



NAF.T01.2026

**Tender for the Restoration of External Timber Doors and
Windows of the Notarial Registers Archive.**

Date Published	<i>6 July 2026</i>	<i>08:00 hours CEST</i>
Deadline for Submission	<i>6 August 2026</i>	<i>12:00 hours CEST</i>
Tender Opening	<i>6 August 2026</i>	<i>12:30 hours CEST</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 the Notarial Archives Foundation, 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 1.10.

1.1.2 The subject of this tender is the restoration of external timber doors and windows of the Notarial Registers Archive. This project is implemented by the Notarial Archives Foundation as the operator of the Notarial Registers Archive, within the National Archives of Malta and the Ministry for Culture, Lands, and Local Government.

1.1.3 The execution period shall be 32 weeks after the signing of the Letter of Acceptance, which is inclusive of the period required for the purchase of materials.

1.1.4 This is a measured works 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 Notarial Archives Foundation will in no case be responsible or liable for such costs, whatever the conduct or outcome of the procedure.

1.2 Timetable

Deadline for request for additional information from the Notarial Archives Foundation	15 July 2026	12:00 hours CEST
On-site clarification meeting	16 July 2026	12:00 hours CEST
Deadline for submission of tenders	6 August 2026	12:00 hours CEST
Tender opening session	6 August 2026	12:30 hours CEST

1.3 Lots

- 1.3.1** This tender is not divided into lots, and tenders must be for the whole of quantities indicated.

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 beneficiary of the financing is the Notarial Archives Foundation, and all fiscal receipts shall be addressed to the same organisation.
- 1.5.2** The budget allocated for this procurement must not exceed a maximum cost of *seventy-six thousand Euro* (€76,000), inclusive of all applicable taxes and VAT.

1.6 Clarification Meeting

- 1.6.1** An on-site clarification meeting will be held on 16 July 2026 at 12:00 hours at the Notarial Registers Archive, 217, St Paul Street, Valletta, to answer any queries of the prospective Tenderers. It is strongly recommended that prospective bidders attend this meeting.

1.7 Selection Criteria

- 1.7.1** 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.
- 1.7.2** Financial and economic standing: No evidence of financial and economic standing is required.
- 1.7.3** Proof of technical capacity: A portfolio with photos of previous similar project/s illustrating the knowledge and use of traditional materials and methods in carpentry should be provided with the tender package.

The Tenderer should in addition include in his submission a report covering the following:

- i. A statement to demonstrate their understanding of the purpose of the services and of the nature of the activities to be undertaken under the contract;
- ii. Proposed programme of works, and a description of the proposed works method;
- iii. Name of director of the company responsible for the execution of the contract;
- iv. Name of person responsible for managing the project on site, and his qualifications;
- v. Name of person responsible for health and safety on site;
- vi. List of subcontractors, if any.

No detailed risk assessment shall be required at the tendering stage. However, the Tenderer is advised that, in the eventuality of the award of the Contract, the person

named above as responsible for health and safety on site is required to coordinate the preparation and submission of a Risk Assessment of the site and the proposed works, prior to the commencement of the works, as per clause 1.05 of Sheet 1: Bill A of Section 4 of this Tender. The person responsible for health and safety on site will also be responsible for the preparation and administration of a Health & Safety Plan, and for the coordination of the construction process in order to achieve the objectives of the Health and Safety Plan.

- 1.7.4** General Employment Law Compliance. The Tenderer complies with all national and local employment laws and regulations, including but not limited to, the Employment and Industrial Relations Act, and the Occupational Health and Safety Authority Act, and that all employees enjoy working conditions, including wages, salaries, vacation, sick leave, and maternity leave, as provided for by law. The Tenderer shall ensure that this compliance extends to any subcontractor engaged on the project.

1.8 Explanations/Clarification Notes Concerning the Tender

- 1.8.1** Tenderers may submit questions in writing to the Notarial Archives Foundation by sending an email to tenders@nafmalta.org until 15 July 2026 at 12:00 hours. The Notarial Archives Foundation shall reply to all Tenderers' questions and amend the Tender Documents by publishing clarification notes, up to at least 3 calendar working days before the deadline for submission of tenders, namely by 3 August 2026 at 12:00 hours.
- 1.8.2** Prospective Tenderers are required to register their respective contact details at tenders@nafmalta.org so that any clarifications/communications pertaining to this tender procedure will be communicated to them in due time as per Tender Document. The Notarial Archives Foundation shall not be held responsible for any misdemeanour if this condition is not adhered to.
- 1.8.3** Questions and answers, and alterations to the Tender Document will be sent to all prospective bidders, who have registered their respective contact details as outlined in clause 1.8.2, by e-mail. Clarification notes will constitute an integral part of the Tender Documentation, and it is the responsibility of Tenderers to check their respective e-mail account in order to obtain the latest information published prior to submitting their Tender.
- 1.8.4** The Notarial Archives Foundation 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.

1.9 Currencies of Tender and Payments

- 1.9.1** The currency of the tender is the Euro (€). The bids must be expressed in Euro (€).
- 1.9.2** Payments will be made upon certification of works by the Notarial Archives Foundation, based on the claims issued by the successful Tenderer, in accordance with the timeframes, terms, and conditions of the Letter of Acceptance.

