

PRICING DOCUMENT

FOR

REQUEST FOR APPLICATIONS

FOR

APPOINTMENT TO A MULTI-PARTY FRAMEWORK AGREEMENT

FOR

ENERGY EFFICIENCY RETROFITTING WORKS

FOR

LOCAL AUTHORITIES

LOT 3

**EXTERNAL WALL INSULATION AND ANCILLARY WORKS
WITH A VALUE < €200,000**

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Section Nr 1.0

PRICING DOCUMENT

1.0 PRICING DOCUMENT

1.01 - Pricing Requirements

Applicants applying for Lot 3 works must fully complete the Pricing Document. Works included consist of energy efficiency retrofitting works for Local Authority housing stock in "Lot 3". The Applicant is advised that the Pricing Document is notional only which is based on quantities taken off notional tender drawings for a notional project for retrofitting works to 1 No. Local Authority House.

This pricing document will be used to establish the following:

- i. The **Fixed Price Lump Sum** for Lot 3 works will be used as part of the Framework Evaluation criteria, and form the basis of the award criteria to the Framework for this Lot. If successful in meeting the minimum Suitability Criteria, Applicants will be assessed on price and ranked in accordance with the criteria set out in the Instructions Document.
- ii. Key Rates, (maximum ceiling rates) as identified hereunder. These ceiling rates will establish the maximum rate for prescribed works that may be proposed at Mini-Competition stage. Applicants who submit responses to a Mini-Competition may reduce the ceiling rates submitted in the Form of Tender but may not exceed the rates. These ceiling rates are referenced in the Framework Agreement and shall be fixed as the maximum rate applying for the initial 12 months of the Framework Agreement only (from the Framework Application Closing Date). The ceiling rates are to be priced in section 1.2 "Measured Schedule of Works" of the Lot 3 Pricing Document and brought forward to the Form of Tender.

Key Rates / Ceiling Rates

Lot 3

No.	Works	Pricing Document Reference
1	External Wall Insulation Render System	PD/2 item B
2	Glass Wool Attic Insulation	PD/5 item A
3	Internal Wall Dry lining	PD/9 item B

The Applicant at the time of tendering, must furnish (1) the Form of Tender and (2) Lot 3 - Pricing Document completed and signed by an authorised person, **fully priced** in ink.

No Applicant will be remunerated for any time or expense incurred in the preparation of his tender.

The Pricing Document, **fully priced**, must be submitted at the time of tendering.

Applicants must not insert additional items or make any alterations to the Pricing Document.

Amounts must be included wherever required in the Pricing Document. Blank spaces, the terms 'nil' or 'included', or dashes or the like must not be used.

Applicants must not use abnormally high or low rates or prices. This prohibition includes using strategies that might allow the Applicant to benefit disproportionately. Each amount in the Pricing Document must cover the full inclusive value of the relevant work, and, where applicable, a balanced allocation of the Notional Tender Total.

All items and quantities in the Pricing Document must be priced. Applicants must not use negative rates or prices, or omit rates, or use zero rates, in the Pricing Document.

1.02 - Errors

The LGOPC may, without any responsibility for this, examine the Pricing Document for errors in addition or extension.

If there is an error in extension, the rate will be adjusted, so that the extension remains the same.

If there is an error in addition, the amounts added (and the rates making them up) will be adjusted pro rata to the error, so that the total remains the same. This will apply if the total of the tendered rates and prices, does not add up to the Notional Tender Total.

No adjustment made under this section will affect the Notional Tender Total.

1.03 - Unbalanced Tenders

If, in the LGOPC's opinion, the tendered rates or prices in the Pricing Document (after adjustment under Errors section above) do not reflect a balanced allocation of the Notional Tender Total, the Employer may (but is not obliged to) do either or both of the following:

- i.** require the Applicant to provide a breakdown of any tendered amounts, to show that they reflect a fair allocation of the Notional Tender Total and / or
- ii.** invite the Applicant to adjust rates or prices tendered in the Pricing Document, but without adjusting the Notional Tender Total.

1.04 - Abnormal Tenders and Rates

If, in the LGOPC's opinion, any tendered amounts are abnormally low or abnormally high, the Employer may require the Applicant to provide details of the constituent elements of the Notional Tender Total or the tendered amounts.

