



2nd July 2026

A site clarification visit was held on Thursday, 2 July 2026, at 10:30 a.m. at Żabbar Parish Church as part of the tender process for the restoration of the drum, dome, lantern, and roof areas, as well as the installation of a new lighting system for the dome and lantern.

The meeting commenced at 10:40 a.m. following the arrival of the contractors.

The attendees proceeded to the roof of the church, where an overview of the project was presented, highlighting the following scope of works:

1. Restoration works on the drum, dome, and lantern areas.
2. Restoration works on the lead sheeting of the dome.
3. Restoration works on the *deffun* roofs of the church and sacristy.
4. Installation of a new architectural lighting system for the drum and dome.

The meeting continued with a walkthrough of the roof areas to enable those present to assess the accessibility challenges as well as the condition of the existing building fabric.

The architect and civil engineer in charge also explained that the sacristy roof forms part of the project and should be addressed during the initial stages of the works.

Clarifications Raised During the Visit

Question 1

Q: Will the existing silverine waterproofing on the main aisle be retained?

A: The existing silverine waterproofing will be removed. Once removed, the condition of the underlying *deffun* layer will be assessed to determine whether localized repairs can be carried out or whether a completely new *deffun* layer will be required.

Question 2

Q: Will the remaining roof areas be redone in *deffun*?

A: Yes. The remaining roof areas, including the sacristy, are currently finished in *deffun*, which is generally in good condition. However, these areas must first be carefully cleaned to remove algae and biological growth so that any cracks can be properly identified. Areas with localized cracking will be carefully cut and repaired using *deffun*. If the extent of cracking is found to be significant, the entire roof area will be replaced with a new *deffun* layer.

Question 3

Q: Will the existing lightning protection system be retained?

A: No. The existing lightning protection system will be replaced. However, the installation of the new system does not form part of this tender and will be carried out separately by third parties.

Question 4

Q: Will contractors be permitted to use the spiral staircase to access the roof, or will an access platform/scaffold be required?

A: Access to the roof may be obtained via the spiral staircase. However, if contractors decide to erect scaffolding from ground level to facilitate the hauling of materials and improve accessibility, it is essential that such scaffolding be positioned on the side road, within the designated parking spaces. The scaffold must be properly enclosed and hoarded for security purposes. It is also recommended that the scaffold be fitted with an alarm system and/or security cameras to prevent any security risks to church property.

Meeting ended at 11.40am.