1.10 Presentation & Submission of Tenders

- 1.10.1** The tender must comprise the following duly completed documents, inserted in a single, sealed envelope, marked as NAF.T01.2026.
- (i) Proof of technical capacity (Refer to 1.7.3 in Section 1 under Selection Criteria).
 - (ii) Tender Form (refer to Section 3).
 - (iii) Technical Offer (in response to specifications outlined in Section 2). The Technical Offer shall include:
 - a. All relevant literature, but especially the literature for the proposed painting system;
 - b. A Gantt chart or a program of works;
 - (iv) A financial bid calculated on a basis of Delivery Duty Paid (DPP) for the works/supplies tendered (refer to Section 4). Related drawings are provided in Section 5.
- 1.10.2** The Tenderers' submission must be typed in or handwritten in indelible ink. Any pages on which entries or corrections to this 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 the Notarial Archives Foundation.
- 1.10.3** All tenders must be received by not later than 6 August 2026 at 12:00 hours and delivered at:

Notarial Registers Archive

217, St Paul Street

Valletta VLT 1217

Malta

The tenders shall be deposited in a sealed Tender Box provided on site. The tenders should be delivered by hand or by courier service. Tenders submitted by any other means (e.g. email) will not be considered.

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

1.11 Alterations and Withdrawal of Tenders

- 1.11.1** Tenderers may alter or withdraw their tenders by written notification to the Notarial Archives Foundation prior to the closing of the deadline. No tender may be altered after the deadline for submission.
- 1.11.2** Any notification of alteration or withdrawal must be prepared, sealed, marked and submitted in accordance with Clause 1.10, and the envelope must also be marked with "alteration" or "withdrawal".

1.12 Opening of Tenders

- 1.12.1** Tenders will be opened by the Notarial Archives Foundation during a public session on 6 August 2026 at 12:30 hours at the Notarial Registers Archives, 217, St Paul Street, Valletta. A 'Summary of Tenders Received' will be published on the

Notarial Archives Foundation website
<https://nafmalta.org/discover/opportunities/tenders/>.

- 1.12.2 During the opening of the tenders, the Tenderers' names, the tender prices, and any other information the Notarial Archives Foundation may consider appropriate, will be made available.
- 1.12.3 Envelopes marked "withdrawal" will be read out first and returned to the Tenderer.
- 1.12.4 Reductions or alterations to tender prices made by Tenderers after submission will not be taken into consideration during the analysis and evaluation of tenders.

1.13 Secrecy of the Procedure

- 1.13.1 After the opening of the tenders, no information about the examination, clarification, evaluation, or comparison of tenders or decisions about the contract award may be disclosed before the notification of award.
- 1.13.2 Information concerning checking, explanation, opinions, and comparison of tenders and recommendations concerning the award of contract, may not be disclosed to Tenderers or any other person not officially involved in the process unless otherwise permitted or required by law.
- 1.13.3 Any attempt by a Tenderer to approach any member of the Evaluation Committee or the Notarial Archives Foundation directly during the evaluation period will be considered legitimate grounds for disqualifying his tender.

1.14 Tender Evaluation Process

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

1.15 Criteria for Award

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

1.16 Right of the Notarial Archives Foundation to Accept or Reject any Tender

- 1.16.1 The Notarial Archives Foundation reserves the right to accept or reject any tender and/or to cancel the whole tender procedure and reject all tenders. The Notarial Archives Foundation reserves the right to initiate a new invitation to tender.
- 1.16.2 The Notarial Archives Foundation 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.
- 1.16.3 Cancellation may occur where:
 - a) The tender procedure has been unsuccessful, namely where no qualitatively or financially worthwhile tender has been received or there has been no response at all;

- b) The economic or technical parameters of the project have been fundamentally altered;
- c) Exceptional circumstances or force majeure render normal performance of the project impossible;
- d) All technically compliant tenders exceed the financial resources available;
- e) There have been irregularities in the procedure, in particular where these have prevented fair competition.

In no circumstances will the Notarial Archives Foundation be liable for damages, whatever their nature (in particular damages for loss of profits) or relationship to the cancellation of a tender, even if the Notarial Archives Foundation has been advised of the possibility of damages. The publication of a contract notice does not commit the Notarial Archives Foundation to implement the programme or project announced.

1.17 Appeals

1.17.1 The Notarial Archives Foundation shall publish a notification on its website <https://nafmalta.org/discover/opportunities/tenders/> indicating the awarded contract, the financial aspect of the award and the name of the successful Tenderer. The Notarial Archives Foundation shall, by electronic means, inform the Tenderers concerned of the publication of the award. The Notarial Archives Foundation will be precluded from concluding the contract during the period allowed for the submission of appeals.

The award process shall be completely suspended if an appeal is eventually submitted.

1.17.2 Any Tenderer who is aggrieved by the award indicated by the Notarial Archives Foundation may, within five working days from the publication of the notice, file a letter of objection, together with a deposit, with the Notarial Archives Foundation, clearly setting forth any reason for his complaint. A deposit of four hundred euro (€400) must be made.

1.17.3 After the expiry of the period allowed for the submission of a complaint, the Notarial Archives Foundation shall deliver the letter of complaint, the deposit receipt and all documents relating to the contract in question to a Review Board who shall examine the matter in a fair and equitable manner. In its deliberation the Review Board shall have the authority to obtain, in any manner it deems appropriate any other information not already provided by the Notarial Archives Foundation. The Review Board shall determine the complaint by upholding or rejecting it. The written decision of the Review Board shall be published on the Notarial Archives Foundation website <https://nafmalta.org/discover/opportunities/tenders/>.

