

MOLA
Architecture

BUILDING LIFE CYCLE REPORT

**Corrib Causeway,
Phase 1
Dyke Road, Galway**

March 2025

DRG-MOLA-ZZ-XX-RP-0504

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INTRODUCTION

The Sustainable Urban Housing; Design Standards for New Apartments – Guidelines for Planning Authorities were published in July 2023 (hereafter referred to as the Apartment Guidelines). The Apartment Guidelines introduced a requirement to include details on the management and maintenance of apartment schemes. This is set out in Section 6.10 to 6.14 - *“Operation & Management of Apartment Developments”*, specifically Section 6.12.

Section 6.12 of the Apartment Guidelines 2023 requires that apartment applications shall:

“shall include a building lifecycle report, which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application”

“demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”

This Building Life Cycle Report document sets out to address the requirements of Section 6.12 of the Apartment Guidelines. The report is broken into two sections as follows:

Section 01:

An assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application

Section 02:

Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

PROPOSED DEVELOPMENT

The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) in the form of 1 no. new residential block (5 - 9 storeys over lower ground floor level) with associated car parking, bicycle parking, public and communal open spaces, and all ancillary works on a site area of 1.144 ha.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.*
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.*
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.*
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.*
- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.*
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.*
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.*
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.*
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).*

- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.*
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).*

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

This planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.

SECTION 01

AN ASSESSMENT OF LONG-TERM RUNNING AND MAINTENANCE COSTS AS THEY WOULD APPLY ON A PER RESIDENTIAL UNIT BASIS AT THE TIME OF APPLICATION

1.1 Property Management of the Common Areas of the development

A property management company will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that the running and maintenance costs of the common areas of the development, including communal areas of open space, residential amenity facilities and any public areas not taken in charge by the local authority, are kept within the agreed Annual operational budget.

The property management company will enter into a contract directly with the Owners Management Company (OMC) for the ongoing management of the built development. This contract will be for a maximum period of 15 years and in the form prescribed by the PSRA.

The Property Management Company also has the following responsibilities for the apartment development once constructed:

- Timely formation of an Owners Management Company (OMC) – which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the development common areas.
- Fair and equitable apportionment of the Annual operational charges in line with the Multi Units Development Act 2011 (MUD Act).
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common areas.
- Transfer of documentation in line with Schedule 3 of the MUD Act.
- Estate Management.
- Third Party Contractors Procurement and management.
- OMC Reporting.
- Accounting Services.
- Corporate Services.
- Insurance Management.
- After Hours Services.
- Staff Administration.

1.2 Service Charge Budget

The property management company has a number of key responsibilities, primarily the compiling of the service charge budget for the development for agreement with the OMC. The service charge budget covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, etc., to the development common areas in accordance with the Multi Unit Developments Act 2011 ("MUD" Act).

This service charge budget also includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared for the OMC. The BIF report once adopted by the OMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year cycle period. The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30-year life cycle period, as required by the Multi Unit Development Act 2011.

In line with the requirements of the MUD Act, the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

A sample format of the typical BIF report is set out in Appendix A.

Note: the detail associated with each element heading i.e. specification and estimate of the costs to maintain / repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore has not been included in this document.

SECTION 02

MEASURES SPECIFICALLY CONSIDERED BY THE PROPOSER TO EFFECTIVELY MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS.

2.1 Energy and Carbon Emissions

The following are an illustration of the energy measures that are planned for the units to assist in reducing costs for the occupants.

