



GOVERNMENT
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Tender for the Renovation of Ċentru Santa Bernadetta, 9, Triq is-Santwarju, Haż-Żabbar

Ref No: CSP/I77.3.X2/23

Date Published	<i>9 September 2026</i>	
Requests for clarifications	<i>24 September 2026</i>	
Deadline for Submission	<i>30 September 2026</i>	<i>1200hrs</i>
Tender Opening	<i>30 September 2026</i>	<i>1300hrs</i>



SECTION 1 – INSTRUCTIONS FOR TENDERERS

1.1 General Instructions

1.1.1 In submitting a tender, the tenderer accepts in full and in its entirety, the content of this tender document, including subsequent clarifications issued by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta, whatever his own corresponding conditions may be, which he hereby waives. Tenderers are expected to examine carefully and comply with all instructions, forms, contract provisions and specifications contained in this tender document.

No account can be taken of any reservation in the tender as regards the tender document; any disagreement, contradiction, alteration or deviation shall lead to the tender offer not being considered any further.

Prospective tenderers must submit their response to this tender as indicated in Section 1.9.

1.1.2 The subject of this tender is the renovation of Ċentru Santa Bernadetta, 9, Triq is-Santwarju, Haż-Żabbar.

1.1.3 The time limit for the execution of the contract shall be as stipulated in the Technical Specifications of the individual lots.

1.1.4 This is a lump-sum contract.

1.1.5 This call for tenders is being issued under an open procedure.

1.1.6 The tenderer will bear all costs associated with the preparation and submission of the tender. The Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta will in no case be responsible or liable for such costs, whatever the conduct or outcome of the procedure.

1.2 Time-table

	DATE	TIME
Deadline for request for additional information from Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta	24 September 2026	1700hrs
Deadline for submission of tenders	30 September 2026	1200hrs
Tender opening session	30 September 2026	1300hrs
All times Central European Summer Time (CEST)		

1.3 Lots

- 1.3.1** This tender is divided into lots. Tenderers may submit a tender for one lot only/several lots (one or more lots)/all of the lots.
- 1.3.2** The tenderer must offer the whole of the quantity or quantities indicated for each lot. Under no circumstances will tenders for part of the quantities required be taken into consideration. Each lot may form a separate contract and the quantities indicated for different lots will be indivisible.
- 1.3.3** Contracts will be awarded lot by lot, in accordance with the award criteria in Section 1.12.

1.4 Variant Solutions

- 1.4.1** No variant solutions will be accepted. Tenderers must submit a tender in accordance with the requirements of the tender document.

1.5 Financing

- 1.5.1** The project is co-financed by the European Union, in accordance with the rules of the CAP SP 2023-2027 Programme, under the LEADER intervention.
- 1.5.2** The Contracting Authority of this tender is Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta

1.6 Selection Criteria

- 1.6.1** In order to be considered eligible for the award of the contract, tenderers must provide evidence that they meet or exceed certain minimum criteria described hereunder.

1.7 Explanations/Clarification Notes Concerning the Tender

- 1.7.1** Tenderers may submit questions in writing to Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta by sending an email to fond.pkam@gmail.com until 24 September 2026. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta shall reply to all tenderers' questions, and amend the tender documents by publishing clarification notes, up to at least 3 calendar days before the deadline for submission of tenders.
- 1.7.4** The Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta may, at its own discretion, as necessary, extend the deadline for submission of tenders to give tenderers sufficient time to take clarification notes into account when preparing their tenders.

1.8 Mandatory Site Visit

- 1.8.1** Mandatory site visits are strictly by appointment and will be held on 19 September 2026 between 07:30 and 13:00. Interested bidders are required to provide at least two days' notice by emailing fond.pkam@gmail.com. Bids without attendance for a site visit will be disqualified.

- 1.8.2** All measurements and quantities provided in this tender are indicative only. The Tenderer is solely responsible for verifying all dimensions and site conditions during the site visit. No claims for additional payment based on measurement discrepancies will be accepted once the contract is awarded.

1.9 Presentation & Submission of Tenders

- 1.9.1** The tender must comprise the following duly completed documents, inserted in a single, sealed envelope marked as Tender 'Renovation of Centru Santa Bernardetta, Żabbar - RefNo. CSP/I77.3.X2/23':

- (i) Tender Form (refer to Section 3).
- (ii) Tenderer's technical offer in response to specifications outlined in Section 2. Include all relevant literature.
- (iii) A financial bid calculated on a basis of Delivery Duty Paid (DPP) for the works/supplies tendered (refer to Section 4).

- 1.9.2** The tenderers submission must be typed in, or handwritten in indelible ink. Any pages on which entries or corrections to his submission have been made must be initialled by the person or persons signing the tender. All pages must be numbered consecutively by hand, machine or in any other way acceptable to Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta.

- 1.9.3** Prospective tenderers must submit their offer, marked as per 1.9.1, by depositing it in the tender box, located at Archdiocese of Malta, Archbishop's Curia, St Calcedonius Square, Floriana FRN 1535 MALTA, by not later than 30 September 2026 1200 hours.

- 1.9.4** No liability can be accepted for late delivery of tenders. Late tenders will be rejected and will not be evaluated.

1.10 Opening of Tenders

- 1.10.1** Tenders will be opened by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta during a public session on the 30 September 2026 at 1300 hours at the Archbishop's Curia, No. 18, St. Calcedonius Square, Floriana.

- 1.10.2** During the opening of the tenders, the tenderers' names, the tender prices and any other information the Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta may consider appropriate, will be made available.

1.11 Tender Evaluation Process

- 1.11.1** The Evaluation Committee will check the administrative and technical compliance of each tender. Tenders which are administratively and technically compliant will be evaluated financially.

1.12 Criteria for Award

- 1.12.1** The sole award criterion will be the price. The contract will be awarded to the cheapest priced tender satisfying the administrative and technical criteria.

1.13 Right of Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta to Accept or Reject any Tender

- 1.13.1** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to accept or reject any tender and/or to cancel the whole tender procedure and reject all tenders. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to initiate a new invitation to tender.
- 1.13.2** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta is not bound to proceed with this invitation to tender and it reserves the right to cancel or award only part of the contract.
- 1.13.2** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to conclude the contract with the successful tenderer within the limits of the funds available. It can decide to ask for a discount from the cheapest compliant tenderer.

1.14 Awarding

- 1.14.1** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta shall publish a notification on its website indicating the awarded contract, the financial aspect of the award and the name of the successful tenderer. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta shall, by electronic means, inform the tenderers concerned of the publication of the award.

1.15 Appeals

- 1.15.1** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta will be precluded from concluding the contract during the period allowed for the submission of appeals.
- 1.15.2** Any tenderer who is aggrieved by the award indicated by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta may, within five working days from the publication of the notice, file a letter of appeal.
- 1.15.3** The Appeals Board shall determine the complaint by upholding or rejecting it. The written decision of the Board shall be published on Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta website.

1.16 Contract

- 1.16.1** After the lapse of the appeals period, and pending that no objections have been received and/or upheld, the successful tenderer may be invited to clarify certain contractual questions raised therein.
- 1.16.2** The Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta shall send sign a contract with the successful tenderer specifying tender provision, timeframe and price as per same tender bid.

- 1.16.3** If the selected tenderer fails to sign the contract within the prescribed 7 calendar days, Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta may consider the acceptance of the tender to be cancelled, and offer the contract to the next bidder.

1.17 Performance Guarantee

- 1.17.1** The Contractor shall, within 15 calendar days of receipt of the contract, sign and date the contract and return it together with the original Performance Guarantee to the Contracting Authority. The amount of the guarantee shall be 4% where the amount of the total contract value exceeds €10,000 exclusive of VAT.
- 1.17.2** The performance guarantee shall be in the format given in Section 5 and shall be provided in the form of a bank guarantee. It shall be issued by a bank in accordance with the eligibility criteria applicable for the award of the contract.
- 1.17.3** The performance guarantee shall be released as per Article 13.9 of the General Conditions.

1.18 Information about this project

- 1.18.1** *This project will be co-financed by the European Union through funds from the 2021-2027 programming period (<https://fondi.eu>), obtained under LEADER Programme Measure 2 – **Enhancement of Social & Rural Infrastructure** of the Xlokk Local Development Strategy (CAP-SP 2023-2027).*
- 1.18.2** The project is co-financed, with a funding ratio of 80% provided by EU and 20% provided by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta's own funds.

SECTION 2 – TECHNICAL SPECIFICATIONS

NOTE: Where in this tender document a standard is quoted, it is to be understood that Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta will accept equivalent standards. However, it will be the responsibility of the respective bidders to prove that the standards they quoted are equivalent to the standards requested by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta.

2.1 Contract Objective

- 2.1.1** This tender is for the renovation of Ċentru Santa Bernadetta 9, Triq is-Santwarju, Haż-Żabbar, for project entitled: Enhancing Community Facilities: Renovation of Ċentru Santa Bernadetta, Żabbar - Ref No. CSP/I77.3.X2/23.

2.2 Completion Period

- 2.2.1** The works shall be carried out within the timeframe stipulated in the individual lot specifications listed in this section. All the works are to be completed within a maximum of period of thirteen (13) calendar weeks from the date of order to start works.
- 2.2.2** In the instance where the lots are assigned to different Contractors, the said Contractors undertake to liaise with the others for the smooth running of the project.

2.3 Terms and conditions

- 2.3.1** By submitting a quotation, bidders bind themselves to a rigorous quality assurance exercise. Approval and subsequent payment are subject to the satisfaction of Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta (Fondazzjoni) and may be subject to inspection by relevant national authorities and regulatory bodies. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to request changes or remedial works to the delivered services, at the contractor's expense, until the required professional standards and regulatory obligations are fully met.
- 2.3.2** Bidders shall submit proof of previous experience of similar works in other sites. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to request further information in this regard such as the provision of photographic evidence or links to websites.
- 2.3.3** Quotations must be submitted exclusively on the template provided.
- 2.3.4** Bidders shall submit a fixed lump-sum price for each lot they bid for and items shall not be subject to re-measurement. The Contractor's total offer must be all-inclusive of labour, materials, equipment, overheads, any applicable fees and permits as needed.
- 2.3.5** Where applicable, all disposal-related expenses incurred by the Contractor (transportation, tipping fees, dumping fees, hazardous-waste fees, waste-carrier and consignment-note charges) shall be deemed VAT-inclusive in the Contractor's quoted prices. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta

shall not be liable for any separate VAT or surcharge claim in respect of disposal costs.

- 2.3.6 All measurements provided in this tender are indicative only.** The Contractor is solely responsible for verifying all dimensions and site conditions during the scheduled site visit. No claims for additional payment based on measurement discrepancies will be accepted once the contract is awarded.
- 2.3.7** In all cases, works are to be executed in accordance with the highest industry standards, known as 'l-arti u s-sengħa'.
- 2.3.8** The contractor is responsible for maintaining a clean and safe work environment and the professional disposal of all waste.
- 2.3.9** This tender does not bind Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta to enter into any contractual agreement with any bidder.
- 2.3.10** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to cancel the solicitation and to reject any or all quotes, in whole or in part. Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta is not bound to accept any quote if the acceptance of such quote is determined to be contrary to the best interests of the Organisation.
- 2.3.11** Payment will be processed only upon the successful completion of an entire batch of works and following a formal certification of quality by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta's designated representative, unless otherwise agreed between the parties.
- 2.3.12** Payment shall be affected within 30 days from certification and receipt of a valid fiscal invoice.
- 2.3.13** No advance payments shall be made.
- 2.3.14** The selected contractor must provide valid fiscal receipts and any documentation necessary for the auditing of funds by the relevant authorities.
- 2.3.15** Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta reserves the right to withhold payment, in full or in part, should works not be completed within the deadlines and to the proper standards stated in this tender.
- 2.3.16** The selected contractor is strictly bound to ensure the site remains safe for the public by installing all necessary physical barriers and safety signage as directed.
- 2.3.17** The Contractor shall abide by all current Maltese health & safety, construction and environmental regulations and legislation, and any other such regulations or legislation which may come into force during the execution of the works. The Contractor assumes full responsibility for site safety in accordance with all applicable Maltese legislation.
- 2.3.18** The Contractor shall coordinate the programming of works with Fondazzjoni's appointed Project Manager and with the other contractors appointed under this tender. Any delay attributable to lack of coordination shall be the Contractor's risk.
- 2.3.19** Contractor shall be solely responsible for obtaining, paying for and complying with the conditions of any and all permits, licences and authorisations required from the Żabbar Local Council and/or from any other competent local authority in connection with the execution of the works, including (but not limited to) permits for the placement of skips, containers or waste receptacles on or adjacent

to the public road; the reservation of parking spaces for loading and off-loading; the occupation of any public area or pavement; and any permit or notification required in connection with working hours, noise, or the use of mechanical equipment. Copies of all such permits shall be provided to Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta prior to the commencement of the operations to which they relate and shall be always kept on site for inspection. All fees, charges and costs associated with such permits shall be deemed to be included in the Contractor's lump sum price; no claim for additional payment in respect of permits shall be entertained.