1.18 The Letter of Acceptance

1.18.1 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. Such clarification will be confined to issues that had no direct bearing on the choice of the successful tender. The outcome of

any such clarifications will be set out in a Memorandum of Understanding, to be signed by both parties and incorporated into the Letter of Acceptance.

1.18.2 The Notarial Archives Foundation will send the successful tenderer a Letter of Acceptance, which the tenderer is to acknowledge receipt of within 7 calendar days. The Letter of Acceptance is to inform the tenderer of the final decision and to advise the next steps forward, which will include the drafting and signing of a Contract Agreement.

1.18.3 Within a week from the successful tenderer's acknowledgement of the Letter of Acceptance, the Notarial Archives Foundation shall send the same tenderer a Contract Agreement with instructions on its completion. If the selected tenderer fails to sign and return the Contract Agreement and other required documentation within the prescribed 10 working days, the Notarial Archives Foundation may consider the acceptance of the tender to be cancelled. The Tenderer whose tender has been evaluated as second cheapest/second most economically advantageous may be recommended for award, and so on and so forth.

1.18.3 Only the signed Letter of Acceptance will constitute an official commitment on the part of the Notarial Archives Foundation, and activities may not begin until the Contract has been signed both by the Notarial Archives Foundation and the successful Tenderer.

1.19 Period of Delivery

1.19.1 The period of delivery indicated in Clause 1.1.3 of the Instructions to Tenderers commences from the Letter of Acceptance date or as instructed in the Letter of Acceptance.

1.20 Modifications

1.20.1 The percentage allowed for repetition of services and circumstances that may lead to such services' requirements is capped at 20% of contract amount. This will apply in case of extraordinary damages.

1.20.2 The percentage allowed for additional works other than those referred to in the Bill of Quantities (BOQ) is capped at 30% of contract amount.

1.21 Performance Guarantee

A Performance Guarantee of 4% shall be held against payment to the Notarial Archives Foundation for any loss resulting from the Tenderer's failure to perform their contractual obligations fully and properly to the Foundation. The Foundation will not endorse the contract agreement until the performance guarantee is submitted by the successful Tenderer.

1.22 Penalties

For the late execution of works for which the Contractor shall be responsible, the Foundation shall charge a rate of €150 per day of the delay, with the maximum aggregate amount of such compensation not exceeding 35% of the total contract value.

SECTION 2 – TECHNICAL SPECIFICATIONS

NOTE: Where in this Tender Document a standard is quoted, it is to be understood that the Notarial Archives Foundation 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 the Notarial Archives Foundation.

2.1 Contract Objective

2.1.1 This tender is for the restoration of external timber doors and windows of the Notarial Registers Archive.

2.2 Delivery Period

2.2.1 The delivery Period shall be 32 weeks after the signing of the Letter of Acceptance.

2.3 Specifications

2.3.1 General Principles

2.3.1.1 Scope and Objectives: The primary objective of these works is to repair and preserve, keeping as much of the original timber fabric as possible, and replace and manufacture using, where possible, traditional techniques and materials, architectural joinery.

2.3.1.1.1 Where deterioration renders retention impossible, replacements shall be handcrafted to replicate the original design, proportions, detailing, and workmanship, using the same materials. Where new installations are specified, these shall be handcrafted in accordance with local legislation and good practice using traditional workmanship, techniques, and materials, where possible.

2.3.1.1.2 All works shall be executed to the highest standards of craftsmanship and in accordance with current local and EU-approved codes of practice, under the direction of the Architect and Civil Engineer, and the warranted Conservator-Restorer in charge.

2.3.1.2 Quality of Materials

2.3.1.2.1 New timber shall be straight-grained, sound, well-seasoned, and free from defects, including shakes, checks, splits, warp, wanes, loose knots, sapwood, insect damage, blue stain, fungal discolouration, or other decay.

2.3.1.2.2 New timber shall also be free of dead knots, loose knots, resin pockets, and knot clusters. Sound knots shall not exceed 15mm in diameter and shall not occur more frequently than one knot per 300mm on exposed faces. No knots are permitted on mouldings, glazing bars, or structural joinery surfaces.

2.3.1.2.3 New timber shall be slow-grown, with a growth-ring density of 6-12 rings per centimetre, measured radially on the end grain.

Section 2– Technical Specifications

2.3.1.2.4 For long members, new timber shall be straight-grained, with vertical grain (quarter-sawn) required for exposed joinery such as panels, mouldings, and frames.

2.3.1.2.5 The moisture content of all new timber is to be within the range of 8% to 14% at the fabrication stage.

2.3.1.2.6 Spot checks by the Architect and Civil Engineer, and the warranted Conservator-Restorer in charge, can take place at any time during the manufacturing and installation process to verify these parameters.

2.3.1.2.7 Unless dimensions are indicated as *finished sizes*, a tolerance of up to 3 mm per wrought surface is permitted.

2.3.1.2.8 Plywood shall be used only where required to match the existing non-traditional construction. Its use is limited to localised repairs, and shall not be introduced where solid timber is present. Replacement plywood shall be exterior-grade plywood conforming to EN 636-3 or equivalent, with WBP (EN 314-2 Class 3) bonding. Plywood shall have no visible core voids on cut edges and shall have softwood face veneers of Grade B/BB or better. Thickness shall match the existing fabric. All cut edges shall be sealed prior to installation.

