

1. **CLARIFICATIONS FOLLOWING SITE INSPECTION HELD ON 13th February 2018**

1.1 Restoration works of the present building fronting street shall be in keeping with the approved Restoration Method Statement forming part of approved PA7836/16;

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1.2 Tendered fee shall cover:

1.2.1 Site preparation, including removal of material, excavation works, levelling up to the required levels and disposing/setting aside resultant material as directed by the Executive Architect;

1.2.2 Works as shown in approved drawings or required by permit conditions up to shell form;

1.2.3 Underground drainage network, including the provision of a cesspit. Design of cesspit to be approved by executive architect;

1.2.4 Restoration of the existing well which is located in the area of the old building including the removal of the existing olive tree and replanting of same as directed by the executive architect. Tenderers shall, with their bid, submit a works method statement as to how the said works shall be carried out;

1.2.5 Provision and installation of two gates on the perimeter fronting street and another internal gate separating the parking area from the agricultural area. Specifications and design to be submitted with tender bid;

1.2.6 Works on the entire perimeter wall as per approved permit documents;

1.2.7 Pruning of existing trees as directed by the executive architect.

1.3 Recycled Stone shall be used for the construction of the building extension as indicated in approved PA7836/16. Tenderers are encouraged to include photographs of the recycled stone to be used with their bid;

1.4 The construction of the Multi-Sport Pitch does not form part of this tender however this tender includes the removal of the existing trees delineated in yellow in the approved permit which shall in turn be replanted elsewhere as indicated by the executive architect;

1.5 Terms of Payment are staggered as explained in tender document;

1.6 Tenderers must, in their bid, include drawings showing structural/construction details over the signature of warranted perit, who shall take the eventual responsibility

to supervise and certify the works and ultimately obtain the relative compliance certificate from the Planning Authority;

1.7 All works contemplated in permit drawings/ conditions shall be carried out at a fixed tendered fee and no increase in payments will be entertained;

1.8 Works at the perimeter include a PVC fence in timber finish and a rubble wall as per approved PA7836/16 drawings;

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2 LAWN

2.1 Tenderers should submit separate quotations for an artificial lawn and a natural lawn for the area indicated as 'lawn' on the approved drawings;

3 CLARIFICATIONS REQUESTED FROM VASSALLO BUILDERS GROUP (EMAIL DATED 21-2-18)

To whom it may concern

We kindly ask you to review the following request for clarifications regarding the subject in caption

- The PA report and drawings stipulates that the newly constructed façades are constructed in recycled stone.
 - As the building is designed with a considerable number of vertical edges, along with proposed new arched openings, we envisage that we will end up with a substantial amount of newly cut exposed faces. Please advise if this acceptable.

Acceptable

- By the term 'recycled' we understand that you require stones that are recovered from demolished structures. Can you please advise if you would except stones recovered from both external and internal structures irrespective of age and finish?

Recycled is taken to mean 'used stonework'. Finish must be light coloured. Older stone is preferred. Contractor should submit photos of available stone with tender.

• Can you please advise if there is an existing supply of water and electricity in the existing building?

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No.

- We kindly ask you to refer to the attached drawing
- Please advise whether the external floor finishes around the building as highlighted in the drawing form part of the scope of this tender? If affirmative, please provide more details on the following:

Yes

○ A – Specifications and design of grass blocks and type of grass required. Furthermore please clarify if this area should form part of the irrigation system.

Drip irrigation is required. Tenderer should submit relative specifications with bod.

○ B – Please advise whether this area should be covered by natural or artificial turf; kindly provide specifications.

Natural

○ C – Please provide the recommended thickness or envisaged traffic loadings of the flagstone paving.

Flagstones should sustain pedestrian traffic except for the area touching the parking area which in turn shall sustain a safe loading of 5kN/m²

○ D – Please clarify the meaning of 'Bedrock'

Possibly, tenderer is referring to the 'paddock' which shall consist of levelled agricultural soil.

• Please advise on the required finish of the terraces and roofs over the main building.

Works shall be undertaken up to waterproofing stage.