Section Nr 1.1

PRELIMINARIES

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES</u>					
	General description of the works					
A	The works consist of energy efficiency retrofitting works to Local Authority housing stock in "Lot 3"		note			
B	In "Lot 3" Pricing Document, retrofitting works to 1 No. Local Authority House is included. These works include but are not limited to the following:		note			
C	1 - External wall insulation		note			
D	2 - Internal Insulation including attic insulation, insulation to hot water cylinder, water storage tank and associated pipe work		note			
E	3 - Internal dry lining including flat roof ceiling		note			
F	4 - Replacement of windows and doors		note			
G	5 - Miscellaneous carpentry		note			
H	Pricing Document: Method of Measurement - This Elemental Pricing Document has been measured in accordance with the Agreed Rules of Measurement (ARM 4)		Note			
	<u>GENERALLY</u>					
I	The Contractor shall include for all costs associated with these preliminaries if the Contractor does not separately price any item in these Preliminaries he shall be deemed nevertheless to have allowed in his prices or in his rates for the cost of compliance with all the requirements of these Preliminaries. All the Preliminaries shall apply to the whole of the Works.		note			
J	Contract: Compliance with the Short Public works Contract PW-CF6	1	Item			
K	Supervision and co-ordination of the works	1	Item			
L	Scaffolding and access	1	Item			
M	Plant, tools and vehicles	1	Item			

Energy Efficiency Retrofitting Works
Preliminaries - Lot 3
LGOPC

Prel/1

To Collection €

	Description	Qty	Unit	Rate	€	c
A	Attendance on specialists	1	Item			
B	Health & Safety	1	Item			
C	Provision of Project Supervisor Construction Stage	1	Item			
D	Maintenance of existing services on or over the site	1	Item			
E	Hoarding and fencing	1	Item			
F	Site Access	1	Item			
G	Security	1	Item			
H	Protection of the works	1	Item			
I	Protection of the works from inclement weather	1	Item			
J	Protection of the public, third parties and visitors from site operations	1	Item			
K	Temporary services - water and temporary lighting and power for the works	1	Item			
L	Site Administration including the provision and keeping of all statutory records	1	Item			
M	Temporary roads, hardstandings, crossings and similar items	1	Item			
N	Temporary accommodation for the use of the Contractor	1	Item			
O	Temporary storage areas	1	Item			
P	Welfare facilities for work people to be in compliance with Safety Health and Welfare at Work (Construction) Regulations	1	Item			
Q	Transport for workpeople	1	Item			
R	Removing rubbish, protective casings and coverings and cleaning the works on completion	1	Item			
S	Drying out of the works	1	Item			
T	Maintenance of public and private roads	1	Item			

	Description	Qty	Unit	Rate	€	c
A	Insurances Public Liability, Employers Liability, All risks and any other necessary	1	Item			
B	Include for certifying all relevant installations - Building Control Regulations 2014	1	Item			
C	Comply in all respects with all statutory obligations or regulations in carrying out the works.	1	Item			
D	Compliance with Waste Management statutory obligations	1	Item			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. Prel/1 Page No. Prel/2 Page No. Prel/3 (06) - (08) PRELIMINARIES Carried to General Summary Page					

Energy Efficiency Retrofitting Works
Preliminaries - Lot 3
LGOPC

Prel/4

Section Nr 1.2

MEASURED SCHEDULE OF WORKS

	Description	Qty	Unit	Rate	€	c
<u>INFORMATION</u>						
A	The Contractor is advised that the Notional Drawing and Specifications Documents contained at Schedule 1 of the Instructions Document are complementary to each other and should be read in conjunction with one another.		note			
B	The Contractor should include for all costs associated with complying and conforming to the specifications, standards, recommendations and requirements as set out in the Specifications Documents in Schedule 1 contained in the Instructions Document.		note			
C	All works will be completed in compliance with the Building Regulations (1997-2014) and attendant Technical Guidance Documents.		note			
D	The Contractor is to protect all windows and doors as required		note			
ALTERATIONS						
Cutting						
E	Cutting away projecting portion of existing precast concrete windows cills; dispose of off site; allow for all making good to works disturbed on completion	11	m			
Removing						
F	hacking off existing rendered reveals; dispose of off site; allow for all making good to works disturbed on completion	37	m			
G	hacking off existing rendered plinth; dispose of off site; allow for all making good to works disturbed on completion	23	m			
H	temporarily remove and re-fitting existing uPVC down pipes; to facilitate the works; allow for all making good to works disturbed on completion	16	m			