Measure	Description	Benefit																					
<p>BER Certificates</p>	<p>A Building Energy Rating (BER) certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, and lighting and occupancy. It is proposed to target an A2 rating for the apartments this will equate to the following emissions. A2 – 25-50 kwh/m2/yr with CO2 emissions circa 10kgCO2/m2 year</p>	<p>Higher BER ratings reduce energy consumption and running costs.</p>																					
<p>Fabric Energy Efficiency</p>	<p>Building Fabric Performance The U-values being investigated will be in line with the requirements set out by the current regulatory requirements of the Technical Guidance Documents Part L “Conservation of Fuel and Energy - Dwellings” & Part L “Conservation of Fuel and Energy - Buildings other than Dwellings”. The current regulation is Part L 2022 for both residential and non-residential developments The dwellings built under this planning permission will be designed and constructed to meet the relevant regulation, as appropriate.</p> <p>U-values The U-Values that will be targeted for the dwellings in this development will exceed the minimum targets set out in Part L 2022. The table below sets out the minimum requirements of each of these standards and the targets range that will be adopted for the site.</p> <table border="1" data-bbox="395 1507 965 1966"> <thead> <tr> <th></th> <th>Range of Target Values Proposed</th> <th>Part L 2022 Compliant Values</th> </tr> </thead> <tbody> <tr> <td>U-Values</td> <td></td> <td></td> </tr> <tr> <td>Floor</td> <td>0.10 to 0.18 W/m².K</td> <td>0.18 W/m².K</td> </tr> <tr> <td>Roof (Flat)</td> <td>0.15 to 0.18 W/m².K</td> <td>0.20 W/m².K</td> </tr> <tr> <td>Walls</td> <td>0.12 to 0.18 W/m².K</td> <td>0.18 W/m².K</td> </tr> <tr> <td>Windows</td> <td>1.2 to 1.4 W/m².K</td> <td>1.6 W/m².K</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Thermal Bridging</p>		Range of Target Values Proposed	Part L 2022 Compliant Values	U-Values			Floor	0.10 to 0.18 W/m ² .K	0.18 W/m ² .K	Roof (Flat)	0.15 to 0.18 W/m ² .K	0.20 W/m ² .K	Walls	0.12 to 0.18 W/m ² .K	0.18 W/m ² .K	Windows	1.2 to 1.4 W/m ² .K	1.6 W/m ² .K				<p>Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, lower of energy consumption and thus minimise carbon emissions to the environment.</p>
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Measure	Description	Benefit
	<p>Thermal bridges occur at junctions between planar elements of the building fabric and are typically defined as areas where heat can escape the building fabric due to a lack of continuity of the insulation in the adjoin elements.</p> <p>Careful design and detailing of the manner in which insulation is installed at these junctions can reduce the rate at which the heat escapes. Standard good practice details are available and are known as Acceptable Construction Details (ACDs). Adherence to these details is known to reduce the rate at which heat is lost.</p> <p>The rate at which heat is lost is quantified by the Thermal Bridging Factor of the dwelling which is entered into the overall dwelling Part L calculation.</p> <p>It is intended that all building junctions will either be designed in accordance with the Acceptable Construction Details (issued by The Department of the Environment) or that thermal modelling will be carried out for all thermal bridges on the dwellings within proposed development. The resultant Thermal Bridging Factor will target 0.08 W/m².K.</p> <p>Air Tightness</p> <p>A major consideration in reducing the heat losses in a building is the air infiltration. This essentially relates to the ingress of cold outdoor air into the building and the corresponding displacement of the heated internal air. This incoming cold air must be heated if comfort conditions are to be maintained. In a traditionally constructed building, infiltration can account for 30 to 40 percent of the total heat loss, however construction standards continue to improve in this area.</p> <p>In order to ensure that a sufficient level of air tightness is achieved, air permeability testing will be specified carried out on all dwellings. A design air permeability target of $\leq 3 \text{ m}^3/(\text{m}^2.\text{hr}) @ \text{Pa } q50$ has been identified for the units on the site.</p>	
Energy Labelled White Goods	<p>The white good package planned for provision in the apartments will be of a very high standard and have a high energy efficiency rating. It is expected that the below appliance ratings will be provided:</p> <ul style="list-style-type: none"> • Oven - A plus • Fridge Freezer - A plus • Dishwasher - AAA • Washer/Dryer - B 	<p>The provision of high rated appliances in turn reduces the amount of electricity required for occupants.</p>
External Lighting	<p>The proposed lighting scheme within the development consists of range of luminaires, each selected to suit the specific location on the site. All fittings selected will be LED and will be mounted on columns ranging in height from 4m to 6m.</p> <ul style="list-style-type: none"> • 3000K CCT LED to minimise impact on wildlife • High efficiency 119 lm/W • Zero Upward Light Output Ratio (ULOR) • Intelligent lighting control systems provided along pedestrian routes in sensitive woodland areas • Shading louvres included on light fittings adjacent to the most sensitive areas of the site. • Meets or exceeds all other Specification criteria. 	<p>The site lighting will be designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing</p>

Measure	Description	Benefit
	Each light fitting shall be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile.	flora and fauna in the area.