- Please advise if the bridge spanning between the Kitchen and Clinic form part of this tender.

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Yes. Structural Details and specifications are required to be submitted with tender.

- Please confirm that the gates do not form part of this tender.

The two gates on the perimeter fronting street form part of the tender and should be included in the price.

Another internal gate separating the parking area from the agricultural area should be included in the tendered price.

- Rubble walls
 - Section AA – Drawing R02 does not reflect what was discussed onsite. Can you please update accordingly?

As regards the wall shown in proposed Section AA, this should be cladded with rubble wall on one side using material matching the old walls on site;

- Section BB – Please advise whether the PVC fence forms part of this tender?

Yes

- Sections DD & EE – Sections show that the soil level adjacent to the football pitch is to be excavated, resulting in the demolition of the existing rubble walls and re-erecting the same walls from the new reduced levels. Since the football pitch area does not form part of this tender, can you please confirm that any excavation works in this area will be carried out by the contractor engaged for the pitch?

The said excavation works form part of this tender

4. CLARIFICATIONS REQUESTED FROM ATTARD BROTHERS GROUP (EMAIL DATED 02-03-18)

Dear Sir/Madam,

Below please find request for clarifications:

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Planning Authority

- Is a Change of Architect required once the Tender is awarded?;

Architect acting on behalf of chosen contractor shall be uniquely responsible for the design, monitoring and certification of the structure. The Planning Authority and the Building Regulations Office shall be notified to this effect.

- Any changes/revisions/amendments arising from the ongoing works, which will affect the approved PA drawings; will the Contractor's Architect be responsible then onwards for the applications and dealing with the PA?;

Planning applications shall be submitted by Caritas at its expense. Nevertheless, it will be made clear to the Authority that the Architect acting on behalf of chosen contractor shall be uniquely responsible for the design, monitoring and certification of the structure.

- All additional works related to the PA phase - will these be charged over and above the Tender value and directly to the Employer/Client?

Planning applications shall be submitted by Caritas at its expense. Nevertheless, it will be made clear to the Authority that the Architect acting on behalf of chosen contractor shall be uniquely responsible for the design, monitoring and certification of the structure.

Structural Phase

- Ground floor and first floor roof slabs - no mention of construction/material details. Can we assume reinforced concrete ceilings flush and without any down-stand beams required for aesthetics? (*no beams being shown in approved sections*);

YES

- Entire structure for stables, tool rooms, sheds; are these to be in timber (including ceilings)?;

YES

- External stairs as shown in elevations to be in what material? It is not clear where the reinstated stairs should be re-located;

The re-instated stairs should be located at the same current location, however the risers shall be shifted as shown in the approved plans. Same material to be used.

- Group Meeting Room situated at ground floor level (*near entrance*); 'kileb' are indicated on the drawings. That means that 'kileb' are to be reinstated, however shall we assume that 'xorok' are to be used for that particular slab or constructed with new material, such as reinforced concrete slabs? As nothing is mentioned in the restoration method statement;

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Xorok slabs to be used.

- Ditto above for board room/meeting at first floor along the façade;

Xorok slabs to be used.

- Point 1.6 in the Architect's reply to the site meeting held on the 13th February, it is being requested that ALL structural/construction scaled drawings/details supported by the signature of a warranted architect, are to be submitted in this Tender bid. This is unfair, as this will entail huge effort, and substantial amount of time and work from our side to prepare a full complete construction package ready to build, with the risk of not winning this Tender. Furthermore, there is also an unlikely risk that these drawings will be used for construction without our consent and approval, making us liable to any works carried out. Kindly confirm is concept structural drawings supported with a detailed BQ is sufficient at this stage;

Scaled structural drawings supported by structural calculations should be available with bid. As to 'there is also an unlikely risk that these drawings will be used for construction without our consent and approval', it should be recalled that each tenderer shall submit his own calculations with the relative bid.

- Ditto above, but referring to Point 3(D), where all structural and specifications of bridge spanning between Kitchen and Clinic are also requested to form part of this Tender;

Scaled structural drawings supported by structural calculations should be available with bid.