	Description	Qty	Unit	Rate	€	c
	<u>FLOOR, WALL AND CEILING FINISHINGS</u>					
	FINISHINGS					
	<u>External insulation render system; to achieve a U-Value of 0.27 W/m2K or better for external walls; including starter track; applying adhesive and mechanically fixed to walls; including reinforcement mesh and render base coat; application of 2nd render base coat; application of self coloured render finishing coat; all rendering should be carried out in accordance with I.S. EN 13914-1:2005: all in accordance with manufacturers instructions and specifications and the National Standards Authority of Ireland standard recommendation S.R. 54 : 2014 code of practice for the energy efficient retrofit of dwellings. Installation shall be carried out by an NSAI accredited and SEAI registered contractor</u>					
	Walls					
A	< 300mm wide (reveals)	4	m2			
B	> 300mm wide (ceiling rate to be preserved for initial 12 months of Framework Agreement)	134	m2			
	Bellcast					
C	girth; not exceeding 150mm	23	m			
	Plinths					
D	girth 150 - 300mm	23	m			
	Bands					
E	girth; not exceeding 150mm	15	m			
	<u>Stainless steel beads with PVC nosing; fixing with render dabs at 300mm centres</u>					
	Sundries					
F	stop beads	37	m			

	Description	Qty	Unit	Rate	€	c
	<u>Stainless steel beads; fixing to blockwork in accordance with the manufacturer's instructions</u>					
A	angle beads	53	m			
	<u>Beads; movement bead with pvc extrusion; stop beads both sides of joint; 19 mm depth; fixing with galvanised steel nails at 600 mm centres</u>					
B	movement joints	16	m			
	Labours					
C	making good and/or cutting around obstructions; girth 300 - 1000mm (vents)	3	nr			
	<u>METALWORK</u>					
	<u>Profiled extended window cills; including membranes and supports provided to prevent movement; mechanically fixing to reveals; including mastic / silicon seal between cill, window frame and render</u>					
	Isolated items; small					
D	cills; 2200mm wide	1	nr			
E	cills; 1600mm wide	1	nr			
F	cills; 675mm wide	1	nr			
G	cills; 1575mm wide	1	nr			
H	cills; 675mm wide	1	nr			
I	cills; 1250mm wide	1	nr			
J	cills; 900mm wide	1	nr			

Description	Qty	Unit	Rate	€	c
<p>COLLECTION</p> <p>Page No. PD/1</p> <p>Page No. PD/2</p> <p>Page No. PD/3</p> <p>1 - EXTERNAL WALL INSULATION Carried to Summary</p>					

	Description	Qty	Unit	Rate	€	c
	<u>2.1 - ATTIC INSULATION</u>					
	<u>Glass wool insulation; manufactured to BS EN ISO 9002: 1994/ IS EN ISO 9001: 2000; 100mm thick layer laid between ceiling joists along with 200mm thick layer laid over ceiling joists; total thickness 300mm; to achieve a U-value as requirements in accordance with NSAI standards and specifications; materials must be certified by the NSAI Agreement</u>					
	Insulation					
A	thermal (over ceiling) (ceiling rate to be preserved for initial 12 months of Framework Agreement)	55	m2			
	<u>Glass wool insulation; manufactured to BS EN ISO 9002: 1994/ IS EN ISO 9001: 2000; 300mm thick layer fixing to existing attic access hatch; to achieve a U-value as requirements in accordance with NSAI standards and specifications; materials must be certified by the NSAI Agreement</u>					
	Insulation					
B	attic access hatch; size 800 x 800mm	1	nr			
	<u>2.2 - HOT WATER CYLINDER</u>					
	<u>INSULATION</u>					
	<u>Hot water cylinder; installation of insulating jacket to BS 5615; nominal capacity 200 litres; domed top; including 2 nr. cylinder connections; 1 nr. screwed boss, including standard top entry immersion connections; all fixing in accordance with the manufacturers requirements.</u>					
C	hot water cylinders	1	nr			
D	insulation of associated pipework in accordance with BS 5422 and BS 5970	8	m			
E	working around fittings	1	item			