2.3.2 Materials

2.3.2.1 Timber

2.3.2.1.1 For repairs and required alterations, the choice of wood shall match the surrounding fabric.

2.3.2.1.2 New constructions shall be manufactured out of Siberian Larch (*Larix sibirica*) or slow-grown European Larch (*Larix decidua*). Timber shall be accompanied by certification of provenance, species, and grade and shall match the specifications listed in section 2.3.1 of these specifications.

2.3.2.1.3 The Architect and Civil Engineer in charge and the warranted Conservator-Restorer in charge may take samples for independent laboratory verification.

2.3.2.2 Sheet Materials

2.3.2.2.1 The use of sheet materials shall be limited to repairs of plywood elements, and as requested by the Architect and Civil Engineer in charge and the warranted Conservator-Restorer in charge.

2.3.2.3 Fixings and Fasteners

2.3.2.3.1 Where applicable, all structural fixings and all other screws shall be stainless steel grade A4 (316/316L).

2.3.2.4 Ironmongery

2.3.2.4.1 The current ironmongery shall be preserved and refurbished wherever possible.

2.3.2.4.2 Replacement ironmongery shall match the current in material, design, and fabrication.

Section 2– Technical Specifications

2.3.2.4.3 Ironmongery, such as *spanjuletti*, *naticci*, *gangetti*, hinges, stays, latches, etc. for new apertures shall be hand-fabricated only from mild or wrought steel, hot-forged where appropriate, and finished with a corrosion-resistant system.

2.3.2.5 Wood fillers

2.3.2.5.1 Exterior-grade materials may be used for reconstructions and/or filling where they ensure better preservation of the current fabric.

2.3.2.5.2 Only proprietary, purpose-designed materials may be used; ad-hoc mixtures are not permitted.

2.3.2.5.3 Data sheets for each product and sample areas must be approved by the Architect and Civil Engineer in charge and the warranted Conservator-Restorer in charge, prior to use.

2.3.2.6 Glazing putty

2.3.2.6.1 Only traditional linseed oil-based glazing putty composed primarily of boiled linseed oil and finely ground whitening (calcium carbonate), suitable for use with timber window frames and glass panes, shall be used for glazing, unless otherwise instructed by the Architect and Civil Engineer in charge and the warranted Conservator-Restorer in charge. The putty shall remain flexible after curing, exhibit good adhesion to timber and glass, be vapour permeable, and be paintable.

2.3.3 Preliminary Inspections

2.3.3.1 Site Services

2.3.3.1.1 The Contractor shall inspect the site to identify existing services (pipes, drains, cabling, etc.) and document findings on detailed plans and sections for approval.

2.3.3.2 Joint Inspection

2.3.3.2.1 A joint inspection with the Contracting Authority's representatives held before the start of works shall confirm the extent of works and methodologies.

2.3.4 Paint and Finish Removal

2.3.4.1 Health and Safety

2.3.4.1.1 Old paints may contain lead or other hazardous substances. All personnel shall wear appropriate protective equipment.

2.3.4.2 General Requirements

2.3.4.2.1 The gentlest effective method shall always be used.

2.3.4.2.2 No damage shall be caused to the timber.

2.3.4.3 Mechanical Methods

2.3.4.3.1 Scraping and hand sanding may be used, subject to approval by the Architect and Civil Engineer in charge and the warranted Conservator-Restorer in charge. The gouging or abrasion of the timber elements is to be avoided.

Section 2– Technical Specifications

2.3.4.3.2 Sanding must follow the grain.

2.3.4.3.3 Sandpaper shall be mounted on firm supports to avoid depressions and achieve a homogeneous surface.

2.3.4.3.4 Approved mechanical methods (excluding rotary sanders unless authorised) may be used for flat surfaces.

2.3.4.4 Prohibited Methods

2.3.4.4.1 High-pressure water blasting.

2.3.4.4.2 Wet or dry sandblasting (except micro-blasting where specifically approved).

2.3.4.5 Thermal Methods

2.3.4.5.1 Permitted only using controlled low temperature thermal methods (electric heat gun with adjustable temperature), and where full paint removal is required, and ensuring:

- a) That the timber substrate is not charred, scorched or excessively dried or damaged during this process;
- b) That the glazing is protected from heat damage.

2.3.4.5.2 Heat shall be applied carefully to soften the paint for manual scraping.

2.3.4.5.3 Open flames or high-temperature devices (such as blow torches, gas torches, or any open-flame devices) are not permitted.

2.3.4.6 Chemical Methods

2.3.4.6.1 Paint removers may be used if they do not damage, alter the timber surface, or leave any residual material after use. Their use is subject to the provision of data sheets and prior testing to be approved by the Architect and Civil Engineer and warranted Conservator-Restorer in charge.

2.3.5 Joinery and Carpentry Repairs

2.3.5.1 Retention and Replacement

2.3.5.1.1 Maximum retention of the current fabric is required.

2.3.5.1.2 Severely deteriorated sections shall be replaced as indicated and approved by the Architect and Civil Engineer and the warranted Conservator-Restorer in charge.

2.3.5.2 Requirements for Replicas

2.3.5.2.1 Replicas or reconstructions shall match:

- a) Dimensions and proportions
- b) Assembly configuration
- c) Type of wood and species
- d) Decorative detailing (including bespoke mouldings)
- e) Paint colour (RAL 6000)
- f) Ironmongery

2.3.5.3 Integration of New Timber

Section 2– Technical Specifications

2.3.5.3.1 New timber shall be carefully inset into original material using neat, undercut joints.

2.3.5.3.2 Adhesives shall be water-resistant or waterproof synthetic resin adhesives suitable for permanent exterior exposure unless otherwise specified.