The following are **Low energy technologies** that are being considered for the development and during the design stage of the development the specific combination from the list below will be decided on and then implemented to achieve the A2/A3 BER Rating.

Measure	Description	Benefit
Condensing Boilers		<ul style="list-style-type: none"> Condensing boilers use the heat losses from the boiler flue to preheat the circulating heating water By preheating the heating water, the boiler can achieve efficiencies in excess of 90%
Demand Controlled Mechanical Ventilation	Centralised mechanical ventilation will be provided to all dwellings to ensure that the air quality within the dwellings will be adequate. The system will be designed to respond to occupancy usage patterns and to humidity levels within the dwelling.	<ul style="list-style-type: none"> Mechanical ventilation provides enhanced air quality in modern air tight dwellings which are otherwise designed to minimise unwanted air infiltration
Heat Pump	<p>As part of the overall energy strategy for houses, the use of Heat Pumps will be assessed to determine their technical and commercial feasibility.</p> <p>These systems extract heat energy from the outside air and, using a refrigerant cycle, raise the temperature of the heat energy using a refrigerant vapour compression cycle.</p> <p>For apartments, there are products which incorporate air source heat pump technology but which do not require the traditional "outdoor unit" making them suitable for apartments. These are general referred to as "Exhaust Air Heat Pumps" and are capable of extracting energy from the air within the apartment through a ducting system.</p>	Air source heat pumps use electrical energy from the grid to drive the refrigerant cycle but do so extremely efficiently. Modern heat pumps will typically provide 4 to 5 times more heat energy to the dwelling than the electrical energy they consume.
ECAR Charging Points	Ducting shall be provided from a local landlord distribution board to designated E-car charging car park spaces. This will enable the management company the option to install a number of E-car charging points within the carpark to cater for E-car	Providing the option of E-car charging points will futureproof the development

Measure	Description	Benefit
	<p>demand of the residence. Ducting and on street infrastructure will also be considered for the housing development to provide EV charging facilities in on-street parking spaces. This system operates on a single charge point access card. A full re-charge can take from one to eight hours using a standard charge point.</p>	

2.2 Materials

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts and detailing of the proposed buildings.

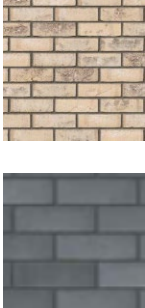
Buildings

All proposed buildings are designed in accordance with the Building Regulations, in particular Part D 'Materials and Workmanship', which includes all elements of the construction. The Design Principles and Specification are applied to both the apartment units and the common parts of the building and specific measures taken include:


Measure Description	Benefit
Openable window sections are provided to the main stair core (from Level 5) within the development providing Natural/Passive ventilation to common circulation areas.	Openable window sections are provided to all stair cores within the development providing natural daylight and ventilation throughout all common areas. Avoids costly mechanical ventilation systems and associated maintenance and future replacement.
Natural ventilation through grills, louvres and tree pits are proposed to provide fresh air to sub-basement areas.	Avoids costly mechanical ventilation systems and associated maintenance and future replacement
External paved and landscaped areas	All of these require low/minimal maintenance.