5. CLARIFICATIONS REQUESTED FROM BAVA HOLDINGS (EMAIL DATED 02-03-18)

With reference to tender in caption, it should be noted that **NO** detailed information is given with regards to the underlying subsoil conditions (for foundations information) together with the underground cistern that requires restoration.

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Could you please forward the site investigation carried out for the subsoil and the cistern to enable us to formulate our calculations with more accuracy.

No site Investigation was carried out. It is up to tenderer to carry out the relative site investigations, particularly for two reasons. Tenderer must be in a position to prepare the relative structural drawings taking into account bearing capacities. Moreover, tenderer must factor the outcome of the aforesaid in the tendered price.

Another item is the Bridge Structure, is there any restraints on the materials/finishes for both the supporting structure(floor) and the side railings.

Flooring shall consist of galvanized steel beams and timber decking. Elevation shall be in timber.

6. CLARIFICATIONS REQUESTED FROM ATTARD BROTHERS GROUP (EMAIL DATED 03-03-18)

Dear Sir/Madam,

With reference to the flagstones that are to be placed, we understand that these are soft stone flag stones please confirm.

YES

7. CLARIFICATIONS REQUESTED FROM ATTARD BROTHERS GROUP (EMAIL DATED 01-03-18)

Dear Sir/Madam,

With reference to the tender in caption we have the following queries and request for information:

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1. Kindly provide minutes of meeting for the first clarification/site meeting.

Vide Above.

2. Kindly provide drawings in Acad format.

All Plans were made available through the Caritas official site on 01/03/18.

3. Kindly confirm that turf is to be natural and not artificial.

Tenderers should submit separate quotations for an artificial lawn and a natural lawn for the area indicated as 'lawn' on the approved drawings;

4. Kindly confirm that all M&E and finishing works are outside the scope of this tender.

Confirmed.

5. Kindly provide a plan indicating the different type of landscaping materials/requirements.

All Plans were made available through the Caritas official site on 01/03/18.

6. Kindly confirm that landscaping furniture is outside the scope of this tender.

The landscaping furniture shown in approved plans form part of this Tender. Specifications and design to be submitted with tender bid;

7. Kindly clarify the method of payment to the selected contractor, i.e. how monthly payments will be made and how these will be evaluated. Tender documents are very unclear in this regard.

Once Area A is completed and works are certified as provided in section 7.0 of tender document, the relative % payment allocated to the said Area shall be released subject.

Once Area B is completed and works are certified as provided in section 7.0 of tender document, the relative % payment allocated to the said Area shall be released subject.

Once Area C is completed and works are certified as provided in section 7.0 of tender document, the relative % payment allocated to the said Area shall be released subject.

8. Kindly provide details and drawings of the existing cistern that is to be restored.

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No drawings or documentation is available. Tenderers are therefore expected to conduct the necessary site investigations in order to enable the compiling of the relative restoration statement.

9. Kindly provide details of the existing building that is to be retained as from the drawings it appears that all the existing building/s will be demolished.

All Plans were made available through the Caritas official site on 01/03/18.

10. Kindly advise whether the tenders can submit a tender covering letter in which they explain what has been taken into consideration in their offer.

Yes.

11. Considering that this tender is only for one of the packages required for the whole project it will be more appropriate if the Employer/Client provides electrical and water supply to the site and that then each contractor will be responsible for the distribution of these services across the site. In this regard kindly advise whether the supply of electricity and water to site can be provided by the employer free of charge.

The contractor shall be responsible to provide and safely maintain the supply of water and electricity on site as stated in point 2.4 in the tender.

12. Kindly advise whether the selected contractor would need to engage a fire/ventilation consultant or whether the Employers/Client's consultant can be consulted by the selected contractor free of charge.

All consultants, save for the executive architect, shall be appointed by the contractor at their sole expense.

13. Kindly advise what is the warranty period being requested.

Vide section 5.0 et. seq. of tender document.

14. We kindly request an extension of the tender submission date of 3 weeks.

No extension is being granted.