2.3.5.4 Joinery Standards

2.3.5.4.1 Traditional joinery shall be used for repairs.

2.3.6 New Timber Elements

2.3.6.1 Fabrication Requirements

2.3.6.1.1 New apertures shall replicate the current ones in:

- a) Size and characteristics of opening leaves
- b) Proportions of frame and leaf members
- c) Design and detailing
- d) Ironmongery, where applicable

2.3.6.2 Documentation and Manufacture

2.3.6.2.1 Shop drawings shall be submitted for approval prior to manufacture.

2.3.6.2.2 All new timber elements, including the timber balcony and any new louvered window and door shutters, shall be fabricated strictly in accordance with traditional joinery practice. Construction shall use only solid timber components; plywood, laminated boards, composite sheets, or any form of panellised or fabricated construction that departs from traditional methods is not acceptable. Simplified or non-traditional assembly techniques, such as fixing pre-cut side faces directly to the façade with screws or any other shortcut that compromises structural integrity or authenticity, shall be categorically excluded. All frames, shutters, louvers, fanlights, soffits, mouldings, and associated joinery shall be formed using proper solid-timber joinery techniques, ensuring durability, stability, and full compatibility with the architectural character of the building.

2.3.6.3 Construction detailing for the balcony

2.3.6.3.1 Metal angle brackets (L-profiles) shall not be used as wall anchors for the new balcony. Balcony anchoring shall follow exclusively traditional practice using timber wall anchors inserted into masonry pockets.

2.3.6.3.2 The balcony roof shall be constructed as a traditional double-layered timber system, comprising internal timber boarding forming the ceiling and external timber boarding forming the roof deck. The external boarding shall be laid to a gentle incline (approximately 1:50 – 1:30) to ensure adequate water run-off, with a ventilated cavity maintained between the two layers. The outer surface shall be finished with a traditional *deffun* mixture (lime-based with crushed pottery aggregate) applied in accordance with traditional practice to provide a breathable waterproof layer. The use of synthetic membranes, bituminous products, non-breathable coatings, or other modern impermeable systems is not permitted.

2.3.6.4 Glazing

Section 2– Technical Specifications

2.3.6.4.1 Glazing to balcony shutters shall consist of traditional single glazing in clear float glass, 3-4mm thick. The glazing shall be installed in a traditional timber rebate, typically 6-8mm deep and 8-10mm wide, with a square or slightly chamfered profile as found in historic Maltese joinery. Glass shall be bedded in linseed oil putty or approved traditional glazing compound, and secured using timber glazing beads matching the original profiles.

2.3.6.4.2 Weather-resistance shall rely on correct joinery fit, traditional overlaps, and proper detailing, without the use of modern sealing systems.

2.3.6.4.3 Fanlights above the balcony shutters shall be removable panels, held in place with traditional swivel latches, not hinged. Glazing shall be single clear float glass, 3-4mm thick, installed in traditional timber rebates (6-8mm deep, 8-10mm wide) and embedded in linseed oil putty with timber glazing beads matching the original profiles. Weatherproofing shall rely on correct joinery fit and traditional detailing without the use of modern sealing systems.

2.3.6.4.4 Double-glazing, laminated units, insulated glazing units (IGUs), or any non-traditional glazing systems are not acceptable.

2.3.7 Surface Finishing

2.3.7.1 Preparation

2.3.7.1.1 All surfaces shall be cleaned, prepared, and made good prior to finishing.

2.3.7.1.2 Excessive paint layers shall be removed to reveal detailing.

2.3.7.2 Paint Systems

2.3.7.2.1 Paint systems shall be compatible with the substrate.

2.3.7.2.2 Primer, undercoat, and finish coats shall be from the same manufacturer and brand. The primer is to be compatible with the final paint system and applied to all surfaces, including edges and end grain. The selected finish is to be of high quality and provide reliable performance. The final top coat should possess superior resistance to weathering and be applied in multiple thin layers over the primer and undercoat in accordance with the manufacturer's specifications. All paints supplied must be certified under the EU Ecolabel for Paints and Varnishes in accordance with Commission Decision (EU) 2025/2607.

2.3.7.2.3 No product older than 18 months from manufacture or re-test shall be used.

2.3.7.3 Application

2.3.7.3.1 Paint shall be applied by brush to ensure full penetration to the timber grain and joints. Paint application should follow prescribed methods, including appropriate drying and re-application intervals. It is to be carried out under stable weather conditions to ensure durability and performance. Paint coatings shall be applied evenly and consistently across all exposed and concealed timber surfaces, ensuring uniform colour, texture and film thickness to achieve a continuous, homogeneous appearance in accordance with best practice.

Section 2– Technical Specifications

2.3.7.3.2 Spray painting may be permitted with approved equipment and masking, subject to the application of multiple passes to ensure adequate film thickness, and the achievement of an adequate application evenly and consistently across all exposed and concealed timber surfaces. Roller application is not acceptable.

2.3.7.4 Delivery and Protection

2.3.7.4.1 Any new timber elements are to be delivered fully prepared and finished, ready for assembly and installation in-situ.

2.3.7.4.2 All items shall be protected using breathable coverings during transport, storage and installation to prevent mechanical damage. Components shall be stored off the ground, undercover and adequately ventilated. Shrink wrapping or any non-breathable plastic encapsulation is not permitted.