Material Specification

Measure Description	Benefit
<p>Consideration is given to the requirements of the Building Regulations and includes reference to BS 7543:2015, 'Guide to Durability of Buildings and Building elements, Products and Components', which provides guidance on the durability, design life and predicted service life of buildings and their parts.</p> <p>All common parts of the proposed Apartment buildings and, the durability and performance of these are designed and specified in accordance with Figure 4; Phases of the Life Cycle of BS7543; 2015. (Please see Appendix B for this figure). The common parts are designed to incorporate the guidance, best practice principles and mitigations of Annexes of BS 7543: 2015 including:</p> <ul style="list-style-type: none"> • Annex A Climatic Agents affecting Durability • Annex B Guidance on materials and durability • Annex C Examples of UK material or component failures • Annex D Design Life Data sheets 	Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.

<p>The architectural approach to the scheme proposes the extensive use of robust materials of brickwork to the building envelope. The selection of these durable and easily maintained materials will promote a quality appearance over the lifetime of the development.</p>		<p>These traditional materials will require minimal on-going maintenance and have a longer life-cycle expectancy.</p>
<p>Use of factory finished and alu clad or uPVC windows and doors, and powder coated steel balconies</p>		<p>Requires no on-going maintenance.</p>

2.3 Landscape

Measure	Description		Benefit
Site Planning	Generous and high-quality landscape with ecological corridors designed within the proposed development. Pedestrians prioritized over the car. Significant tree planting and soft landscaping within courtyards and public spaces. Extensive use of SuDS measures.		Natural attenuation, filtration and infiltration of surface water, and landscape maintenance preferable.
Green Roofs	Use of green roofs and traditional roof coverings with robust and proven detailing to roof elements.		Attenuation reduces the burden on vulnerable rainwater goods, resulting in fewer elements that could require replacement or repair.
Paving Materials	Use of robust materials with high slip resistance to be used for paving. Durable and robust equipment (e.g. play, exercise, fencing etc.) to be used throughout.		Required ongoing maintenance significantly reduced through use of robust materials installed with proven details.
Planting details	Proven trees staking details. Shrub, hedging, herbaceous and lawn installation planting details provided.		Correctly installed planting will develop into well established and robust soft landscape reducing future maintenance.

2.4 Waste Management

The following measures illustrate the intentions for the management of Waste.

Measure	Description	Benefit
Construction and Demolition Waste Management Plan	Details regarding Construction and Demolition Waste Management Plan prepared by AECOM	The Construction and Demolition Waste Management Plan demonstrates how the scheme has been designed to comply with best practice.
Operational Waste Management Plan	The application will be accompanied by an Operational Waste Management Plan.	The report will demonstrate how the scheme has been designed to comply with best practice.
Storage of Non-Recyclable Waste and Recyclable Household Waste	Residential waste storage allows for a weekly (seven day) storage capacity for MDR, food, glass and residual (i.e. nonrecyclable). Residential bins will be provided within dedicated storage rooms within the core of each residential block.	Easily accessible by all residents and minimises potential littering of the scheme.
	Domestic waste management strategy: Grey, Brown and Green bin distinction. Competitive tender for waste management collection.	Helps reduce potential waste charges.
Composting	Organic waste bins to be provided throughout.	Helps reduce potential waste charges.

2.5 Health & Well being

The following are illustrations of how the health and well-being of future residents are considered.

Measure	Description	Benefit
Natural / Day Light	The design, separation distances and layout of the apartment blocks have been designed to optimize the ingress of natural daylight/sunlight to the proposed dwellings to provide good levels of natural light.	Reduces reliance on artificial lighting thereby reducing costs.
Accessibility	All units will comply with the requirements of Part M/K and a universal access statement is provided within the design statement of this submission.	Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances.
Security	The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted: <ul style="list-style-type: none"> • CCTV monitoring details • Secure bicycle stands – covered by CCTV • Routine access fob audits 	Help to reduce potential security/management costs.
Natural Amenity	Large public areas of open space are evenly distributed throughout the site where they can be overlooked by surrounding residential units.	Proximity and use of parks promotes a healthy lifestyle.

