mains on private property; include for all making good of existing finishes; assume invert level 1.5m below ground	1	item	750.00	750.00
To Collection €				1,400.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
<u>SITE SERVICES IN CONNECTION WITH EXTERNAL MECHANICAL INSTALLATIONS (ALL PROVISIONAL)</u>				
WATER MAIN				
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 from 150mm above pipe crown to underside of formation level, with fill material in accordance with clause 803 of DOE Specification to 450mm below; backfilling remainder with granular material to clause 804 deposited and compacted				
Excavating trenches to receive water & gas services				
400mm wide x 650mm deep	16	m	15.00	240.00
<u>Disposal</u>				
Water				
ground	1	item		
surface	1	item		
<u>Granular material; two parts broken stone gravel passing a 14mm sieve; retained on a 5mm sieve; mixed with one part free draining course 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				
28mm nominal diameter pipe	16	m	8.00	128.00
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS				To Collection € 368.00

(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)				
(Cont) SITE SERVICES IN CONNECTION WITH EXTERNAL MECHANICAL INSTALLATIONS (ALL PROVISIONAL) (Cont) WATER MAIN				
<u>Pressure pipes, uPVC to BS 3505, Class C for working pressures not exceeding 9.0 bar (130 lbs/ins<sup>2</sup>); Cast iron fittings; used in accordance with the manufacturer's recommendations</u>				
Pipes				
28mm nominal diameter	16	m	15.00	240.00
<u>extra over</u> for 90 degree bends	1	nr	15.00	15.00
<u>extra over</u> for 'T' connection	1	nr	15.00	15.00
<u>150mm strip of water warning mesh, 'Plyage' 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				
generally	16	m	0.50	8.00
<u>Connection to mains; locate, carefully excavate to expose existing watermain; new connection; provide all necessary temporary diversions and connections, complete</u>				
Watermain supply				
generally	1	item	350.00	350.00
To Collection €				628.00

<u>(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)</u>				
<u>(Cont) SITE SERVICES IN CONNECTION WITH EXTERNAL MECHANICAL INSTALLATIONS (ALL PROVISIONAL)</u>				
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				
not exceeding 500mm deep	1	nr	550.00	550.00
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 support plinth; excavation, levelling and compacting bottoms; earthwork support; backfilling; disposal of surplus excavated material by removing off site; 150mm precast concrete slab, stopcock surface box to BS 1426 &amp; 3461; heavy type H; stamped "SC"; all in accordance with the Architects specification and details</u>				
Chambers				
minimum stopcock chamber dimensions 600mm x 600mm x 600mm maximum depth	1	nr.	550.00	550.00
<u>Stopcocks; all in accordance with DRCC Specifications and BS 750</u>				
Ancillaries to Plant and Equipment				
generally; 50mm diameter watermain	1	nr.		

<u>(50) SITE SERVICES (MAINLY PIPED AND DUCTED) (Cont)</u>			
<u>(Cont) SITE SERVICES IN CONNECTION WITH EXTERNAL MECHANICAL INSTALLATIONS (ALL PROVISIONAL)</u>			
<u>(Cont) PLANT AND EQUIPMENT</u>			
<u>Water meter; as per Irish water specification; supplied and fitted</u>			
Ancillaries to Plant and Equipment			
generally; 50mm diameter watermain	1	item	
<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			
generally	1	item	
<u>SUNDRIES</u>			
Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the completion of this element	1	item	



<u>(60) SITE SERVICES (MAINLY ELECTRICAL)</u>				
<u>SITE SERVICES (ALL PROVISIONAL)</u>				
SITE SERVICES IN CONNECTION WITH EXTERNAL ELECTRICAL INSTALLATIONS				
<u>Excavation</u>				
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 level, to clause 804 DOE specification, compacting and levelling in 250 thick layers; "plyage HP 40D" polythene warning mesh or services marker tape 200mm from surface, backfill with 150mm thick topsoil, disposal of surplus excavated material by removing from site; all in accordance with the Architects Specification				
average 400mm wide x 600mm deep; to receive 1nr 100mm diameter ducts (e.m.)	15	m	15.00	225.00
<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				
110mm diameter duct; providing suitable draw wire and threading through	15	m	9.00	135.00
110mm long radius bends	1	nr.	15.00	15.00
110 mm 90 degree bends	1	nr.	15.00	15.00
110mm T-Junction bends	1	nr.	15.00	15.00
Allow to form ESB meter box in side of house for termination of mains	1	nr.	15.00	15.00

<p><u>(60) SITE SERVICES (MAINLY ELECTRICAL) (Cont)</u></p> <p><u>(Cont) SITE SERVICES (ALL PROVISIONAL)</u></p> <p><u>(Cont) SITE SERVICES IN CONNECTION WITH EXTERNAL ELECTRICAL INSTALLATIONS</u></p> <p><u>GENERAL ITEMS</u></p> <p>The UPC/Eircom supply will be routed to the eircom termination unit at the side of the dwelling and terminate in a master socket in the utility room. The Contractor is to allow for the completion of ducting, termination boxes and site attendances to meet with Eircom requirements.</p> <p>The Contractor is to allow for the completion of ducting, termination boxes and site attendances to meet with UPC requirements.</p> <p><u>SUNDRIES</u></p> <p>Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the completion of this element</p>	1	item		
	1	item		
	1	item		