2.4 Coordination with Ċentru Santa Bernadetta, Żabbar Parish and Fondazzjoni

2.4.1 The Contractor shall observe close coordination with the staff of Ċentru Santa Bernadetta, Żabbar Parish and Fondazzjoni for the whole duration of the project. This will permit works to be carried out in co-ordination with other trades.

2.5 Occupational Health & Safety

2.5.1 The Contractor shall assume full responsibility and accountability regarding the health and safety of his/her employees and/or sub-contractors including any third parties involved in the execution of this contract. He shall also provide onsite all safety measures to ensure safety of the persons present on site at all times during the works and until the works have been fully completed. The Contractor shall be bound to conform to Legal Notice 52/2025 (S.L.646.27) as well as any other national legislation, regulations, standards, and/or codes of practice in effect during the execution of the contract, regarding health and safety issues, as they apply to the Contractor's particular operating situation and nature of work activities.

Contractor is obliged to ensure that all workmen on site wear safety headgear, clothing and footwear and abide by the Health and Safety Regulations. In default of this, Ċentru Santa Bernadetta reserves the right to penalise the Contractor. Penalties due shall be retained from progress payments.

2.4.2 The successful tenderer shall prepare and submit a Health and Safety Risk Assessment Report for all Works to be submitted as a signed hard copy once approved.

2.6 Contractor's Responsibility

2.6.1 The Contractor shall provide all the required material, tools, instruments and equipment as well as provide transport for his employees to and from the site of work.

The Contractor shall be fully responsible for his employees and his equipment, including those of the sub-contractors, if applicable.

He will also be held responsible for any damage, structural or otherwise, caused as a consequence of the works in progress to Contracting Authority and/or third-party property. This includes protection of all finishes (tiling, marble, railings, etc.) in building whilst carrying out works. Any damage caused shall be made good by the Contractor at his own expense.

2.7 Storage

- 2.7.1** The Contractor may, at the Client's discretion, be offered storage facilities for material and equipment during the period of works. Such arrangement shall be at the Contractor's risk and Centru Santa Bernadetta. shall therefore not be held responsible for any detrimental action including theft or damage.

2.8 Project Conditions

- 2.8.1** When the offers are evaluated, it shall be assumed that the respective tenderers are well aware of the site conditions and have assured themselves of the necessary works required including hoist ways, hoist way openings, verified all critical dimensions and examined supporting structures and all other conditions under which the work is to be carried out.
- 2.8.2** On tender submittal it shall be assumed that the tenderer is accepting the site conditions and the responsibility for satisfactory work performance.

2.9 Lot 1 – Membrane Patching and Resealing

2.9.1 Scope of Works

The Contractor shall supply and install a waterproofing membrane over the lift shaft, including dressing and securely terminating the membrane at the sides. The approximate area is 5 square metres.

In addition, the Contractor shall repair the existing waterproofing including membrane laid over the roof of Hall 2, including the provision of suitable patches to all identified damaged or defective areas. This roof has an approximate area of 325 square metres but the combined patching work required adds up to a much smaller area.

This specification therefore covers both the application of new waterproofing and remedial works required to repair, patch, and reseal compromised bituminous membrane waterproofing systems. The primary defects to address include:

- Foreign object penetrations and compromised sealant patches.
- Cracked, debonded, or split membrane at times at edges of building elements.
- Loose, debonded, or delaminated sections requiring either substrate repair and/or re-application.

2.9.2 Important dates

Timeframe for completion of this work: **November 2026.**

Maximum duration of works: **2 weeks**

2.9.3 Co-ordination with other Contractors

2.9.3.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.9.4 Assessment of Works Area

2.9.4.1 Bidders shall carry out an assessment of the works area and the existing damages during the mandatory site visit. The contractor's inspection shall not be limited to the damages areas but shall also consider surrounding membrane areas such as by physical probing to identify the full extent of debonded or compromised membrane beyond the visible defect.

2.9.4.2 Bidders are solely responsible for verifying all dimensions and site conditions during the said site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.9.5 General Requirements & Substrate Preparation

2.9.5.1 All target areas must be thoroughly cleaned of loose debris, dust, vegetation, oil, or any other substance using wire brushes and compressed air or clean water washing. Substrates must be dry prior to torch/primer application.

2.9.6 Materials and Applicable Standards

2.9.6.1 Bituminous Torch-On Membrane

- Material Specification: SBS or APP modified bitumen membrane (minimum 4 mm thickness), reinforced with non-woven polyester fabric. Surface finish shall be slate/mineral granule surfaced for UV exposure.
- Standards Compliance: Must comply with **EN 13707** (Flexible sheets for waterproofing - Reinforced bitumen sheets for roof waterproofing) and **EN 13969** (Damp proof sheets). Minimum tensile strength, cold flexibility, and heat resistance to be verified via manufacturer technical data sheets (TDS).

2.9.6.2 Liquid Waterproofing Membrane

- Material Specification: Single or two-component elastomeric liquid membrane (Polyurethane, Acrylic-Resin, or Hybrid Polyurethane-Acrylic) suitable for UV exposure, intricate detail works, and penetrations.
- Reinforcing Mesh: High-tensile alkali-resistant fiberglass mesh or non-woven polyester fleece (embedded between liquid membrane coats over joints, corners, and cracks).
- Standards Compliance: Must conform to **EN 14891** (Liquid-applied water-impermeable products) and **EOTA ETAG 005** (Liquid Applied Roof Waterproofing Kits). Must exhibit minimum 200% elongation at break and crack-bridging capability.

2.9.6.3 Reinforcing Mesh ('Tila')

- Material Specification: Non-woven polyester fleece or woven alkali-resistant glass-fiber mesh fabric (locally referred to as '*tila*' or membrane mesh). '*Tila*' serves as a structural reinforcement layer embedded directly into wet liquid membrane coats or cold-applied bituminous compounds over stress points (cracks, angle fillets, wall junctions, and around pipe penetrations).
- Weight & Properties: Minimum density of 100–160 g/m² for alkali-resistant glass fiber or 50–110 g/m² for polyester. Must be tear-resistant, flexible, and completely compatible with the selected liquid coating or primer without risk of delamination.

2.9.6.4 Substrate Repair & Priming Materials

- Bituminous Primer: Quick-drying, cold-applied solvent- or water-based bitumen primer conforming to **ASTM D41** / **EN 13970**.
- Repair Mortar / Plaster: Polymer-modified cementitious repair mortar modified with SBR (Styrene-Butadiene Rubber). SBR latex bonding agent for wall render and cavity repair, conforming to **EN 1504-3** (Class R2 or R3 structural/non-structural repair).

2.9.7 Workmanship and Specific Procedures

2.9.7.1 Penetrations and Insertions

- Carefully cut out and remove any penetrations or insertions if these are non-structural elements and any cracked, degraded sealant or bitumen around it down to sound concrete/screed.
- Substrate Infill: Fill any remaining void or cavity around the penetration point with high-strength, non-shrink repair mortar.
- Patching:
 - Apply a suitable quick-drying bituminous primer over the prepared substrate extending at least 150 mm beyond the repair perimeter.
 - Torch-apply a mineral-surfaced modified bitumen patch extending a minimum of 150 mm beyond the cut/damaged zone in all directions.
 - Fully seat and seal all patch edges, ensuring a neat compound bleed (approx. 5–10 mm) around the perimeter.

2.9.7.2 Cracks and Tears of Existing Membrane

- Trimming: Cut away any loose, frayed, cracked edges, loose, delaminated or damaged membrane flaps to establish a firmly adhered boundary or to reveal the underlying blockwork / masonry substrate.
- Where Substrate Plastering is required, this is separately covered under Lot 3 – External Plastering and Painting.
- Surface Preparation: Apply bituminous primer to all exposed concrete/screed surfaces and at least 100 mm onto adjacent existing membrane/substrates.
- Reinforced Patching:
 - Install a strip of modified bitumen membrane across joints or bends where the membrane is cracked.
 - Ensure the patch overlaps the existing sound membrane with a matching mineral-surfaced bituminous membrane on either side of the joint/crack (especially where parts of the existing membrane are required to be removed) by a minimum of 100–150 mm.
 - Fully torch-bond the membrane strips and patches, dressing tightly into the corner/bend without leaving air pockets or voids underneath. Heat-seal all seams securely using a trowel to squeeze out compound and form a watertight seal.

2.9.8 Testing and Commissioning

2.9.8.1 Visual & Physical Inspection: All patch edges, seams, and laps must be inspected for complete bonding and continuous bitumen bleed.

2.9.8.2 Water Tightness Test: Where feasible, conduct a localized flood test or water spray test over repaired joints and penetrations for a minimum of 2 hours to confirm watertight integrity before handover.

2.9.9 Site Safety & Third-Party Protection:

2.9.9.1 The contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all work areas at all times.

2.9.9.2 The contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.9.10 Operational Cleanliness & Waste Management

2.9.10.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.9.10.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.9.10.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.9.10.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.9.11 Protection of Property

2.9.11.1 The contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.10 Lot 2 – External Roof Interventions

2.10.1 Scope of Works

The Contractor shall repair and improve the water tightness of the external roof over the main hall measuring approximately 60 to 65 square metres. The concrete screed has been inspected and appears to be in a relatively good condition but maintenance works are required.

This specification therefore covers surface cleaning, the resealing of the expansion joints and membrane works along the perimeter.

2.10.2 Important dates

Timeframe for completion of this work: **November 2026.**

Maximum duration of works: **2 weeks**

2.10.3 Co-ordination with other Contractors

2.10.3.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.10.4 Assessment of Works Area and Damages

2.10.4.1 Bidders shall carry out an assessment of the works area and the existing damages during the mandatory site visit.

2.10.4.2 Bidders are solely responsible for verifying all dimensions and site conditions during the said site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.10.5 General Requirements & Surface Cleaning

2.10.5.1 Biocide Treatment: Apply a suitable biocide/fungicidal wash to treat active algae, lichen, and biological staining across the concrete screed surface. Allow sufficient dwell time per manufacturer specifications to fully neutralize organic growth before rinsing.

2.10.5.2 All target areas must be thoroughly cleaned of loose debris, dust, vegetation, oil, or any other substance using wire brushes and clean water washing. Clean the treated screed using low-to-medium pressure water jetting to remove dead biological material, dirt, and loose debris without damaging the underlying concrete matrix. Ensure drainage outlets remain clear during washing. Substrates must be dry prior to membrane application.

2.10.6 Materials and Applicable Standards

2.10.6.1 Biocidal Wash / Algae Treatment

- Industrial-grade, non-acidic fungicidal surface cleaner containing quaternary ammonium compounds, compliant with BS EN 15457 (Resistance to Fungi).

2.10.6.2 Polyurethane Joint Sealant & Primer

- High-performance, low-modulus polyurethane joint sealant (e.g., Sikaflex-15 LM or equivalent) with matching substrate primer. Must conform to **ISO 11600 Class F 25 LM** and **ASTM C920 Type S, Grade NS, Class 25**.

2.10.6.3 Joint Backer Rod

- Closed-cell, non-absorbing polyethylene foam rod sized 25% larger than the joint width, complying with **ASTM C1330**.