2.6 Management

Consideration has been given to the ensuring the homeowners have a clear understanding of their property

Measure	Description	Benefit
<p>Home User Guide</p>	<p>Once a resident is assigned, a homeowner box will be provided which will include:</p> <ul style="list-style-type: none"> • Homeowner manual – this will provide important information for the resident on details of their new property. It typically includes details of the property such as MPRN and GPRN, Information in relation to connect with utilities and communication providers, flooding procedures, Contact details for all relevant suppliers and User Instructions for appliances and devices in the property. • A Residents Pack prepared by the OMC which will typically provide information on contact details for the Managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations. 	<p>Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.</p>

2.7 Transport

Measure	Measure Description	Benefit
Access to Public Transport (Bus Services)	The proposed development is located within a convenient distance of Galway City Centre. Further detail can be found in Traffic and Transport Assessment incl. Public Transport Capacity Assessment by PUNCH.	The availability, proximity and ease of access to high quality public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
Permeable Connections	Provision and subsequent maintenance of dedicated pedestrian and cycle infrastructure on-site, and their connectivity with adjoining third-party lands and the off-site networks, providing convenient access to local services including shops, schools, restaurants and doctor's surgeries.	Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.
Bicycle Storage	The provision of high quality secure and sheltered bicycle parking facilities, for both short term and long-term parking requirements.	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.
E-car Facilities	Ducting will be provided from a local landlord distribution board to designated E-car charging car park spaces.	To accommodate the growing demand for E-car which assist in de-carbonising society and reducing oil dependency.

APPENDIX A:

ITEMS INCLUDED IN A TYPICAL BIF

The BIF table below illustrates what would be incorporated for the calculation of a Sinking Fund.

BUILDING INVESTMENT FUND (SINKING FUND) CALCULATIONS			
Ref	Element	Life Expectancy (Yrs)	Amount
1.00	Roofs		
1.01	Replacement felt roof covering incl. insulation to main roofs/ overhaul to green roofs.	18	
1.02	Replacement parapet details	18	
1.03	Replacement/ repairs to fascias	18	
1.04	Replace roof access hatches	25	
1.05	Specialist Roof Systems - Fall arrest	25	
1.06	Overhaul waterproofing details to penthouse paved areas	12	
2.00	Elevations		
2.01	Recoat metal panels on façade.	25	
2.02	Minor repairs and preparation for decorations of any coloured areas.	18	
2.03	Replace exit/ entrance doors	25	
2.04	Replace Rainwater goods	25	
2.05	Recoat powder coated Finishes to balconies / Grills to Basement vents	20	
2.06	Periodic replacement and overhauling of external fixings	5	
2.07	Replace Balcony floor finishes	25	
3.00	Stair cores & lobbies (3No. Cores)		

3.01	Decorate Ceilings	7	
3.02	Decorate Walls	7	
3.03	Decorate Joinery	7	
3.04	Replace fire doors	25	
3.05	Replace carpets (stairwells & lobbies)	12	
3.06	Replace entrance mats	10	
3.07	Replace nosing's	12	
3.08	Replace ceramic floors tiles Entrance lobbies	20	
3.09	Fixed Furniture & Equipment - Provisional Sum	18	
4.00	M&E Services		
4.01	General - Internal re-lamping	7	
4.02	Replace Internal light fittings	18	
4.03	Replace External light fittings (lights at entrance lobbies)	18	
4.04	Replace smoke detector heads	18	
4.05	Replace manual break glass units/ disabled refuge call points	18	
4.06	Replace Fire alarm panel	18	
4.07	Replace lift car and controls	25	
4.08	Replace AOV's	25	
4.08	Replace security access control installation	15	
4.09	Sump pumps replacement	15	
4.10	External Mains Water connection	20	
4.12	Electrical Mains and Sub Mains distribution	20	
4.13	Emergency Lighting	20	
4.14	Overhaul and/or replace Waste Pipes, Stacks & Vents	20	
5.00	Exterior		

5.01	External boundary treatments - Recoat powder coated Finishes to railings	60	
5.02	Replace external signage	18	
5.03	15-year cutback & thinning of trees. Overhaul landscaping generally	20	
5.04	Replace CCTV provision	12	
5.05	External Handrails and balustrade	18	

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