2.3.8 Fixing and Installation

2.3.8.1 Installation of timber Elements

2.3.8.1.1 Any pieces to be removed and refitted are to be adequately documented and catalogued to be reinstalled in their former location. Elements shall be refixed in their original locations using original methods unless these contribute to deterioration.

2.3.8.1.2 Elements are to be fixed using traditional joinery, stainless steel fasteners, and synthetic glues as specified above.

2.3.8.2 Sealing

2.3.8.2.1 Timber frames shall be sealed externally with stone and hydraulic lime based mortar. It is important to ensure that the whole depth of the frame is adequately packed with the sealing material to ensure longevity.

2.3.8.3 Detailing

2.3.8.3.1 While it is essential to avoid causing damage to the elements while installing, any damage incurred during the process shall be adequately addressed to the satisfaction of the Architect and Conservator-Restorer in charge.

2.3.8.3.2 The recess above the balcony roof, and wherever necessary as specified by the Architect and Conservator-Restorer in charge, shall be protected with discreet bird-control netting to prevent pigeon access. Netting shall be fine, neutral in colour, and installed taut to avoid visual intrusion. U-V resistant, clear, plastic bird-deterrent spikes shall also be installed along the external perimeter of the balcony roof and wherever necessary, as specified by the Architect and Conservator-Restorer in charge, to deter pigeon perching, provided they are visually unobtrusive and fixed without causing damage to the surrounding fabric.

2.3.8.3.3 Insect screens shall be installed using UV-stabilised fine insect screen mesh behind the traditional timber louvered shutters. Mesh shall be polyester or fiberglass micromesh with a minimum density of 30 x 30 (preferably 40 x 40 or 50 x 50 for fine insect protection), in charcoal colour or black for minimal visibility. Screens shall be mounted on a slim, removable frame fixed within the window reveal, ensuring full reversibility

Section 2– Technical Specifications

and no alteration to the traditional joinery. Stainless steel mesh, adhesive fixed, or externally visible systems are not acceptable.

2.3.9 Documentation and Approvals

2.3.9.1 Approvals

2.3.9.1.1 All methodologies, materials, samples, and mock-ups shall be approved by the Architect, Civil Engineer, and the warranted Conservator-Restorer in charge.

2.3.9.2 Records

2.3.9.2.1 The Contractor shall maintain full documentation of inspections, treatments, repairs, and replacements. This shall be submitted to the Architect, Civil Engineer, and the warranted Conservator-Restorer in charge on a regular basis throughout the project as requested.

SECTION 3 – TENDER FORM

NAF.T01.2026

**Tender for the Restoration of External Timber Doors and Windows of the
Notarial Registers Archive**

A. TENDER SUBMITTED BY:

Company Name (if applicable):			
Name:		Surname:	
Email:		Phone:	
Address:			

B. CONTACT PERSON FOR THIS TENDER:

Name:		Surname:	
Email:		Phone:	
Address:			

C. TENDERER'S DECLARATION(S)

This section is 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 the Notarial Archives Foundation) for invitation to tender for the restoration of external timber doors and windows of the Notarial Registers Archive (NAF.T01.2026) published on 6 July 2026 at 8:00 hours. 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.

Section 3– Tender Form

2. 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 on page 19 of this document.
3. This tender is valid for a period of 3 weeks from the final date for submission of tenders.
4. 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.
5. 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 4 of this declaration are not submitted by the indicated dates.
6. We will inform the Notarial Archives Foundation 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.
7. 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:
 - a. Proof of technical capacity (Refer to 1.7.3 in Section 1 under Selection Criteria).
 - b. Tender Form (refer to Section 3).
 - c. Technical Offer (in response to specifications outlined in Section 2). The Technical Offer shall include:
 - i. All relevant literature, but especially the literature for the proposed painting system;
 - ii. A Gantt chart or a program of works.
 - d. A financial bid calculated on a basis of Delivery Duty Paid (DPP) for the works/supplies tendered (refer to Section 4). Related drawings are provided in Section 5.
8. We note that the Notarial Archives Foundation is not bound to proceed with this invitation to tender and that it reserves the right to cancel 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 number (if applicable):	
Stamp of company (if applicable):	
Place and date:	

SECTION 4 – Financial Bid

NAF.T01.2026

Tender for the Restoration of External Timber Doors and Windows of the Notarial Registers Archive

Item	Description	Amount including Taxes, other Duties & Discounts but Exclusive of VAT (€)
1	The restoration of the external timber doors and windows of the Notarial Registers Archive. Related drawings are provided in Section 5.	
Sheet 1	<i>Bill A: Preliminaries (pages 20-25)</i>	
Sheet 2	<i>Bill B: Bills of Quantities (pages 26-29)</i>	
	<i>VAT charges</i>	
<i>Total including VAT</i>		

The successful bidder shall be bound to conform in all respects with VAT legislation and regulations.