2.10.6.4 Perimeter Fillet Mortar

- Pre-bagged, fiber-reinforced, non-shrink polymer-modified cementitious repair mortar achieving >30 MPa compressive strength, conforming to **BS EN 1504-3 (Class R3/R4)**.

2.10.6.5 Liquid Waterproofing Membrane

- Cold-applied, UV-resistant polyurethane liquid waterproofing membrane system reinforced with non-woven polyester fleece. System must meet **ETAG 005 / EAD 030350-00-0402** requirements with an expected service life category of 10 years.

2.10.7 Workmanship and Specific Procedures

2.10.7.1 Expansion Joint Raking & Resealing

- Joint Preparation: Mechanically rake out existing degraded filler and raked joints to a uniform width and depth. Thoroughly clear debris using dry, oil-free compressed air.
- Priming & Backing: Insert a closed-cell polyethylene foam backing rod where required to control sealant depth and prevent three-sided adhesion. Apply a dedicated polyurethane primer to the vertical joint faces.
- Mastic Application: Seal all joint runs flush with high-performance, UV-resistant polyurethane joint sealant (e.g., Sikaflex-15 LM / PRO-3 or equivalent). Tool smoothly to ensure a watertight seal.

2.10.7.2 Perimeter Fillet ('Sgoxx') Construction

- Substrate Preparation: Rake out loose material and wire-brush the wall-to-floor junction across the entire perimeter up to a height of 150 mm. The façade wall overlooking Triq is-Santwarju is relatively thick and a difference in level exists between the wall and the

concrete screed. This junction shall be similarly prepared. Dampen the substrate with water prior to mortar application.

- Fillet Forming: Install a smooth 45-degree angle fillet ('sgoxx') along all perimeter junctions using a pre-packaged, fiber-reinforced, non-shrink polymer-modified repair mortar. Ensure seamless continuity at all internal and external corners.

2.10.7.3 Perimeter Liquid Waterproofing Membrane

- Primer Coat: Apply a compatible primer coat over the cured perimeter fillet, extending 150 mm vertically onto the wall/parapet upstand and 150 mm horizontally onto the screed. This shall be applied over the entire thickness of the façade wall and also extending by 150mm onto the concrete screed. The façade wall shall be cleaned and treated as specified in these specifications.
- Membrane Application: Apply a multi-coat, fiber-reinforced polyurethane liquid waterproofing system over the primed zone. Embed reinforcement mesh across the fillet angle between coats to accommodate structural movement. Ensure a dry film thickness complying with manufacturer standards for exposed roof conditions.

2.10.8 Commissioning

2.10.8.1 Visual & Physical Inspection: All works must be inspected at the presence of the client and shall be to his satisfaction.

2.10.9 Site Safety & Third-Party Protection:

2.10.9.1 The contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all work areas at all times.

2.10.9.2 The contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.10.10 Operational Cleanliness & Waste Management

2.10.10.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.10.10.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.10.10.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.10.10.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.10.11 Protection of Property

- 2.10.11.1** The contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.11 Lot 3 – External Plastering and Painting

2.11.1 Scope of Works

The Contractor shall plaster and paint a number of external locations which are not yet plastered or that have open joints. These include the following:

- External side of west wall of terrace and kitchenette having an approximate area of 45 square metres,
- External sides of lift shaft having an approximate area of 45 square metres,
- A couple of external walls of roof structures at south end of Hall 2 having an approximate area of 15 square metres,
- Plaster and paint over the ceiling to wall joint and extend one course below and one course above along the external north wall of the main hall having an approximate area of 7 square metres.

This specification covers the required works.

2.10.2 Important dates

Timeframe for completion of this work: **November 2026.**

Maximum duration of works: **2 weeks**

2.11.3 Co-ordination with other Contractors

2.11.3.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.11.4 Assessment of Works Area

2.11.4.1 Bidders shall carry out an assessment of the works area during the mandatory site visit.

2.11.4.2 Bidders are solely responsible for verifying all dimensions and site conditions during the said site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.11.5 Surface Preparation and Protection

2.11.5.1. Comprehensive Masking:

The contractor is responsible for protecting all windows, doors, and railings using appropriate masking tape and sheeting wherever required.

2.11.5.2. Sensitive Equipment:

Special care must be taken to protect apertures, any a/c units and any other equipment from dust and paint ingress.

2.11.5.3. Component Removal:

For any components, such as light fittings, the Contractor has the option to carefully remove these items before painting and reinstate them upon completion; any damage caused during removal or reinstatement shall be at the Contractor's expense.

2.11.5.4. General Protection:

Heavy-duty protective sheeting must be installed over any other fixed assets not mentioned above as necessary.

2.11.5.5. Surface Preparation: Wire-brush and pressure-wash all existing exposed masonry, concrete blockwork, and joint lines to remove efflorescence, dirt, biological growth, loose cementitious patches, and debris.**2.11.5.6. Substrate Repair:** Hack away loose mortar joints and fill with suitable repair mortar prior to render application.**2.11.5.7. Bonding & Priming:** Apply a stabilizing exterior bonding agent / key coat (e.g., SBR latex-modified slurry or equivalent) to all prepared masonry and concrete surfaces.**2.11.5.8. Mesh Reinforcement:** Embed alkali-resistant fiberglass mesh across dissimilar material joints (e.g., stone-to-blockwork interfaces and ceiling-to-wall junctions) to prevent hairline reflective cracking.**2.11.6. Plastering and paint application:****2.11.6.1.** All external rendering shall be executed in accordance with BS EN 13914-1, applied over clean, properly prepared substrates with bell-cast beads provided at base details. Application shall consist of a 2-coat system ensuring each successive coat is weaker and thinner than the substrate to prevent debonding and cracking.**2.11.6.2.** Apply a 2-coat weather-resistant breathable render system suitable for exposed rooftop masonry/blockwork. Basecoat: 10–12 mm cement-lime scratch coat. Finish Coat: 3–5 mm breathable smooth hydraulic lime or exterior-grade mineral plaster, finished true to line and level. The finish coat shall provide exterior protective textured or smooth finish coat, resistant to wind-driven rain and thermal cracking.**2.11.6.3.** Finish smooth and flush with adjacent surfaces using a fine lime/cement finish coat. All render/plaster products must be weather-resistant, UV-stable, and vapor-permeable.**2.11.6.4.** Allow full curing times between base and finish coats in accordance with manufacturer specifications.

2.11.7. Final Handover

- 2.11.7.1.** Upon completion, all protective materials must be removed, and the work area must be professionally cleaned, ensuring all surfaces are free from paint splashes and debris.

2.11.8. Colour Selection

- 2.11.8.1.** The Contractor shall procure and present a colour chart from a recognised paint manufacturer (a digital version is acceptable) from which Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta will select the final colours. The chosen colours shall be confirmed by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta in writing prior to application.
- 2.11.8.2.** Before applying paint to the full surface, the Contractor shall apply a test patch of approximately 1m² in a location indicated by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta for each selected colour. Full application shall only proceed once Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta has confirmed the colour and finish in writing.
- 2.11.8.3.** The lump sum price shall include the supply and application of up to two (2) different colours across the works.

2.11.9. Material Approval & Warranty

- 2.11.9.1.** Before any material is procured or applied, the Contractor shall liaise with the Fondazzjoni for written approval. The Fondazzjoni reserves the right to request the Contractor to submit the technical datasheets of the proposed primer, filler, and paint products to Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta prior to approval.
- 2.11.9.2.** The Contractor warrants all workmanship and materials for a minimum period of 24 months from the date of completion. Any peeling, flaking, blistering, cracking, or premature colour failure occurring within this period — and not attributable to user damage, water ingress from third-party causes, or structural movement — shall be remedied by the Contractor at their own expense, including the supply of materials and the protection and reinstatement of the affected area.

2.11.10 Commissioning

- 2.11.10.1** Visual & Physical Inspection: All works must be inspected in the presence of the client and shall be to his satisfaction.

2.11.11 Site Safety & Third-Party Protection:

- 2.11.11.1** The contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all work areas at all times.
- 2.11.11.2** The contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.11.12 Operational Cleanliness & Waste Management

- 2.11.12.1** The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.
- 2.11.12.2** Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).
- 2.11.12.3** Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.
- 2.11.12.4** Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.11.13 Protection of Property

- 2.11.13.1** The contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.12 Lot 4 – Internal Roof Intervention

2.12.1 Scope of Works

This section covers the structural inspection, concrete delamination, reinforcement cleaning/protection, and mortar repair of the concrete ceiling slab underside at Centru Santa Bernardetta comprising mainly the main hall all the way to the games room.

2.12.2 Important dates

Timeframe for completion of this work: **December 2026.**

Maximum duration of works: **2 weeks**

2.12.3 Co-ordination with other Contractors

2.12.3.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.12.4 Assessment of Works Area

2.12.4.1 Bidders shall carry out an assessment of the works area during the mandatory site visit.

2.12.4.2 Bidders are solely responsible for verifying all dimensions and site conditions during the said site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.12.5 Inspection, Sounding, and Architect's Approval

2.12.5.1 Initial Inspection & Sounding: The Contractor shall perform hammer-sounding over the entire ceiling area to identify all areas of delaminated, spalled, or hollow-sounding concrete. The client's Architect/Engineer shall be informed to inspect.

2.12.5.2 Architect's Sign-Off: The Contractor shall mark the boundaries of all defective concrete. Work shall only proceed once the Architect has inspected the extent of delamination and provided written approval of the final repair area.

2.12.6 Demolition & Concrete Breakout

2.12.6.1 Concrete Removal: Break out all defective, cracked, and spalled concrete back to sound, solid concrete using lightweight hand tools.

2.12.6.2 Undercutting Reinforcement: Breakout must continue around all exposed, corroded reinforcement bars to a depth of at least **15 mm to 20 mm behind the bars where necessary**, allowing full perimeter exposure for cleaning and material encapsulation. This depth of undercutting shall only be executed where specified by the architect in charge.

- 2.12.6.3 **Edge Preparation:** Saw-cut the perimeter of the repair area to a minimum depth of 10 mm (feather-edging is strictly prohibited). Feathered edges shall be squared off to prevent shrinkage cracking.

2.12.7 Substrate & Reinforcement Preparation

- 2.12.7.1 **Reinforcement Cleaning:** Grit-blasting or mechanical wire-brushing shall be used to clean all exposed reinforcement bars to remove all rust, scale, and corrosion products down to bright metal (ISO 8501-1 SA 2½ / St 3).
- 2.12.7.2 **Important Technical Note on Primers:** Standard **red oxide paints/primers must NOT be used** on structural reinforcement steel intended to be bonded within cementitious repair mortars, as they prevent proper mechanical and chemical bonding.
- 2.12.7.3 **Corrosion Protection:** Immediately after cleaning, exposed steel shall be coated with a dedicated cementitious corrosion-inhibiting slurry (e.g., *Sika MonoTop®-1010* or *Sika MonoTop®-610*), applied in two coats to achieve a minimum uniform dry film thickness of 2 mm.
- 2.12.7.4 **Substrate Preparation:** Concrete surfaces must be thoroughly cleaned of dust, loose particles, and contaminants, then pre-wetted to a **saturated surface dry (SSD)** condition prior to repair mortar application.

2.12.8 Concrete Repair System

- 2.12.8.1 **Bonding Primer:** Apply a bonding slurry (e.g., *Sika MonoTop®-1010* or *Sikadur®-32+* for overhead applications) to the SSD concrete substrate to ensure optimal adhesion.
- 2.12.8.2 **Structural Repair Mortar:** Rebuild the concrete profile using an overhead-rated, polymer-modified, fiber-reinforced structural mortar (e.g., *Sika MonoTop®-412 N* / *Sika MonoTop® series*, meeting EN 1504-3 Class R4 standards).
- 2.12.8.3 **Waterproofing Admixture (Sika-1 System):** Where water ingress protection is specified, incorporate *Sika-1* liquid waterproofing admixture into the hand/spray-applied repair mortar or render system in strict compliance with manufacturer dosing ratios (typically 1 part *Sika-1* to 10 parts gauging water).
- 2.12.8.4 **Application & Curing:** Mortar shall be applied wet-on-wet over the bonding primer in layers appropriate for overhead application. Once finished to match the surrounding ceiling profile, the repair must be cured using wet burlap, plastic sheeting, or an approved curing compound to prevent rapid drying and shrinkage cracking.