	Description	Qty	Unit	Rate	€	c
	<u>2.3 - WATER STORAGE TANK</u>					
	<u>WOODWORK</u>					
	<u>Remove existing plywood walkway sheeting from attic space and dispose of off site; allow for all making good to works disturbed on completion; include for supply and fit 19mm WBP Plywood; 750mm wide; including 150 x 50mm timber bearers; as walkway to cold water storage tank; to comply with B.S. 6566 Parts 1 to 8; treated timbers; fixing all in accordance with the manufacturers instructions</u>					
A	Boarding and sheeting floors; > 300mm wide; (within existing attic space)	4	m2			
	<u>Marine plywood; to BS 1088; WBP bonded; 6mm thick; holed for expansion pipe</u>					
B	Boarding & sheeting cover to cold water storage tank	3	m2			
	<u>INSULATION</u>					
	<u>Insulation of water storage tank in accordance with BS 5422; all fixing in accordance with the manufacturers requirements.</u>					
C	storage tank; 270 litres nominal capacity	1	nr			
D	storage tank; 50 litres nominal capacity; jointed to main tank overflow with copper tee piece	1	nr			
E	insulation of associated pipework in accordance with BS 5422 and BS 5970	25	m			
F	insulation of fittings in accordance with BS 5422 and BS 5970	5	nr			
G	working around fittings	1	item			

Description	Qty	Unit	Rate	€	c
<p>COLLECTION</p> <p>Page No. PD/5</p> <p>Page No. PD/6</p> <p>2 - INTERNAL INSULATION Carried to Summary</p>					

	Description	Qty	Unit	Rate	€	c
	ALTERATIONS					
	Existing services					
A	allow for locating and making safe all live services in the existing house before commencing the works	1	Item			
	Removing					
	<u>Temporarily remove and re-fix the following existing finishes and fittings; allow for all making good to works disturbed on completion</u>					
	Finishes					
B	softwood skirting boards	44	m			
C	existing fitted kitchen units and sinks	1	nr			
	<u>Remove the following finishes and dispose of off site; allow for all making good to works disturbed on completion</u>					
D	wall tiling	5	m2			
E	12.5mm thick plasterboard ceilings	10	m2			
	<u>Temporarily remove and re-fix the following sanitary ware; allow for all making good to works disturbed on completion</u>					
	Plumbing and engineering installations					
F	water closet	1	nr			
G	wash hand basins	1	nr			
H	baths	1	nr			
I	showers	1	nr			
	<u>Cleaning down existing plaster surfaces; ready to receive drylining</u>					
	Walls					
J	< or = 300mm wide; (reveals)	4	m2			
K	> 300mm wide	99	m2			

	Description	Qty	Unit	Rate	€	c
	<u>WALLS AND CEILINGS</u>					
	<u>BOARD FINISHES</u>					
	<u>Internal wall insulation; insulated plasterboard slabs; to achieve a thermal conductivity of 0.021-0.024 W/m K; materials to be used in the internal insulation of a walls must be certified by the NSAI Agreement or equivalent; mechanical fixing to walls; filling and taping joints; on and including 38 x 50mm treated timber battens fixed to wall at 400mm c/c; 1000 gauge polythene membrane on warm side of insulation, including all lapping and joints; plasterboard slab fixed through insulation to walls/ battens, corners to be mitred; 3mm thick skim coat of plaster; smooth trowelled finish; all in accordance with the manufacturer's instructions</u>					
	Walls (Dry Lining)					
A	< or = 300mm wide; (reveals)	4	m2			
B	> 300mm wide; (existing building) (ceiling rate to be preserved for initial 12 months of Framework Agreement)	99	m2			
	<u>Insulated plasterboard; with a thermal conductivity of 0.020 W/m.k; fixed at 400mm c/c with screws to joists; filling and taping joints; 3mm thick skim coat of plaster; smooth trowelled finish; all installations in accordance with manufacturer's instructions</u>					
	Ceilings					
C	> 300mm wide	10	m2			