Name:

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

Date:

Sheet 1 - Bill A: Preliminaries

Item	Description	Quantity	Unit	Rate (€) <i>Excl. VAT, Eco Contribution (if any) and all other charges as may be applicable</i>	Amount (€) <i>Excl. VAT, Eco Contribution (if any) and all other charges as may be applicable</i>
1.00	Notes: All zero rates for items listed in <i>Bill A: Preliminaries</i> are deemed to be included in the rates stated in <i>Bill B: Bills of Quantities</i>. Items in bills other than <i>Bill A</i> cannot be left unpriced. All rates and lump sums are to be quoted exclusive of tax. All rates and amounts stated are to be exclusive of VAT, levies, duties, charges, fees etc. Rates are to be all inclusive; including materials, labour, waste, profit, wage and other increments during the progress of the works etc. unless otherwise specifically indicated in the bills. All items in all bills are provisional and may be omitted from the works without in any way vitiating the contract or affecting the rates. Unless otherwise formally instructed, the Contractor shall execute all bill items in full. Any unauthorized divergences may be subject to non-payment as deemed reasonable by the employer. Rates given throughout in these bills are to include for access and dumping fees where relevant to be paid for the dumping of material at a Government approved dumping site.				

Section 4– Financial Bid

	PROJECT PARTICULARS Project Name: The project shall be known as: <i>Tender for the Restoration of External Timber Doors and Windows of the Notarial Registers Archive.</i> Tender Package: NAF.T01.2026 - <i>Tender for the Restoration of External Timber Doors and Windows of the Notarial Registers Archive.</i>				
1.01	Works are to be conducted on the timber elements shown in drawing numbers: - ON004_00_T_002_00 - ON004_00_T_002_01 - ON004_00_T_002_02 - ON004_00_T_002_03 - ON004_00_T_002_04 - ON004_00_T_002_05 - ON004_00_T_002_06 Given the historic significance of the buildings in question, all care shall be exercised to ensure that no damage is procured to any of the fabric in the process. All methods used are to be as approved and directed by the Architect and Civil Engineer and the warranted Conservator-Restorer in charge. All areas are deemed to include cornices, openings, sculpture, mouldings etc.				

Section 4– Financial Bid

1.02	The Architect and Civil Engineer and the warranted Conservator-Restorer in charge shall have the power to order any modification to any part of the works necessary for the proper completion and/or functioning of the works. Such modifications may consist of additions, omissions, substitutions, changes in quality, quantity, form, character, kind, position, dimension, level or line and changes in the specified sequence, method or timing of execution of the works. No order for a modification may result in the invalidation of the contract.				
1.03	The Contractor is to visit the area where works are to be carried out and to ensure that the work involved is fully understood prior to quoting for any rates.				
1.04	All zero rates for items listed in this <i>Bill A: Preliminaries</i> are deemed to be included in the rates stated in <i>Bill B: Bills of Quantities</i> . Items in bills other than <i>Bill A</i> cannot be left unpriced.				
1.04.1	All scaffolding, machinery and equipment required for the proper execution of the works as detailed in the tender document. The scaffolding shall be used until all works have been completed to the satisfaction of the Architect and warranted Conservator-Restorer in Charge and all measurements taken and all documentation (where applicable and measured separately) carried out as per specifications. The external face of the scaffolding is to be lined with a suitable and approved netting and should satisfy the conditions as detailed in the tender document or as directed by the Architect and warranted Conservator-Restorer in Charge. Rates to also include for the preparation and submission prior to the commencement of works of a valid certification of scaffolding recognised by the Occupational Health and Safety Authority for every section of scaffolding erected. No works shall be allowed to commence prior to the presentation of this certificate to the Contracting Authority. External areas are to be provided with site lighting.				

Section 4– Financial Bid

1.04.2	The protection at all times of the whole of the works, including the provision of hoarding, screens, fans, planked footways, guardrails, and similar items as required and as deemed necessary at all times by the Occupational Health and Safety Competent Person and/or by the Architect and warranted Conservator-Restorer in charge.				
1.04.3	Making all arrangements for the access of vehicles, plant, etc to the site of the works.				
1.04.4	Making all the necessary traffic arrangements, engagement of all necessary wardens, police, etc. as required by Local or National Law, for the whole duration of works, payment of any charges (Local Council, police, etc) for the operation of machinery and equipment, payments for the removal (temporary or permanent) of any services (electricity, water supply, drainage, telephone, Cable TV, CVA etc.) for executing the works in a safe manner and to the specifications as outlined in this document.				
1.04.5	All necessary expenses incurred to ensure that all works as approved by the Architect and Civil Engineer and the warranted Conservator-Restorer in charge and outlined in this document are carried out without any disturbance or damages to third parties and the commercial activity of the retail outlets situated in close proximity to the proposed works. Rate shall provide for and shall be deemed to include any costs related to any liaising with these entities, adaptations of any work practices agreed upon, temporary works etc required to minimize disturbance to third parties and commercial activity, as well as to indemnify the client against any claims raised for damages and/or loss of profits claimed by the affected commercial establishments and residences.				
1.04.6	The provision of adequate signage indicating the works and hazards as well as the Environmental Site Management sign.				
1.04.7	The provision for site lighting to ensure that scaffolding is adequately lit during the night.				