2.12.9. Final Handover

- 2.12.9.1. Upon completion, all protective materials must be removed, and the work area must be professionally cleaned, ensuring all surfaces are free from paint splashes and debris.

2.12.10. Material Approval & Warranty

2.12.10.1. Before any material is procured or applied, the Contractor shall liaise with the Fondazzjoni for written approval. The Fondazzjoni reserves the right to request the Contractor to submit the technical datasheets of the proposed materials to Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta prior to approval.

2.12.10.2. The Contractor warrants all workmanship and materials for a minimum period of 24 months from the date of completion. Any peeling, flaking, blistering, cracking, or premature failure occurring within this period — and not attributable to user damage, water ingress from third-party causes, or structural movement — shall be remedied by the Contractor at their own expense, including the supply of materials and the protection and reinstatement of the affected area.

2.12.11 Commissioning

2.12.11.1 Visual & Physical Inspection: All works must be inspected at the presence of the client and shall be to his satisfaction.

2.12.12 Site Safety & Third-Party Protection:

2.12.12.1 The contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all work areas at all times.

2.12.12.2 The contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.12.13 Operational Cleanliness & Waste Management

2.12.13.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.12.13.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.12.13.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.12.13.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.12.14 Protection of Property

- 2.12.14.1** The contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.13 Lot 5 – Internal Plastering and Painting

Scope of works

The works comprise:

- the surface repair, where required, and the painting of the interior walls of Ćentru Santa Bernadetta. For indication purposes only, total wall area is circa 480 m², total ceiling area is circa 200 m².
- any works required to smoothen out the aperture openings after the removal of the existing timber window apertures. The approximate sizes of these apertures can be found in the table listed in Lot 8.

2.13.1 Important dates

Timeframe:

- For window opening preparation: **November 2026.**
- For the surface repair and painting: **December 2026 – January 2027**

Maximum duration of works:

- For window opening preparation: **1 week.**
- For the surface repair and painting: **2 weeks**

2.13.2 Co-ordination with other Contractors

2.13.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.13.3 Surface Preparation and Protection

2.13.3.1. Comprehensive Masking:

The contractor is responsible for protecting all windows, doors, and railings using appropriate masking tape and sheeting.

2.13.3.2. Sensitive Equipment:

Special care must be taken to protect light fittings, fans or any other equipment from dust and paint ingress.

2.13.3.3. Component Removal:

For light fittings and fans, the Contractor has the option to carefully remove these items before painting and reinstate them upon completion; any damage caused during removal or reinstatement shall be at the Contractor's expense.

2.13.3.4. General Protection:

Heavy-duty protective sheeting must be installed over all floor tiles, furniture, and any other fixed assets not mentioned above.

2.13.4. Sanding, cleaning, surface repair, paint application:

- 2.13.4.1** All walls and ceilings must be professionally sanded to remove old, flaking paint and surface imperfections, creating a smooth substrate for adhesion.
- 2.13.4.2** All cracks, chips, and holes must be filled with a high-quality interior filler and sanded flush with the existing wall surface.
- 2.13.4.3** Smoothing of the supporting walls, where necessary, after the removal of the existing apertures.
- 2.13.4.4** Application of one coat of stabilizing primer to all repaired or porous areas to ensure uniform absorption.
- 2.13.4.5** Application of a minimum of two full coats of high-quality, washable acrylic, breathable paint to all walls and ceilings. The final coat is to be applied once the other works listed in this tender are concluded.
- 2.13.4.6** Sharp, professional lines must be maintained at all ceiling junctions and around electrical fittings and apertures.

2.13.5. Final Handover

- 2.13.5.1.** Upon completion, all protective materials must be removed, and the work area must be professionally cleaned, ensuring all surfaces are free from paint splashes and debris.

2.13.6. Colour Selection

- 2.13.6.1.** The Contractor shall procure and present a colour chart from a recognised paint manufacturer (a digital version is acceptable) from which Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta will select the final colours. The chosen colours shall be confirmed by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta in writing prior to application.
- 2.13.6.2.** Before applying paint to the full surface, the Contractor shall apply a test patch of approximately 1m² in a location indicated by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta for each selected colour. Full application shall only proceed once Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta has confirmed the colour and finish in writing.
- 2.13.6.3.** The lump sum price shall include the supply and application of up to five (5) different colours across the works.

2.13.7. Material Approval & Warranty

- 2.13.7.1.** Before any material is procured or applied, the Contractor shall liaise with the Fondazzjoni for written approval. The Fondazzjoni reserves the right to request the Contractor to submit the technical datasheets of the proposed primer, filler, and

paint products to Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta prior to approval. As a minimum:

- 2.13.7.1.1.** Interior paint shall be a water-based acrylic, breathable, washable product, classified under EN 13300 with a wet-scrub resistance of Class 1 or Class 2.
- 2.13.7.1.2.** Paint products shall comply with the VOC limits set out in EU Directive 2004/42/EC (Phase II) for interior matt/satin wall and ceiling paints.
- 2.13.7.1.3.** Fillers and primers shall be from the same manufacturer as the topcoat, or otherwise be certified by the manufacturer as compatible.
- 2.13.7.1.4.** The Contractor warrants all workmanship and materials for a minimum period of 24 months from the date of completion. Any peeling, flaking, blistering, cracking, or premature colour failure occurring within this period — and not attributable to user damage, water ingress from third-party causes, or structural movement — shall be remedied by the Contractor at their own expense, including the supply of materials and the protection and reinstatement of the affected area.

2.13.8 Site Safety & Third-Party Protection:

- 2.13.8.1** The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.
- 2.13.8.2** The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.13.9. Operational Cleanliness & Waste Management

- 2.13.9.1** The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.
- 2.13.9.2** Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).
- 2.13.9.3** Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.
- 2.13.9.4** Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.13.10. Protection of Property

2.13.10.1. The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta.

2.14 Lot 6 – Plumbing

Scope of works

The works comprise the following:

- Disconnection, capping and removal of all redundant existing pipework being replaced.
- Off-site disposal of all spoil, demolition material and redundant pipework at an authorised disposal site, including all dumping fees.
- Installation of new plumbing system for bathrooms 1 and 2.
 - o Each room will be serviced with a WC and a washbasin
- The plumbing, procurement and installation of a new tap outlet in bathroom 1
- The installation of the main water supply to and wastewater connection from the kitchenette's main basin.

Bathroom 1 which is located on the second floor has the following dimensions:

Width: 0.993 m

Depth: 1.414 m

Height: 2.715 m

This room has 0.568m x 0.883m window in the 0.993 m x 2.715 m wall and a door measuring 0.65 m x 1.9 m facing it.

Bathroom 2 which is located on the stairs landing leading to the second floor has the following dimensions:

Width: 1.16 m

Depth: 2.89 m

Height: 1.806 m

This room has 0.4m x 0.5m window in the 1.16 m x 1.806 m wall and a door measuring 0.71 m x 1.80 m facing it.

Note: Bidders are solely responsible for verifying all dimensions and site conditions during the mandatory site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.14.1 Important dates

Timeframe for completion of works: **December 2026**

Maximum duration of works: **2 weeks**

2.14.2 Co-ordination with other Contractors

2.14.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.14.3 General

- 2.14.3.1** The Contractor shall supply, install, test, commission and warrant all plumbing infrastructure within the scope of this tender, executed in full compliance with the technical specifications set out in this tender, all relevant European and Maltese standards, and the requirements of the Water Services Corporation (WSC).
- 2.14.3.1.1** All works shall be executed to *l-arti u s-sengħa* and shall comply with the latest editions of the relevant European Standards including, but not limited to, the standards cited in this tender, the requirements of the Water Services Corporation (WSC), Maltese national regulations and the conditions of any permits or approvals required for the works.
- 2.14.3.1.2** Where any conflict arises between the standards cited in this tender and the requirements of WSC or any other competent authority, the more stringent requirement shall apply.

2.14.4 Materials and Standards for the potable water supply

- 2.14.4.1** Polybutylene (PB) multilayer barrier pipe — HEP2O ("Acorn") system or approved equivalent — to BS 7291 Part 2 and EN ISO 15876, with the manufacturer's proprietary demountable push-fit fittings, WRAS-approved, suitable for hot and cold-water service.
- 2.14.4.2** All clips, brackets, isolating valves and accessories shall be from the same manufacturer's system or compatible per the manufacturer's documentation. Mixing of components from different proprietary systems is not permitted.

2.14.5 Installation of Internal supply pipework (HEP2O / or equivalent Polybutylene system)

- 2.14.5.1** Pipework shall be installed strictly in accordance with the manufacturer's instructions for the HEP2O system (or for the approved equivalent system actually supplied), including correct depth of insertion, use of pipe inserts at every joint, and use of the manufacturer's demounting tool only.
- 2.14.5.2** An isolating valve shall be provided at each branch take-off and at every fixture connection.
- 2.14.5.3** Provision shall be made for thermal expansion on all runs exceeding 5 m by means of expansion loops or offsets per the manufacturer's design tables.
- 2.14.5.4** Any section of the Polybutylene supply pipework (HEP2O or equivalent system) running underground or otherwise buried (e.g. beneath a floor screed, in a wall chase to be re-rendered, or in a buried trench between structures) shall be drawn through a continuous protective sleeve pipe of rigid PVC or equivalent, of the following minimum internal-bore dimensions: a 15 mm supply pipe within a 25 mm sleeve; a 22 mm supply pipe within a 32 mm sleeve. The sleeve shall extend at least 50 mm beyond each end of the buried section into accessible space, shall be sealed at both ends against ingress of water or vermin, and shall be of sufficient straightness and

minimum bend radius to allow the supply pipe to be withdrawn and replaced through the sleeve in future without breaking out the buried section.

2.14.6 Disconnection and removal

2.14.6.1 Existing pipework being replaced shall be drained, capped at both ends, disconnected and removed in full, with all redundant material taken off-site to an authorised disposal facility.

2.14.7 Testing and commissioning

2.14.7.1 Buried pipes shall be tested in accordance with EN 1610 (air or water test) before concrete encasement (HP2) and again after backfilling.

2.14.7.2 All potable water pipework shall be hydrostatically pressure-tested in accordance with EN 806-4 and with the installation and testing instructions of the HEP2O (or equivalent system) manufacturer, whichever requirement is more stringent. The test pressure shall be not less than $1.5 \times$ working pressure (minimum 15 bar) held for at least 60 minutes without loss, except where the manufacturer's manual specifies a higher test pressure or a longer hold duration, in which case the manufacturer's requirement shall apply. The Contractor shall hand over a copy of the manufacturer's testing-procedure page, marked-up and signed by the licensed installer to confirm the procedure followed, as part of the HP3 acceptance documentation. Final commissioning shall include a flow test of all gullies, floor drains and waste branches, with no slow drainage, backflow, weeping joints or odour escape (HP4).

2.14.8 Hold points and acceptance

2.14.8.1 The works shall be subject to four (4) hold points. The Contractor shall give the Project Architect a minimum of two (2) working days' notice before each hold-point inspection. No further works shall proceed past a hold point until written acceptance has been received.

HP1 — Setting out: routes and connection points reviewed and accepted before any excavation, chasing or fixing.

HP2 — Pre-cover: all buried pipework and all concealed internal pipework inspected by Fondazzjoni għall-Patrimonju Kulturali tal-Arcidjocesi ta' Malta, before any concrete encasement of buried runs and before any chases are covered by subsequent trades. The Contractor shall give Fondazzjoni not less than two (2) working days' notice before any pipe is to be concrete-encased or otherwise covered.

HP3 — Pressure test on supply: hydrostatic pressure test of all potable water pipework witnessed and passed.

HP4 — Final commissioning and as-built record: full system flow test passed; anti-flooding valve manual-closure function tested and photos taken as evidence submitted to Fondazzjoni before final acceptance and release of the final payment.