	Description	Qty	Unit	Rate	€	c
	<u>ELECTRICAL INSTALLATIONS</u>					
	Lighting Installation					
	<u>Extending electrical works to facilitate internal wall insulating; temporarily remove and re-fit existing electrical points; including but not limited to the following:</u>					
	<u>Flush type switch; PVC flush-type outlet box; fixing with brass screws; including conduit/trunking adjustments</u>					
A	light switches	3	nr			
	Socket-Outlet Installation (Internal)					
	<u>Switched type; fixed with brass screws; conduit/trunking adjustments; double socket</u>					
B	power outlets	13	nr			
	Cooker Installation (Internal)					
	Fittings					
	<u>Cooker control units; flush type; flush type steel outlet box;; cooker on/off switch; conduit/trunking adjustments</u>					
C	control units	1	nr			
	Television Installation (Internal)					
	Fittings					
	<u>T.V. outlet box; flush-type box; conduit/trunking adjustments</u>					
D	tv	2	nr			
	Telephone Outlet Installation (Internal)					
	Fittings					
	<u>Telephone outlet box; PVC flush-type box; conduit/ trunking adjustments</u>					
E	telephone	2	nr			
	SUNDRIES & BUILDERS WORK					
	General					

Description	Qty	Unit	Rate	€	c
A testing and commissioning for electrical services installations		item			

Description	Qty	Unit	Rate	€	c
<p>COLLECTION</p> <p>Page No. PD/8</p> <p>Page No. PD/9</p> <p>Page No. PD/10</p> <p>Page No. PD/11</p> <p>3 - INTERNAL WALLS AND PART CEILING INSULATION Carried to Summary</p>					

	Description	Qty	Unit	Rate	€	c
	ALTERATIONS					
	<u>Remove the following and dispose of off site; allow for all making good to works disturbed on completion</u>					
	Windows					
A	2200 x 1285mm high ope (W1)	1	nr			
B	1600 x 1050mm high ope (W2)	1	nr			
C	675 x 1050mm high ope (W3)	1	nr			
D	1575 x 1285mm high ope (W4)	1	nr			
E	675 x 1050mm high ope (W5)	1	nr			
F	1250 x 1285mm high ope (W6)	1	nr			
G	900 x 1285mm high ope (W7)	1	nr			
	Doors					
H	1500 x 2082mm high ope (D1); including side screen	1	nr			
I	863.6 x 2082mm high ope (D2)	1	nr			
J	175mm wide timber window boards	11	m			
	<u>NEW INSTALLATIONS</u>					
	<u>WOODWORK</u>					
	<u>"Teak"; 175mm x 32mm; fixing with screws to grounds</u>					
	Second fixings					
K	window boards	11	m			

	Description	Qty	Unit	Rate	€	c
	COMPOSITE ITEMS					
	<u>Solid core "Teak" glazed door factory finished; including frame; fixing frame at 450mm centres to blockwork with frame anchors; incorporating glazed side screen; (1 nr); glazing consisting of double glazed hermetically sealed units of flat clear glazing incorporating low emissivity k glass and glazing beads, safety glass to BS 6262-4; complete with ironmongery; incorporating a three point locking system; all as specified</u>					
	Doors with associated frame set					
A	1500 x 2082mm high ope (D1); including side screen	1	nr			
	<u>Solid core "Teak" glazed door; factory finished; including frame; fixing frames at 450mm centres to blockwork with frame anchors; incorporating glass panel as detailed (1 nr); glazing consisting of double glazed hermetically sealed units of flat clear glazing incorporating low emissivity k glass and glazing beads, safety glass to BS 6262-4; complete with ironmongery; incorporating a three point locking system; all as specified</u>					
	Doors with associated frame set					
B	863.6 x 2082mm high ope (D2)	1	nr			

	Qty	Unit	Rate	€	c
<p><u>"uPVC" double glazed windows incorporating frame-fixed type vents; white finish; to BS 6375 & BS 5368 parts 1 to 3; complete with ironmongery; fixed in position with 6 Nr. galvanised straps per window; each window to be bedded in mastic and weather trapped; opening sashes to incorporate heavy duty draftproofing; glazing panels to be hermetically sealed flat double glazed units incorporating low emissivity "k" glass complying with BS 952, safety glass as required; all screws and bolts for fixing to be stainless steel; thresholds with water - bar; rebate for window board in sill section; glazing to be retained with glazing gaskets mounted in grove in sash; double glazed units to be fitted with inert gas, argon or similar approved and manufactured under ISO 9002/ EN29002/ BS5750; restricters to be fitted to all windows; trickle vents in concealed air intake in upper frame</u></p>					
Windows					
A 2200 x 1285mm high ope (W1)	1	nr			
B 1600 x 1050mm high ope (W2)	1	nr			
C 675 x 1050mm high ope (W3)	1	nr			
D 1575 x 1285mm high ope (W4)	1	nr			
E 675 x 1050mm high ope (W5)	1	nr			
F 1250 x 1285mm high ope (W6)	1	nr			
G 900 x 1285mm high ope (W7)	1	nr			