<u>(80) LANDSCAPING</u>				
<u>DEMOLITIONS AND ALTERATIONS</u>				
REPAIRS				
The contractor is to reinstate at his own expense any damage to existing boundary hedging caused by the works				
1	item	550.00	550.00	
<u>LANDSCAPING (PROVISIONAL)</u>				
GRASSING AND PLANTING				
<u>Surface application</u>				
levelling; grading; spray with weedkiller, fertilise and leave ready for seeding				
130	m2	2.00	260.00	
<u>Seeding</u>				
Sow approved premium quality grass seed as specified at the rate of 29 grammes per m2				
generally				
130	m2	2.00	260.00	
PROVISIONAL SUM				
Allow a provisional sum of €1,500 for soft landscaping such as trees, planting and the like				
1	Sum	1500.00	1,500.00	
<u>SUNDRIES</u>				
Allow here for any other costs for work items not listed above but deemed necessary by the contractor for the completion of this element				
1	item			

Clonlea, Ballinteer Road BoQ	To Collection €	NIL
Ken and Anne-Marie McCullagh	BQ/204	
Darby & Associates Chartered QS		

Clonlea, Ballinteer Road BoQ	To Collection €	NIL
Ken and Anne-Marie McCullagh	BQ/205	
Darby & Associates Chartered QS		

<div>VAT @ 13.5%</div> <div>Amount from summary level.</div>				65,713.95
Clonlea, Ballinteer Road BoQ Ken and Anne-Marie McCullagh Darby & Associates Chartered QS	BQ/206	To Collection €		65,713.95

Clonlea, Ballinteer Road BoQ	To Collection €	NIL
Ken and Anne-Marie McCullagh	BQ/207	
Darby & Associates Chartered QS		

SUMMARY	Page No.		
(00) PRELIMINARIES	BQ/41		12,500.00
ENABLING WORKS (COSTS TO BE APPORTIONED TO PHASE 2, BUT CARRIED OUT IN PHASE 1)	BQ/49		20,953.00
(19) SUBSTRUCTURE	BQ/56		8,875.76
(21) EXTERNAL WALLS	BQ/58		2,592.31
(22) INTERNAL WALLS	BQ/59		2,377.65
(27) ROOFS	BQ/61		4,525.98
(28) FRAME	BQ/62		2,153.76
(31) EXTERNAL WALL COMPLETIONS	BQ/64		8,425.00
(32) INTERNAL WALL COMPLETIONS	BQ/65		3,490.05
(37) ROOF COMPLETIONS	BQ/66		1,280.88
(41) EXTERNAL WALL FINISHES	BQ/67		1,396.00
(42) INTERNAL WALL FINISHES	BQ/69		2,240.20
(43) FLOOR FINISHES	BQ/70		6,667.00
(45) CEILING FINISHES	BQ/72		4,374.00
(47) ROOF FINISHES	BQ/74		4,318.78
(52) DRAINAGE AND REFUSE DISPOSAL	BQ/75		970.00
(59) MECHANICAL INSTALLATION	BQ/80		11,925.00
(69) ELECTRICAL INSTALLATION	BQ/83		5,393.40
(79) BUILDING FITTINGS	BQ/86		24,850.00
Subtotal Excl. VAT - (Phase 1 - Extension and Alterations)	BQ/87		129,308.77
PRELIMINARIES	BQ/128		29,430.00
(19) SUBSTRUCTURE	BQ/135		28,893.19



SUMMARY	Page No.		
(21) EXTERNAL WALLS	BQ/138		20,087.29
(22) INTERNAL WALLS	BQ/141		7,881.79
(23) FLOORS	BQ/143		6,143.86
(24) STAIRS	BQ/144		5,900.00
(27) ROOF	BQ/149		22,071.00
(28) FRAME	BQ/152		6,208.00
(31) EXTERNAL WALL COMPLETIONS	BQ/155		28,422.00
(32) INTERNAL WALL COMPLETIONS	BQ/156		10,112.00
(33) FLOOR COMPLETIONS	BQ/157		675.00
(37) ROOF COMPLETIONS	BQ/158		7,054.00
(41) EXTERNAL WALL FINISHES	BQ/159		8,571.50
(42) INTERNAL WALL FINISHES	BQ/161		16,771.50
(43) FLOOR FINISHES	BQ/162		14,729.50
(45) CEILING FINISHES	BQ/164		7,441.50
(47) ROOF FINISHES	BQ/166		22,330.82
(52) DRAINAGE AND REFUSE DISPOSAL	BQ/168		2,437.76
(59) MECHANICAL INSTALLATION	BQ/174		25,350.00
(69) ELECTRICAL INSTALLATION	BQ/177		12,798.00
(79) BUILDING FITTINGS	BQ/181		30,450.00
Subtotal (Phase 2 - Main House)	BQ/182		313,758.71
(30) SITE ENCLOSURES	BQ/185		4,806.00
(40) ROADS, PATHS AND PAVINGS	BQ/188		22,171.52
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)	BQ/200		13,735.00

Clonlea, Ballinteer Road BoQ  
Ken and Anne-Marie McCullagh (iii)  
Darby & Associates Chartered QS