2.14.9 Warranty

2.14.9.1 The Contractor shall warrant the entire installation against defects in materials and workmanship for a period of **twenty-four (24) months** from the date of final acceptance, and do repairs at their own expense.

2.14.9.2 The Contractor shall hand over all manufacturers' installation, operation and maintenance documentation, as applicable.

2.13.10 Site Safety & Third-Party Protection:

2.13.10.2 The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties — including all building users, visitors, pedestrians, neighbours and the general public — both inside the premises and in any public or shared area outside the premises that is affected by the works. High-risk areas inside and outside shall be cordoned off, clear and safe passage shall be maintained in all common areas at all times, and adequate signage shall be installed to warn of any temporary hazard.

2.13.10.3 The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.13.11 Operational Cleanliness & Waste Management

2.13.11.2 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.13.11.3 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.13.11.4 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.13.11.5 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.13.12 Protection of Property

2.14.12.1 The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni għall-Patrimonju Kultarli tal-Arcidjocesi ta' Malta.

2.15 Lot 7 – Electrical Installation

Scope of works

The works comprise the following:

Phase 1:

- Move existing lighting point in bathroom 2 from current position to above the sink
- The installation of a new cable run to power two new double sockets in the main hall.
 - One of the sockets will serve the monitor and sound bar.
 - The other socket will be used for the laptop.
- Replace two-gang switch in the main hall with a four-gang switch
- Removal of vertical trunking, wiring and sockets feeding an old water heater in corridor leading to Games Room
- Remove three (3) redundant light bulbs in Games Room and cover the rose box with a lid cover.
- Cover an open rose box in Games Room with a lid cover.
- Removal of extra wiring loops present in games room and covering of the two (2) rose boxes with a lid cover.

Phase 2:

- Replacement of existing light fittings in Games Room with new ones procured by Fondazzjoni
- Removal of existing light fittings and installation of new ones procured by Fondazzjoni in Main Hall
 - These will be attached to the gypsum structure that will be built as part of this project under Lot 14.

2.15.1 Important dates

Timeframe:

- For all works listed above except replacement of light fittings: **December 2026.**
- For replacement of light fittings: **February-March 2027**

Maximum duration of works:

- For all works listed above except replacement of light fittings: **2 weeks.**
- For replacement of light fittings: **1 week**

2.15.2 Co-ordination with other Contractors

2.15.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.15.3 General and regulatory framework

2.15.3.1. All works shall be executed by an MRA-licensed electrician holding a valid licence of the class appropriate to the works (typically Class B for a single-phase installation up to 60 A). The Bidder shall submit, with their bid, a clear copy of the licence(s) of every electrician who will perform the works on site.

2.15.3.2. All works shall comply with:

- (a) BS 7671:2018 + Amendment 2:2022 (the IET Wiring Regulations, 18th Edition);
- (b) the Maltese Electricity Market Act (Cap. 545) and its subsidiary legislation;
- (c) the technical conditions of Enemalta plc for the consumer-side installation, including any meter, supply isolator and main earthing requirements;
- (d) the Occupational Health and Safety Authority Act (Cap. 424) and Subsidiary Legislation thereunder; and
- (e) all current Maltese construction and environmental regulations and legislation.

2.15.3.3. Where any conflict arises between the standards cited in this tender and the technical requirements of Enemalta or any other competent authority, the more stringent requirement shall apply.

2.15.4 Wiring methods

2.15.4.1 Cable colour code: brown (live), blue (neutral), green-and-yellow (Earth) throughout the installation.

2.15.4.2 All surface boxes shall be PVC as appropriate to the location and required IP rating. All accessory plates (sockets, switches, fused spurs, isolators) shall be MK Logic Plus white, or approved equivalent of equal or higher mechanical, electrical and safety rating.

2.15.5 Cable sizing

2.15.5.1 The minimum cable size used should be 2.5 mm². In the case, if applicable, of the Cooker (hob and oven) circuit the minimum cable size used should be 6 mm².

2.15.5.2 The Contractor shall verify by the calculation method of BS 7671 Appendix 4 (taking into account installation method, grouping, ambient temperature and voltage drop) that the cable sizes selected satisfy current-carrying capacity ($I_z \geq I_n \geq I_b$), voltage drop ($\leq 3\%$ for lighting, $\leq 5\%$ for power), and earth-fault loop impedance ($Z_s \leq$ value from Table 41.3 for the protective device used).

2.15.6 Accessories

2.15.6.1 Sockets shall be 13 A double sockets, switched and shuttered, MK Logic Plus white or approved equivalent of equal or higher quality.

2.15.6.2 Switches shall be MK Logic Plus white or approved equivalent.

- 2.15.6.3** Fused connection units (FCUs / fused spurs) shall be 13 A switched type with neon, fitted with a BS 1362 fuse of rating appropriate to the load (3 A or 13 A as relevant).
- 2.15.6.4** Cooker isolator: 45 A double-pole switch with neon, mounted at minimum 1500 mm above floor level and not more than 2 m from the appliance position. Dual flex outlet plate to provide two independent fixed connections to the future hob and to the future oven, each fitted with cord grips.
- 2.15.6.5** Water heater local isolator: 13 A fused double-pole switch with neon, mounted on the wall adjacent to the heater for local safe maintenance, with the load fed via the 13 A FCU on the kitchen ring.
- 2.15.6.6** Existing light points will be used. Light fittings are not within the scope of supply under this tender; the Fondazzjoni-supplied fittings shall be installed by the Contractor at second fix and shall be tested and commissioned as part of the installation at HP4.

2.15.7 Testing, commissioning and certification

- 2.15.7.1** Testing and commissioning shall be carried out by the Contractor's licensed electrician.
- 2.15.7.2** On completion, the Contractor shall issue the following documentation to Fondazzjoni, in both hard copy and digital (PDF) form: (a) Electrical Installation Certificate (EIC), covering the newly installed parts, signed by the licensed electrician with their MRA licence number stated; (b) Schedule of Test Results for every new installation; (c) schematic diagram of the installations done, showing cable sizes and any other relevant information; (d) as-built layout drawing showing the position of every new accessory, conduit and trunking route.

2.15.8 Hold points and acceptance

- 2.15.8.1** The works shall be subject to four (4) hold points (HP1–HP4). The Contractor shall give the Fondazzjoni Project Manager a minimum of two (2) working days' notice before each hold-point inspection. No further works shall proceed past a hold point until written acceptance has been received from Fondazzjoni.

HP1 — Joint setting-out: the Contractor's licensed electrician shall walk the building with Fondazzjoni and jointly mark on the walls and floors the position of every accessory, light point, conduit and trunking route, cooker isolator and water-heater isolator; the agreed mark-up shall be accepted by Fondazzjoni before any first-fix work begins.

HP2 — First-fix complete: new conduit routes completed; all cables drawn in; conduit ends sealed; visual continuity verified; cable runs photographed by the Contractor for record. Acceptance of HP2 by Fondazzjoni is the trigger for the relevant contractor to plaster and paint the rooms; the Contractor shall give the said contractor not less than two (2) working days' notice of HP2 release.

HP3 — Second-fix complete: all accessories and light fittings fixed.

HP4 — Commissioning: full live testing completed and witnessed; all the relevant documentation handed over to Fondazzjoni in hard and digital copy.

2.15.9 Warranty

2.15.9.1 The Contractor shall warrant the works carried out against defects in materials and workmanship for a period of twenty-four (24) months from the date of final acceptance. The Contractor shall hand over all manufacturers' installation, operation and maintenance documentation, where relevant. The warranty shall include attendance to remedy any defect within 48 hours of being notified by Fondazzjoni during the warranty period.

2.15.10 Site Safety & Third-Party Protection:

2.15.10.1 The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.

2.15.10.2 The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.15.11 Operational Cleanliness & Waste Management

2.15.11.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.15.11.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.15.11.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.15.11.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.15.12 Protection of Property

2.15.12.1 The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.16 Lot 8 – Apertures

Scope of works

The works comprise the dismantling and disposal of existing apertures as well as the supply, hoisting, installation, sealing, testing and commissioning of all aluminium apertures referenced in this section.

In particular, the following apertures will be required:

Aperture Reference	Room Reference	Type of Aperture	Width (m)	Height (m)
Window 1	Kitchenette	Sliding window in 2 flaps	0.90	1.55
Window 2	Kitchenette	Sliding window in 2 flaps	1.17	1.67
Window 3	Games Room	Sliding window in 2 flaps	1.04	1.67
Window 4	Stairs near Games Room	Sliding window in 2 flaps	1.36	1.65
Window 5	Stairs near Games Room	Sliding window in 2 flaps	1.36	1.65
Window 6	Bathroom 1 (2 nd Floor)	Hinged window in 1 flap	0.59	0.83
Window 7	Corridor linking main hall with games room	Sliding window in 2 flaps	0.6	0.84
Window 8	Corridor linking main hall with games room	Sliding window in 2 flaps	0.88	1.20
Window 9	Corridor linking main hall with games room	Sliding window in 2 flaps	1.05	1.45
Window 10	Bathroom 2 (Stairs Landing)	Hinged window in 1 flap	0.4	0.5
Window 11	Room in 1 st Floor	Sliding window in 2 flaps	0.99	1.37
Door 1	Terrace	Sliding door in 2 flaps	1.06	1.95
Door 2	Passage in Floor 2	Hinged door in 2 flaps (Both parts in pvc panel)	1.13	2.14

The door and window size (dimensions) listed above are only for indicative purposes. The Contractor shall check and measure each aperture individually on site.

Type and Finish: Thermal Block Bianco Perla

Each aperture must be permanently marked or labelled in an unobtrusive position that is not visible when the window is shut. The name or trademark of the fabricator must be included in such label.

2.16.1 Important dates

Timeframe:

- For dismantling of existing apertures: **November 2026.**
- For supply and installation of new apertures: **December 2026 – January 2027**

Maximum duration of works:

- For dismantling of existing apertures: **1 week.**
- For supply and installation of new apertures: **6 weeks from notification opening preparation is complete**

2.16.2 Co-ordination with other Contractors

2.16.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.16.3 Required submissions

2.16.3.1 An itemised submission of all the listed apertures separately, including labour and material, a sample of the material to be used. Fondazzoni reserves the right to request the submission of literature review of the proposed products.

2.16.4 Glass and Glazing

2.16.4.1 All windows are to be as a minimum single-glazed with clear glass. The glass panel of the doors listed above should also be a minimum single-glazed with clear glass.

In all instances, the glass shall be free from bubbles, scratches and other flaws.

2.16.5 Window types

2.16.5.1 The windows shall be as indicated in the table above and must also be airtightly sealed.

2.16.6 Fastening and Fixings

2.16.6.1 All screws, nuts, bolts, rivets and other fastening shall be of corrosion resistant material, stainless steel 300 series or other equal and approved. Where surface fixed and generally seen, screws, etc to match frame colour.

2.16.7 Mastix Sealants

2.16.7.1 The mastic sealant for external/internal pointing shall be Low Modulus Silicone and must be compatible with the adjoining structure. The backing strip shall be “High

Density Polyethylene Foam". Both materials are to be used in strict accordance with the manufacturer's instructions. Where recommended by the Manufacturer an appropriate primer must be used and applied in strict accordance with their instructions. The depth of sealant is to be 10mm minimum to the full width of the gap with a backing strip used where necessary. The sealant must be applied in accordance with manufacturer's instructions.

2.16.8 Doors

- 2.16.8.1** The doors are to be capable of being operated and locked from both inside and outside. The hinged doors are to be hung on a minimum of three heavy duty hinges with zinc die cast bodies, nylon bushes and stainless-steel security pin. All hinged doors are to have a door stop. All doors must also be airtightly sealed.

2.16.9 Guarantee

- 2.16.9.1** The aperture comprising all aluminium profiles, sections, etc, shall be guaranteed for a minimum of 10 years. A 10-year guarantee is also required for any hermetic seals used and mastic sealants. The normal guarantees provided by the manufacturers of all other components i.e., ironmongery, gearing etc, will be accepted provided they are for a minimum of 12 months.