Description	Qty	Unit	Rate	€	c
<p>COLLECTION</p> <p>Page No. PD/13</p> <p>Page No. PD/14</p> <p>Page No. PD/15</p> <p>4 - WINDOWS AND DOORS Carried to Summary</p>					

Description	Qty	Unit	Rate	€	c
SUMMARY	Page No.				
1 - EXTERNAL WALL INSULATION	PD/4				
2 - INTERNAL INSULATION	PD/7				
3 - INTERNAL WALLS AND PART CEILING INSULATION	PD/12				
4 - WINDOWS AND DOORS	PD/16				
TOTAL AMOUNT TO GENERAL SUMMARY					
PD/1 - PD/16.					

Section Nr 1.3

GENERAL SUMMARY PAGE

GENERAL SUMMARY PAGE

TOTAL OF EACH SECTION SUMMARY BROUGHT FORWARD

Section NR 1.1: Preliminaries

Section NR 1.2: Measured Schedule of Works

SUB-TOTAL

TOTAL FORWARD TO FORM OF TENDER (excl VAT)

Duly authorised to sign on behalf of the Tenderer:

Signed: _____

Print Name of Signatory: _____

Dated: _____

Capacity or authority of signatory: _____

On behalf of (Registered Company Name or Trading Name): _____

Companies Registration Office (CRO) Number (If Applicable): _____

Postal Address of Registered Head Office: _____

VAT Number or VIES Number: _____

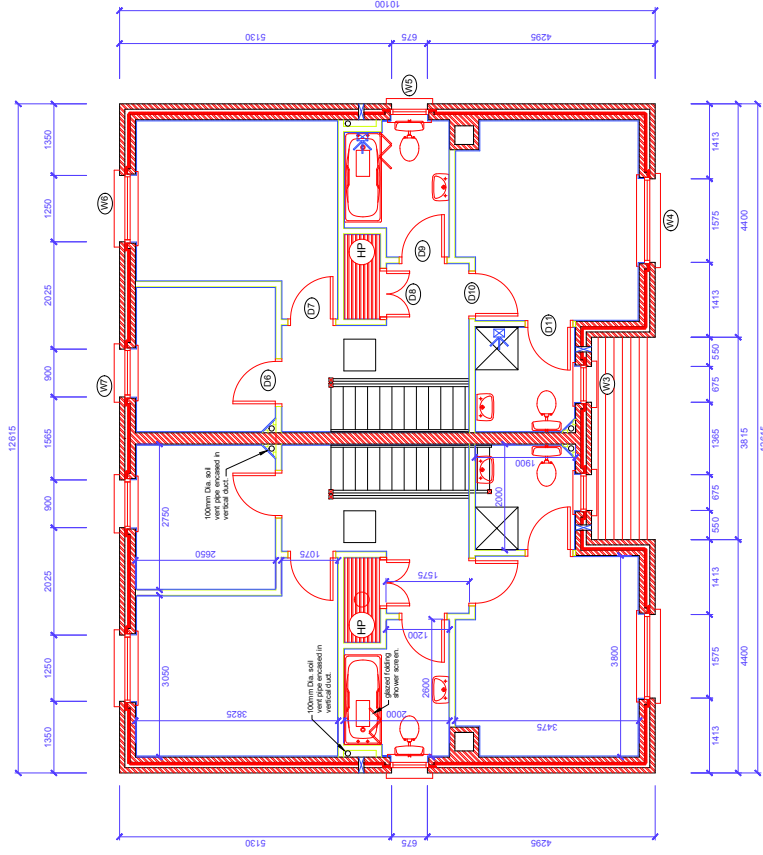
Contact Email Address: _____

www.supplygov.ie (SupplyGov) ID (if available): _____

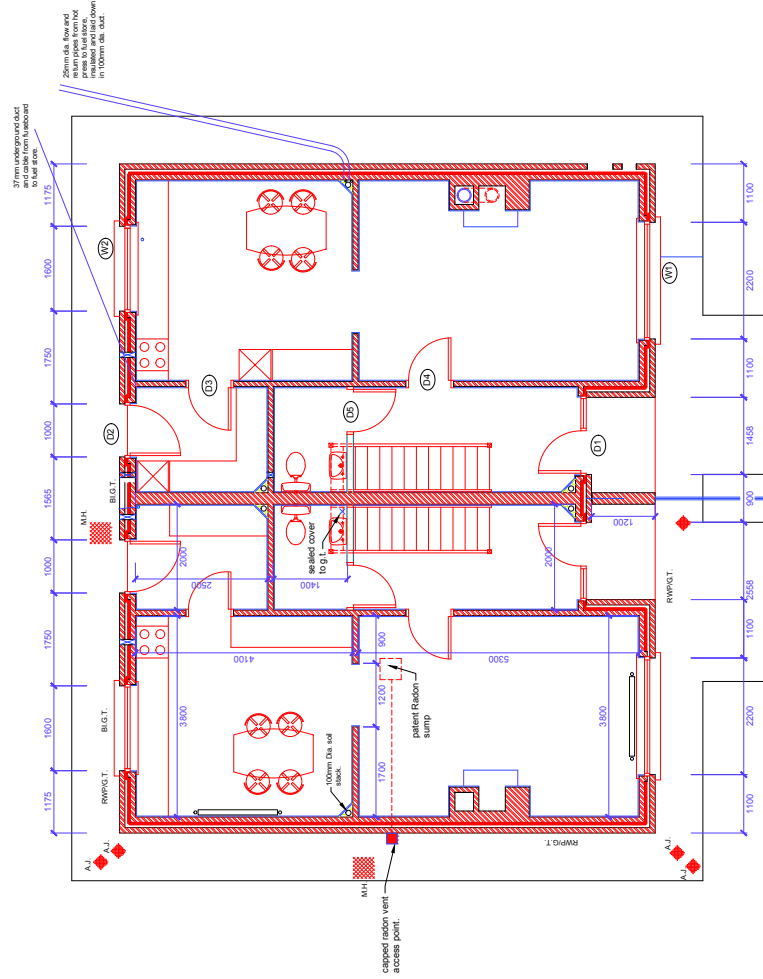
	€	c
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Section Nr 2.0

NOTIONAL TENDER DRAWINGS

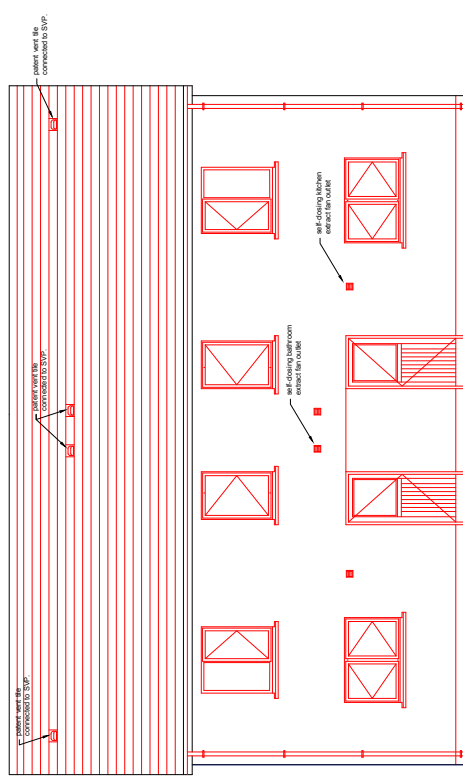


First Floor Plan.