2.16.10 Site Safety & Third-Party Protection:

- 2.16.10.1** The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.
- 2.16.10.2** The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.16.11 Operational Cleanliness & Waste Management

- 2.16.11.1** The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.
- 2.16.11.2** Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).
- 2.16.11.3** Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.16.11.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.16.12 Protection of Property

2.16.12.1 The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.17 Lot 9 – Dismantling of Existing Bathrooms

Scope of Works

The works under this tender comprise the removal of existing floor tiles and sanitary ware in two (2) rooms at Centru Santa Bernadetta, as summarised below.

Bathroom 1 which is located on the second floor has the following dimensions:

Width: 0.993 m

Depth: 1.414 m

Height: 2.715 m

This room has 0.568m x 0.883m window in the 0.993 m x 2.715 m wall and a door measuring 0.65 m x 1.9 m facing it.

Bathroom 2 which is located on the stairs landing leading to the second floor has the following dimensions:

Width: 1.16 m

Depth: 2.89 m

Height: 1.806 m

This room has 0.4m x 0.5m window in the 1.16 m x 1.806 m wall and a door measuring 0.71 m x 1.80 m facing it.

Note: Bidders are solely responsible for verifying all dimensions and site conditions during the mandatory site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.17.1 Important dates

Timeframe for completion of works: **November 2026**

Maximum duration of works: **2 weeks**

2.17.2 Co-ordination with other Contractors

2.17.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.17.3 Summary of works

2.17.3.1 Careful removal of existing floor tiles and sanitary ware together with all bedding adhesive and existing screed/backing material, down to the sound structural substrate.

2.17.3.2 All necessary preparation, including protection of fixed items and finishes that cannot be removed, and temporary dust-control measures throughout the works.

2.17.3.3 Loading, removal from site and transportation of all arisings to a licensed waste-disposal.

2.17.4 Method of works — Removal

2.17.4.1 All items not forming part of the works shall either be removed, relocated and reinstated by the Contractor or protected in situ.

2.17.4.2 Floors of areas through which arisings will be transported shall be protected with hardboard or equivalent.

2.17.4.3 Mechanical breaking, grinding and scabbling equipment shall be fitted with on-tool dust extraction connected to an M-class (or better) extraction unit. Wet-cutting may be used only with the prior written approval and provided that all slurry is fully contained and removed.

2.17.4.4 Operatives shall wear suitable protective equipment and Personal Protective Equipment.

2.17.4.5 If visible dust ingress occurs in adjacent or occupied areas, works shall be suspended and dust-control measures upgraded before resuming.

2.17.4.6 Existing floor tiles, bedding adhesive and existing screed/backing material shall be removed in their entirety, down to the sound structural substrate.

2.17.4.7 Removal shall be carried out by mechanical means appropriate to the substrate, taking care to avoid damage to the substrate and to adjoining elements.

2.17.4.8 Any damage caused by the Contractor to the substrate, to services or to finishes/fittings shall be made good at the Contractor's expense, to Fondazzjoni's satisfaction.

2.17.4.9 If hidden services are encountered during removal, works in the affected area shall be suspended immediately and Fondazzjoni notified pending instructions.

2.17.4.10 On completion of removal, the exposed substrate shall be left clean, sound, dust-free and free from laitance, oil, plaster droppings and any other contamination.

2.17.4.11 All arisings (tile debris, adhesive, screed/backing material, packaging, etc.) shall be loaded, transported and disposed of at a licensed waste-disposal facility, in accordance with the Maltese Waste Regulations and with the relevant clauses of this tender.

2.17.4.12 Waste shall be classified, segregated and transported under the appropriate European List of Waste codes for construction and demolition waste.

2.17.4.13 No fly-tipping, burning or burial of waste is permitted on or off site.

2.17.5 Site Safety & Third-Party Protection:

- 2.17.5.1** The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.
- 2.17.5.2** The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.17.6 Operational Cleanliness & Waste Management

- 2.17.6.1** The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.
- 2.17.6.2** Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).
- 2.17.6.3** Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.
- 2.17.6.4** Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.17.7 Protection of Property

- 2.17.7.1** The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.18 Lot 10 – Tile laying

Scope of Works

The works under this tender comprise:

- the laying of window sills in the window openings listed in the table below;
- the laying of new floor tiles in two (2) rooms at Centru Santa Bernadetta, as summarised below.

Aperture Reference	Room Reference	Type of Aperture	Width (m)	Height (m)
Window 1	Kitchenette	Sliding window in 2 flaps	0.90	1.55
Window 2	Kitchenette	Sliding window in 2 flaps	1.17	1.67
Window 3	Games Room	Sliding window in 2 flaps	1.04	1.67
Window 4	Stairs near Games Room	Sliding window in 2 flaps	1.36	1.65
Window 5	Stairs near Games Room	Sliding window in 2 flaps	1.36	1.65
Window 6	Bathroom 1 (2 nd Floor)	Hinged window in 1 flap	0.59	0.83
Window 7	Corridor linking main hall with games room	Sliding window in 2 flaps	0.6	0.84
Window 8	Corridor linking main hall with games room	Sliding window in 2 flaps	0.88	1.20
Window 9	Corridor linking main hall with games room	Sliding window in 2 flaps	1.05	1.45
Window 10	Bathroom 2 (Stairs Landing)	Hinged window in 1 flap	0.4	0.5
Window 11	Room in 1 st Floor	Sliding window in 2 flaps	0.99	1.37

Bathroom 1 which is located on the second floor has the following dimensions:

Width: 0.993 m

Depth: 1.414 m

Height: 2.715 m

This room has 0.568m x 0.883m window in the 0.993 m x 2.715 m wall and a door measuring 0.65 m x 1.9 m facing it.

Bathroom 2 which is located on the stairs landing leading to the second floor has the following dimensions:

Width: 1.16 m

Depth: 2.89 m

Height: 1.806 m

This room has 0.4m x 0.5m window in the 1.16 m x 1.806 m wall and a door measuring 0.71 m x 1.80 m facing it.

Note: Bidders are solely responsible for verifying all dimensions and site conditions during the mandatory site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

The detailed method of works and the material standards are set out in subsequent sections.

2.18.1 Important dates

Timeframe:

- For laying of window sills: **November 2026.**
- For laying of tiles in bathrooms: **December 2026 – January 2027**

Maximum duration of works:

- For laying of window sills: **1 week.**
- For laying of tiles in bathrooms: **3 weeks**

2.18.2 Co-ordination with other Contractors

2.18.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process

2.18.3 Summary of works

2.18.3.1 All necessary preparation, including protection of fixed items and finishes that cannot be removed, and temporary dust-control measures throughout the removal and substrate-preparation works.

2.18.3.2 Supply and laying of a new sand–cement screed in each of the two (2) rooms to make up the substrate to the level required for the new tiled finish.

2.18.3.3 Supply and application of all necessary tile adhesive, spacers, movement-joint materials and grout.

2.18.3.4 Setting-out, cutting, fixing, jointing, grouting, cleaning and protection of the new floor tiles in two (2) rooms.

2.18.4 Exclusions

2.18.4.1 Remedial works to the structural substrate beyond making good any damage caused by the Contractor are not included; if required they will be valued separately.

2.18.5 Technical Specifications

2.18.5.1 This section sets out the materials to be used and the method by which the Contractor shall execute the works. All works shall be carried out to the standard of 'l-arti u s-sengħa' and in accordance with the relevant European Standards. Where any provision of this section conflicts with the printed installation instructions of the tile, adhesive or grout manufacturer, the more stringent provision shall apply.

2.18.5.2 Tile adhesive

2.18.5.2.1 Factory-blended cementitious adhesive complying with EN 12004.

2.18.5.2.2 Tile adhesive - Minimum class C2 TE S1 (improved, with reduced slip, extended open time, deformable), suitable for full-body porcelain gres.

2.18.5.2.3 Use shall be in accordance with the manufacturer's printed instructions and compatible with the substrate condition encountered on site.

2.18.5.3 Screed / levelling layer

2.18.5.3.1 New sand-cement screed (or, where appropriate, a proprietary self-levelling compound) complying with EN 13813, laid in each of the two (2) rooms to bring the exposed substrate to the level required for the new tiled finish.

2.18.5.3.2 The screed/levelling material shall be compatible with the selected tile adhesive and shall be cured for the period stipulated by the manufacturer before tiling commences.

2.18.5.4 Grout and spacers

2.18.5.4.1 Grout complying with EN 13888, minimum class CG2 WA (cementitious, improved, with reduced water absorption and high abrasion resistance), waterproof anti-fungal. Colour selected by Fondazzjoni from the manufacturer's standard range.

2.18.5.4.2 Plastic tile spacers of uniform thickness providing a joint width of not less than 2 mm (suitable for rectified edges).

2.18.5.5 Sample submission

2.18.5.5.1 Before placing any order, the Contractor shall liaise with the Fondazzjoni, for written approval.

2.18.5.6 Method of works — Supply and fixing of new tiles

2.18.5.6.1 Prior to laying any new screed or adhesive, the Contractor shall present the exposed substrate to Fondazzjoni for inspection.

2.18.5.6.2 Before installation, the Contractor shall verify that the substrate is sufficiently flat — with no deviation greater than 3 mm when measured under a 2 m straight edge — and shall check the residual moisture content whenever the adhesive manufacturer's instructions require it.

2.18.5.6.3 The Contractor shall lay a new sand–cement screed (or, where appropriate, a proprietary self-levelling compound) complying with EN 13813 in each of the two (2) rooms, to bring the substrate to the level required for the new tiled finish and within the surface-regularity tolerance stated above. The screed shall be compatible with the selected adhesive.

2.18.5.6.4 Any priming required by the screed or adhesive manufacturer shall be applied strictly in accordance with the manufacturer's instructions.

2.18.5.6.5 Screeds and levelling compounds shall be allowed to cure for the period specified by the manufacturer before tiling commences.

2.18.5.7 Setting-out

2.18.5.7.1 Setting-out shall be agreed with Fondazzjoni on site, room by room, such that cuts are kept as wide and as symmetrical as practicable and full tiles are centred on principal axes or aligned with prominent features.

2.18.5.7.2 A dry lay-out of one full course in each direction shall be prepared for Fondazzjoni's inspection before any fixing commences.

2.18.5.8 Adhesive application and fixing

2.18.5.8.1 Adhesive shall be mixed and applied strictly in accordance with the manufacturer's instructions, using a notched trowel of a size appropriate to the tile format. Adhesive that has started to skin shall be discarded.

2.18.5.8.2 Tiles shall be laid using the solid-bed method, with full back-buttering, achieving not less than 95% adhesive contact between tile and bed. Spot-bedding ("dot-and-dab") is not permitted.

2.18.5.8.3 Tiles shall be tamped down to ensure full contact and shall be true to line, level and plane.

2.18.5.8.4 Joint widths shall be uniform and not less than 3 mm, maintained using levelling tile clips with one clip positioned at each edge of every side of each tile. The clips shall be removed before grouting.

2.18.5.8.5 Cut tiles shall be made with a proper tile-cutter or wet diamond saw; cut edges shall be clean, true and, where exposed, dressed to remove sharp arises.

2.18.5.8.6 Finished surface tolerance: The completed tiled surface shall not deviate by more than 3 mm when measured beneath a 2 m straight-edge placed in any direction. Tile lipping between adjacent tiles shall not exceed 1 mm.

2.18.5.9 Grouting

2.18.5.9.1 Tiles shall not be grouted earlier than the time stipulated by the adhesive manufacturer.

2.18.5.9.2 Joints shall be clean, dry and free from spacers, dust and adhesive residues before grouting.

2.18.5.9.3 Grout shall be worked thoroughly into joints to give a dense, fully filled, uniform finish flush with or marginally below the tile surface. Excess grout shall be removed from the tile face before final hardening.

2.18.5.10 Curing, cleaning and protection

2.18.5.10.1 Newly tiled floors shall not be trafficked until the adhesive and grout have reached their respective service strengths in accordance with the manufacturer's instructions.

2.18.5.10.2 On completion, the tiled surface shall be cleaned of all adhesives, grout and other residues using cleaners and methods approved by the tile manufacturer.