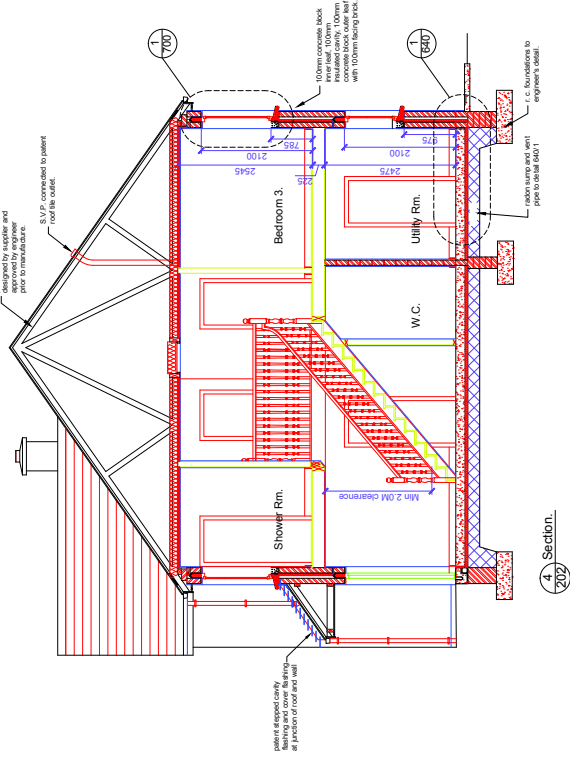


Revision	By	Date	Description

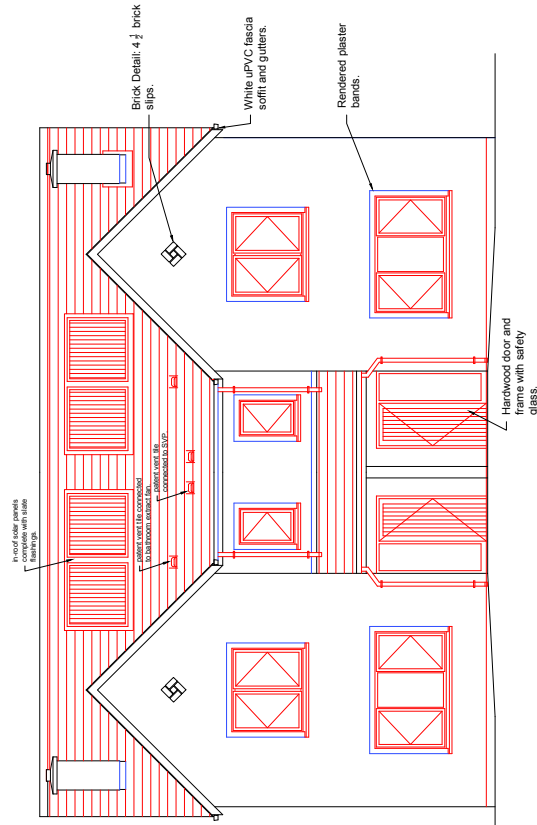
Notional Tender Drawing			
Project: Framework Energy Retrofit - 2015 / 2016			
Title: 3 Bed/5 Person/2 Storey House Floor Plans.			
Scale: 1:50	Drawn: []	Checked: []	
Date: April 2015	Drawn Number: []	Checked Number: []	



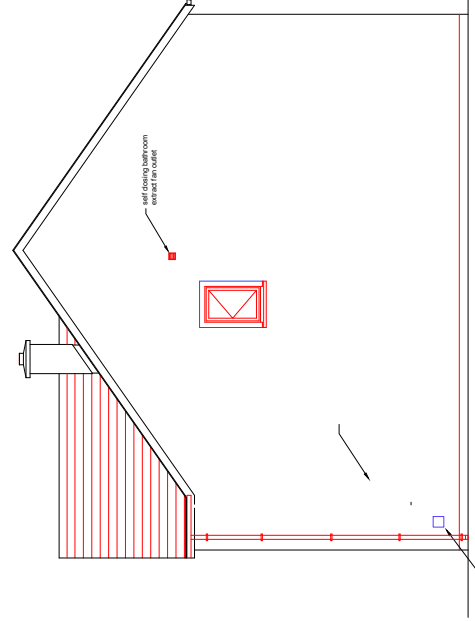
2 Rear Elevation
203



4 Section
202



1 Front Elevation
203



3 Side Elevation
203

Revision	By	Date	Description

Notional Tender Drawing

Project
Framework Energy Retrofit - 2015 / 2016

Title
3 Bed/5 Person/2 Storey House Elevations & Section.

Scale 1:50	Drawn: 	Checked:
Date April 2015	Design: 	Drawing Number