2.18.5.10.3 The Contractor shall apply suitable temporary protection (corrugated cardboard or proprietary protection board) to the completed floors and shall maintain such protection until handover.

2.18.5.11 Installation of New Window Sills

2.18.5.11.1 The works comprise the installation of eleven (11) new window sills.

2.18.5.11.2 Indicative lengths (width of opening) are listed in the table provided in the scope of works. The depth and the profile of each sill shall be confirmed on site. All measurements shall be verified by the Contractor prior to commencement of work.

2.18.5.11.3 Sills shall be bedded on an appropriate base and pointed neatly to adjacent jambs with a compatible flexible jointing material. Each sill shall be levelled and shall provide a slight outward fall to shed water where applicable.

2.18.5.11.4 All cutting, fixing brackets or dowels, mortar, sealants, protection of the new sills until project completion, and the off-site disposal of all packaging and offcuts are deemed to be included in the lump sum price.

2.18.5.12 Quality assurance — Hold points and acceptance

2.18.5.12.1 In addition to the quality assurance regime set out in this tender, the following hold points apply. Each hold point shall be released in writing by Fondazzjoni before the next stage commences:

HP1 — Approval of materials

HP2 — Inspection of the exposed substrate after removal works.

HP3 — Approval of setting-out and dry lay-out in the first room.

HP4 — Final inspection and acceptance prior to handover.

2.18.5.12.2 At HP4, the following acceptance criteria apply, without limitation:

- Surface regularity not exceeding 3 mm under a 2 m straight-edge.
- Lipping between adjacent tiles not exceeding 1 mm.
- Uniform joint widths consistent with the approved setting-out.

- Random sampling by tapping shall produce a consistent solid sound; drummy/hollow areas shall be cause for rejection.
- Tile face clean, undamaged and free from scratches, chips and grout residues.

2.18.6 Workmanship warranty

- 2.18.6.1** The Contractor shall warrant the workmanship of the tiling installation for a period of twenty-four (24) months from the date of Fondazzjoni's certification of quality.
- 2.18.6.2** During the warranty period, the Contractor shall, at his own cost and within a reasonable period of being notified, remedy any defect attributable to faulty workmanship or non-conformance with this Section, including but not limited to: drummy/hollow tiles, debonding, cracking not attributable to substrate movement caused by third parties, lipping exceeding the stated tolerance, grout failure and staining caused by inadequate cleaning.
- 2.18.6.3** Manufacturer's product warranties for the supplied adhesive and grout shall run concurrently with the workmanship warranty.

2.18.7 Site Safety & Third-Party Protection:

- 2.18.7.1** The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.
- 2.18.7.2** The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.18.8 Operational Cleanliness & Waste Management

- 2.18.8.1** The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.
- 2.18.8.2** Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).
- 2.18.8.3** Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.
- 2.18.8.4** Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.18.9 Protection of Property

- 2.18.9.1** The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.19 Lot 11 – Installation of new sanitary ware

Scope of Works

The works under this tender comprise the installation of sanitary ware in two (2) rooms at Centru Santa Bernadetta, as summarised below.

Bathroom 1 which is located on the second floor has the following dimensions:

Width: 0.993 m

Depth: 1.414 m

Height: 2.715 m

This room has 0.568m x 0.883m window in the 0.993 m x 2.715 m wall and a door measuring 0.65 m x 1.9 m facing it.

Bathroom 2 which is located on the stairs landing leading to the second floor has the following dimensions:

Width: 1.16 m

Depth: 2.89 m

Height: 1.806 m

This room has 0.4m x 0.5m window in the 1.16 m x 1.806 m wall and a door measuring 0.71 m x 1.80 m facing it.

Note: Bidders are solely responsible for verifying all dimensions and site conditions during the mandatory site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.19.1 Important dates

Timeframe for completion of works: **December 2026 – January 2027**

Maximum duration of works: **2 weeks**

2.19.2 Co-ordination with other Contractors

2.19.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.19.3 Technical specifications - Sanitary ware installation

2.19.3.1 The Contractor shall include all additional required material to perform the installation such as sealant, screws, nuts, bolts etc.

2.19.3.2 Additional new equipment, part of the above-mentioned systems, may be needed to be installed, whereas old and redundant equipment may be needed to be uninstalled, dismantled, and disposed.

2.19.3.3 Moreover, the contractor shall provide provisional planning and advice regarding any additional installations, expansion of systems as well as decommissioning and uninstalling redundant items or pieces of equipment. The bidder is expected to submit an all-inclusive cost for this service. **No additional cost will be recognised.**

2.19.4 Workmanship warranty

2.19.4.1 The Contractor shall warrant the workmanship of the installation for a period of twenty-four (24) months from the date of handover to Fondazzjoni.

2.19.5 Site Safety & Third-Party Protection:

2.19.5.1 The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.

2.19.5.2 The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.19.6 Operational Cleanliness & Waste Management

2.19.6.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.19.6.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.19.6.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.19.6.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.19.7 Protection of Property

2.19.7.1 The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.20 Lot 12 – Supply of tiles, window sills and sanitary ware

Scope of Works

The works under this tender comprise the supply of new tiles and sanitary ware of the type specified in this section and selected by Fondazzjoni from the Contractor's submitted samples. These will be installed in two (2) rooms in Ċentru Santa Bernadetta as summarised below. This lot also includes the supply of tiles for the window sills for the apertures referenced in the table below.

Aperture Reference	Room Reference	Type of Aperture	Width (m)	Height (m)
Window 1	Kitchenette	Sliding window in 2 flaps	0.90	1.55
Window 2	Kitchenette	Sliding window in 2 flaps	1.17	1.67
Window 3	Games Room	Sliding window in 2 flaps	1.04	1.67
Window 4	Stairs near Games Room	Sliding window in 2 flaps	1.36	1.65
Window 5	Stairs near Games Room	Sliding window in 2 flaps	1.36	1.65
Window 6	Bathroom 1 (2 nd Floor)	Hinged window in 1 flap	0.59	0.83
Window 7	Corridor linking main hall with games room	Sliding window in 2 flaps	0.6	0.84
Window 8	Corridor linking main hall with games room	Sliding window in 2 flaps	0.88	1.20
Window 9	Corridor linking main hall with games room	Sliding window in 2 flaps	1.05	1.45
Window 10	Bathroom 2 (Stairs Landing)	Hinged window in 1 flap	0.4	0.5
Window 11	Room in 1 st Floor	Sliding window in 2 flaps	0.99	1.37

Note: The depth and the profile of each sill shall be confirmed on site. All measurements shall be verified by the contractor prior to supply.

Bathroom 1 which is located on the second floor has the following dimensions:

Width: 0.993 m

Depth: 1.414 m

Height: 2.715 m

This room has 0.568m x 0.883m window in the 0.993 m x 2.715 m wall and a door measuring 0.65 m x 1.9 m facing it.

Bathroom 2 which is located on the stairs landing leading to the second floor has the following dimensions:

Width: 1.16 m

Depth: 2.89 m

Height: 1.806 m

This room has 0.4m x 0.5m window in the 1.16 m x 1.806 m wall and a door measuring 0.71 m x 1.80 m facing it.

Note: Bidders are solely responsible for verifying all dimensions and site conditions during the mandatory site visit. No claims for additional payment based on measurement discrepancies will be entertained once the contract is awarded.

2.20.1 Important dates

Timeframe for completion of works: **November 2026**

Maximum duration of works: **4 weeks**

2.20.2 Co-ordination with other Contractors

2.20.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.20.3 Technical Specifications - Floor tiles and Window Sills

2.20.3.1 Full-body porcelain gres complying with EN 14411, Annex G (Group BIa, $E \leq 0.5\%$).

2.20.3.2 Tile edges shall be rectified.

2.20.3.3 Nominal format: Options considered are 60 × 30 cm, 60 × 60 cm and 60 × 120 cm; the exact format and colour shall be selected by Fondazzjoni from samples submitted by the Contractor. The preferred colour are tones of beige. Fondazzjoni reserves the right to in accordance with Contractor select tiles which vary from the dimensions listed in this clause.

2.20.3.4 Minimum nominal thickness: 9 mm.

2.20.3.5 Breaking strength (EN ISO 10545-4): $\geq 1\,300\text{ N}$.

2.20.3.6 Deep abrasion resistance (EN ISO 10545-6): volume removed $\leq 175\text{ mm}^3$.

2.20.3.7 Slip resistance (DIN 51130 / EN 16165 Annex B): minimum R11.

2.20.3.8 Stain resistance (EN ISO 10545-14): Class 5 (resistant to all listed staining agents).

2.20.3.9 Dimensional tolerances in accordance with EN 14411, Annex G.

2.20.4 Technical Specifications - Wall tiles

2.20.4.1 Full-body porcelain gres complying with EN 14411, Annex G (Group BIa, $E \leq 0.5\%$).

2.20.4.2 Tile edges shall be rectified.

2.20.4.3 Nominal format: Options considered are 60×30 cm, 60×60 cm and 60×120 cm; the exact format and colour shall be selected by Fondazzjoni from samples submitted by the Contractor. The preferred colour are tones of beige. Fondazzjoni reserves the right to in accordance with Contractor select tiles which vary from the dimensions listed in this clause.

2.20.4.4 Minimum nominal thickness: 9 mm.

2.20.4.5 Breaking strength (EN ISO 10545-4): $\geq 1\ 300$ N.

2.20.4.6 Deep abrasion resistance (EN ISO 10545-6): volume removed ≤ 175 mm³.

2.20.4.7 Slip resistance (DIN 51130 / EN 16165 Annex B): minimum R11.

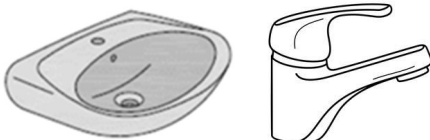
2.20.4.8 Stain resistance (EN ISO 10545-14): Class 5 (resistant to all listed staining agents).

2.20.4.9 Dimensional tolerances in accordance with EN 14411, Annex G.

2.20.4.10 Accessories: stainless steel trim at exposed edges.

2.20.5 Technical Specifications - Sanitary Ware

Toilet Requirements (Complete Toilet system with flushing and toilet seat cover)	
Minimum technical specifications	Toilet with built-in dual-flush mechanism, fitted with low tank under alimentation and cover with hole, including toilet fixing kit and toilet seat & cover or similar.
Material	Porcelain
Colour	White
Overall Dimensions	Length: 680 mm Width: 460 mm Acceptable dimensions are within 10% of the indicated dimensions.
Picture	
Soil Pipe Position	 'd' is 220 mm in one room and 200mm in the other

Wall Basin Requirements (Complete wall basin including accessories such as mixer, bottle trap and pedestal)	
Minimum technical specifications	Wall Basin with one open hole for tap monobloc, including washbasin fixing kit, bottle traps and any other necessary components, and half pedestal or pedestal or similar. Including chrome single lever mixer.
Material	Porcelain
Wall Basin Colour	White
Dimensions	Length: 260 mm Width: 360 mm Acceptable dimensions are within 10% of the indicated dimensions.
Picture	

2.20.5 Sample submission

2.20.5.1 Before placing any order, the Contractor shall submit to Fondazzjoni, for written approval: (i) the manufacturer's Declaration of Performance (DoP) and technical data sheets for the tiles and sanitary ware; and (ii) at least two physical samples of each proposed tile.

2.20.5.2 Tiles shall not be ordered or delivered to site prior to Fondazzjoni's written approval of the selected sample.

2.20.5.3 The Contractor shall allow within his lump sum for a wastage allowance over the net measured area for cuts, breakages and matching.

2.20.6 Workmanship warranty and extra stock

2.20.6.1 Manufacturer's product warranties for the supplied tiles and sanitary ware shall run concurrently with the workmanship warranty.

2.20.6.2 At handover, the Contractor shall provide not less than 5% of each tile type supplied (and in any case not less than one full carton) as attic stock for future maintenance.

2.20.7 Site Safety & Third-Party Protection:

2.20.7.1 The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.

- 2.20.7.2** The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.20.8 Operational Cleanliness & Waste Management

- 2.20.8.1** The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.
- 2.20.8.2** Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).
- 2.20.8.3** Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.
- 2.20.8.4** Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.20.9 Protection of Property

- 2.20.9.1** The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.21 Lot 13 – Supply of Wood-laminate Doors

Scope of works

The works comprise:

- the dismantling and disposal of existing doors
- the manufacturing, delivery, supply and installation of new internal flush wood-laminate doors, including solid box frame, for all the apertures listed in the table below.

The doors shall be inclusive of all necessary frames/linings as well as hinges, knobs and any other fitting.

In particular, the following apertures will be required:

Aperture Reference	Room Reference	Type of Aperture	Width (m)	Height (m)
Door 1	Kitchenette	Hinged door in 1 flap	0.92	2.10
Door 2	Passage in Floor 2	Hinged door in 2 flaps	1.13	2.14
Door 3	Bathroom 1 (2 nd Floor)	Hinged door in 1 flap	0.65	1.9
Door 4	Bathroom 2 (Stairs Landing)	Hinged door in 1 flap	0.71	1.80
Door 5	Door in first floor landing	Hinged door in 1 flap	0.92	2.18

The door sizes (dimensions) listed above are only for indicative purposes. The Contractor shall check and measure each aperture individually on site.

Colour: Dark Walnut

The Contractor shall submit to Fondazzjoni for written approval samples of the relevant colour schemes. The doors shall not be ordered or delivered to site prior to Fondazzjoni's written approval of the selected sample.

Each aperture must be permanently marked or labelled in an unobtrusive position that is not visible when the door is shut. The name or trademark of the fabricator must be included in such label.

2.21.1 Important dates

Timeframe for completion of works: **November – December 2026**

Maximum duration of works: **8 weeks**

2.21.2 Co-ordination with other Contractors

2.21.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.21.3 Required submissions

2.21.3.1 An itemised submission of all the listed apertures separately, including labour and material together with the literature review of the proposed products, a sample of the material to be used.

2.21.4 Doors

2.21.4.1 The doors, with the exception of the toilet doors, are to be capable of being operated and locked from both inside and outside. The hinged doors are to be hung on a minimum of three heavy duty hinges with zinc die cast bodies, nylon bushes and stainless-steel security pin. All hinged doors are to have a door stop.

2.21.4.2 The doors must have a solid wood frame.

2.21.5 Guarantee

2.21.5.1 The doors shall be guaranteed for a minimum of 10 years.

2.21.6 Site Safety & Third-Party Protection:

2.21.6.1 The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.

2.21.6.2 The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.21.7 Operational Cleanliness & Waste Management

2.21.7.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.21.7.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.21.7.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.21.7.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.21.8 Protection of Property

- 2.21.8.1** The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

2.22 Lot 14 – Gypsum Works

Scope of works

The works comprise:

- the adjustment of an aperture to fit the door specifications;
- the construction of a gypsum bulkhead in the Main Hall. The design of the said bulkhead is as shown in the picture below:



The Main Hall is approximately 12.6m by 4.4 m. These dimensions are only for indicative purposes. The Contractor shall check and measure each dimension individually on site.

2.22.1 Important dates

Timeframe for completion of works: **November - December 2026**

Maximum duration of works: **2 weeks**

2.22.2 Co-ordination with other Contractors

2.22.2.1 The Contractor binds itself to co-ordinate with the other Contractors involved in this project so as to ensure the smooth running of the renovation process.

2.22.3 Technical Specifications

2.22.3.1 The gypsum plasterboards used must be fire-resistant.

2.22.3.2 The gypsum plasterboards shall be installed in accordance with the recommendations of the Manufacturer.

2.22.3.3 The metal support frame and channels shall be installed in accordance with the recommendations of the Manufacturer.

2.22.3.4 The boards shall be sealed to using a proprietary sealant recommended by the manufacturer.

2.22.3.5 The limiting deflection of the system shall be as indicated by the Manufacturer.

2.22.3.6 The Contractor shall abide fully with the manufacturer's installation guidelines and recommendations. Fondazzjoni reserves the right to request a copy, in English, of these guidelines before the commencement of the installation.

2.22.4 Guarantee

2.22.4.1 The gypsum shall be guaranteed for a minimum of 10 years.

2.22.5 Site Safety & Third-Party Protection:

2.22.5.1 The Contractor is solely responsible for ensuring that the works do not pose a risk to third parties, pedestrians, and neighbours. High-risk areas must be cordoned off, and clear, safe passage must be maintained in all common areas at all times.

2.22.5.2 The Contractor is responsible for the safety of himself and his employees and is obliged to provide the proper Personal Protective Equipment and toolbox training to the employees.

2.22.6 Operational Cleanliness & Waste Management

2.22.6.1 The site must be kept free from unnecessary clutter, tools, or debris that could obstruct safe movement.

2.22.6.2 Where the Contractor intends to place a skip, container or other waste receptacle on a public area for the removal of arisings, the Contractor shall obtain the necessary permit from the Żabbar Local Council in advance and shall comply with all conditions attached to that permit (placement, signage, lighting, removal).

2.22.6.3 Waste and generated material must be cleared immediately upon the completion of works in any specific area to allow the premises to be used without "hiccups" or delays.

2.22.6.4 Final payment will only be settled once the entire site is confirmed to be clean and all project-related waste has been professionally disposed of off-site.

2.22.7 Protection of Property

2.22.7.1 The Contractor is required to provide adequate covering and protection for all fixed items, flooring, and fixtures that cannot be removed from the work area. Any damage caused to the property or third-party assets during the execution of works must be rectified by the contractor at their own expense to the satisfaction of Fondazzjoni.

SECTION 3 – TENDER FORM

CSP/I77.3.X2/23 - Tender for the Renovation of Ċentru Santa Bernadetta, 9, Triq is-Santwarju, Haż-Żabbar for Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta

A. TENDER SUBMITTED BY:

Name		Surname	
Email		Phone	
Address			

B. CONTACT PERSON FOR THIS TENDER:

Name		Surname	
Email		Phone	
Address			

C. TENDERER'S DECLARATION(S)

To be completed and signed by the tenderer (including each partner in a consortium).

In response to your letter of invitation to tender for the above contract, we, the undersigned, hereby declare that:

1. We have examined, and accept in full and in its entirety, the content of this tender document (including subsequent Clarifications Notes issued by Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta) for invitation to tender for the Renovation of Ċentru Santa Bernadetta, 9, Triq is-Santwarju, Haż-Żabbar Ref: CSP/I77.3.X2/23 of 9 September 2026. We hereby accept the contents thereto in their entirety, without reservation or restriction. We also understand that any disagreement,

contradiction, alteration or deviation shall lead to our tender offer not being considered any further.

2. We offer to execute, in accordance with the terms of the tender document and the conditions and time limits laid down, without reserve or restriction, the following works:

Tick your lots	Lot
	Lot 1 – Membrane Patching and Resealing
	Lot 2 – External Roof Interventions
	Lot 3 – External Plastering and Painting
	Lot 4 – Internal Roof Interventions
	Lot 5 – Internal Plastering and Painting
	Lot 6 – Plumbing
	Lot 7 – Electrical Installation
	Lot 8 – Apertures
	Lot 9 – Dismantling of Existing Bathrooms
	Lot 10 – Tile laying
	Lot 11 – Installation of new sanitary ware
	Lot 12 – Supply of tiles, window sills and sanitary ware
	Lot 13 – Supply of Wood-laminate Doors
	Lot 14 – Gypsum Works

Insofar as applicable, the above include Supply, delivery of relevant materials and consumables.

3. We confirm that the Grand Total Price of our tender (inclusive of duties, other taxes/charges, Eco-Contribution (if any) and any discounts) is according to the Grand Total listed in the Financial Bid.
4. This tender is valid for a period of 3 weeks from the final date for submission of tenders.
5. If our tender is accepted, we undertake to provide a performance guarantee of: 4% where the amount of the contract exceeds Euro10,000 excluding VAT, as required by the General Conditions.
6. We are not bankrupt or under an administration appointed by the Court, or under proceedings leading to a declaration of bankruptcy. We also declare that we have not been convicted criminally or found guilty of professional misconduct. Furthermore, we are up to date in the payment of social security contributions and other taxes.

7. We accept that we shall be excluded from participation in the award of this tender if compliance certificates in respect of declarations made under Clause 6 of this declaration are not submitted by the indicated dates.
8. We will inform Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta immediately if there is any change in the above circumstances at any stage during the implementation of the contract. We also fully recognise and accept that any false, inaccurate, or incomplete information deliberately provided in this application may result in our exclusion from this and other contracts funded by the Government of Malta and the European Communities.
9. Our tender submission has been made in conformity with the Instructions to Tenderers, and in this respect we confirm that the following documentation has been included:
 - Tender Form (Section 3)
 - Technical Offer (in response to specifications outlined in Section 2).
 - Financial Bid (Section 4)
10. We note that Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta is not bound to proceed with this invitation to tender and that it reserves the right to cancel or award only part of the contract. It will incur no liability towards us should it do so.

Name and Surname:

I.D. / Passport Number:

Signature of tenderer:

Duly authorised to sign this tender on behalf of:

Company/Lead Partner VAT No: (if applicable).....

Stamp of the firm/company (if available):

Place and date:

SECTION 4 - FINANCIAL BID

Tender for the Renovation of Ċentru Santa Bernadetta Haż-Żabbar for Fondazzjoni għall-Patrimonju Kulturali ta' l-Arċidjoċesi ta' Malta

Item Description	Amount in Euro (€) (inclusive of VAT)
Lot 1 – Membrane Patching and Resealing	
Lot 2 – External Roof Interventions	
Lot 3 – External Plastering and Painting	
Lot 4 – Internal Roof Interventions	
Lot 5 – Internal Plastering and Painting	
Lot 6 – Plumbing	
Lot 7 – Electrical Installation	
Lot 8 – Apertures	
Lot 9 – Dismantling of Existing Bathrooms	
Lot 10 – Tile laying	
Lot 11 – Installation of new sanitary ware	
Lot 12 – Supply of tiles, window sills and sanitary ware	
Lot 13 – Supply of Wood-laminate Doors	
Lot 14 – Gypsum Works	

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Signature:
(the person or persons authorised to sign on behalf of the tenderer)

Date:

SECTION 5 - SPECIMEN PERFORMANCE GUARANTEE FORM

Publication to reference: CSP/I77.3.X2/23

(LETTERHEAD OF THE REGISTERED FINANCIAL INSTITUTION PROVIDING THE GUARANTEE)

Name of Contracting Authority (NGO)

(Address)

[Date]

Dear Sir/Madam,

Our Guarantee Number for €.....

Account: [Account Holder's Name]

In connection with the contract entered into between the NGO and [Name and Address of Contractor] hereinafter referred to as "the Contractor" as per the latter's tender and your acceptance under [Contract Reference], whereby the Contractor undertook the [title of contract] in accordance with the General Conditions and/or Special Conditions for Service/Supply/Works Contracts forming part of the contract documents, we hereby guarantee to pay you on demand a maximum sum of €[amount in words and figures] in case the obligations of the above-mentioned contract are not duly performed by the Contractor.

This guarantee will become payable on your first demand and it shall not be incumbent upon us to verify whether such demand is justified.

For avoidance of doubt it is hereby declared that although this instrument gives rise to legal relations between the guarantor and the beneficiary, it is hereby specifically declared for all intents and purposes of law that this guarantee does not exempt the above-mentioned Contractor from any obligations, acts of performance or undertaking assumed under the tender documents as ratified in the contract.

This guarantee expires on the [expiry date] and unless it is extended by us or returned to us for cancellation before that date any demand made by you for payment must be received in writing not later than the aforementioned expiry date.

This document should be returned to us on utilization or expiry or in the event of the guarantee being no longer required.

After the expiry date and in the absence of a written demand being received by us before such expiry date, this guarantee shall be null and void, whether returned to us or not, and our liability hereunder shall terminate.

This guarantee is governed by Maltese Law, it is personal to you, and is not transferable or assignable.

Yours Faithfully,

.....

[Signatory on behalf of Guarantor]

[Designation]