Section 4– Financial Bid

1.04.8	The daily cleaning of the roads, the client's and third party properties, etc. from dust and/or other materials generated by the works and for maintaining a dust-free environment, particularly by using appropriate industrial vacuum systems, on site, where and as required. Rate shall also include for using equipment (compressors, generators, cranes, etc.) that do not cause disruption by excessive noise, vibration, fumes (exhaust) etc.				
1.04.9	Attendance by the contractor and/or his representative to the site, as well as the management and progress meetings to be held on a regular basis as, when and where required by the Architect and Civil Engineer and warranted Conservator-Restorer in charge.				
1.05	Appointment of an Occupational Health and Safety Coordinator, responsible for coordinating with the Contracting Authority's Project Supervisor, appointed in accordance with the Occupational Health and Safety Authority Act (Chap. 424 of the Laws of Malta). The Health and Safety Coordinator shall be responsible for coordinating the preparation of a Risk Assessment of the site and the proposed works, for the preparation and administration of the Health & Safety Plan, and for the coordination of the construction process in order to achieve the objectives of the Health and Safety Plan. It may be required for the Health and Safety Plan to be submitted for approval by the Health and Safety Authority, in which case any comments for amendments that the Authority may deem necessary shall be taken on board without additional cost to the Contracting Authority. The Contractor shall also be obliged to immediately carry out any actions recommended by the Project Supervisor.				
1.06	Allow for preparing and updating, when required, detailed method statement reports, construction management plans, risk assessments, and programmes of work for all works specified in this document, as per requirements of the Planning Authority, Superintendence of Cultural Heritage, and or other Agency/Authority for the approval of the Architect and Civil Engineer and the warranted Conservator-Restorer in charge.				

Section 4– Financial Bid

1.07	Allow for the preparation of all necessary measurements, surveys, preparation of templates by a competent person, as requested by the Architect and Civil Engineer and the warranted Conservator-Restorer in charge.				
1.08	Allow for the boarding up and rendering safe of the openings for all the duration of time during which any aperture is removed, as well as for works on the frame.				
1.09	Allow for all insurances specified in this contract and in particular as per Article 14 of the Special Conditions of this contract, mainly: 1. Insurance against risk of damage to the historic fabric of the building being restored through this contract (Own surrounding property); 2. Insurance against damage to third parties; 3. Insurance against each parties' liability for any loss, damage, death or bodily harm, that may be caused to third parties, property belonging to third parties, and any person that is authorised to be onsite at any given time.				
<i>Total Carried Forward to General Summary</i>					

Sheet 2 - Bill B: Bill of Quantities

Item	Description		Quantity	Unit	Rate (€) <i>Excl. VAT, Eco Contributi on (if any) and all other charges as may be applicable</i>	Amount (€) <i>Excl. VAT, Eco Contributi on (if any) and all other charges as may be applicable</i>
2.01	Remove and cart away the existing balcony P-SF-B05. Rate to include for all dumping charges, for working carefully so as not to damage the surrounding masonry fabric, making good of jambs and surrounding masonry fabric as necessary and the installation of temporary secure closure of the aperture if necessary.		1	No.		
2.02	Restore existing timber glazed doors, glazed timber windows, louvered shutters and internal shutters. Rate to include for the removal of existing surface coatings, for the replacement of broken or unsuitable glazing, removal and reinstatement of failed, detached or missing glazing putty, repairs and full or partial replacement of missing, broken or deteriorated areas and or parts, replacement or repair of ironmongery and works to frame where relevant. Rate is also to include for any works necessary to ensure the proper functioning of the windows, that is, proper opening, closing and secure fastening with no water infiltration. Rate to include for the application of a new protective paint system. All work is to be conducted in accordance with the tender specifications and to the approval of the Architect and Civil Engineer and the warranted Conservator-Restorer in charge. Rate is to include for any temporary works necessary including the provisional dismantling and reinstallation and any works to ensure temporary secure closure of the aperture throughout the duration of the work.					
2.02.01		C-FF-D024	1	No.		
2.02.02		C-FF-D028	1	No.		

Section 4– Financial Bid

2.02.03	C-FF-D029	1	No.		
2.02.04	C-FF-W002	1	No.		
2.02.05	C-FF-W003	1	No.		
2.02.06	C-FF-W004 (including existing front louvers)	1	No.		
2.02.07	C-SF-W022	1	No.		
2.02.08	C-SF-W023	1	No.		
2.02.09	C-SF-W024	1	No.		
2.02.10	C-SF-W025	1	No.		
2.02.11	C-SF-W026	1	No.		
2.02.12	C-TF-W005	1	No.		
2.03	Manufacture new louvered shutters to match existing (C-FF-W004) for doors and windows. Rate to include design, preparation of shop drawings, all materials and labour including ironmongery. Prepare for finish, apply primer, undercoat and two coats of top coat paint and install. The new timber louvers are to be complete with UV-stabilised fine insect screen mesh mounted on a removable frame, fitted on the internal face of the louvers. All work is to be conducted in accordance with the tender specifications and to the approval of the Architect and Civil Engineer and warranted Conservator-Restorer in charge. Rate to include protection during transport, storage and installation.				
2.03.01	C-FF-W002	1	No.		
2.03.02	C-FF-W003	1	No.		
2.03.03	C-FF-D024	1	No.		
2.03.04	C-FF-D028	1	No.		
2.03.05	C-FF-D029	1	No.		
2.03.06	C-SF-W022	1	No.		
2.03.07	C-SF-W023	1	No.		
2.03.08	C-SF-W024	1	No.		
2.03.09	C-SF-W025	1	No.		
2.03.10	C-SF-W026	1	No.		
2.03.11	C-TF-W005	1	No.		

Section 4– Financial Bid

2.04	Repair and restore closed timber balcony. Rate to include for the removal of existing surface coatings, for the replacement of broken or unsuitable glazing, removal and reinstatement of failed, detached or missing glazing putty, repairs and full or partial replacement of missing, broken or deteriorated areas and or parts, replacement or repair of ironmongery and works to the framework where relevant. Rate is also to include for any works necessary to ensure the proper functioning of the balcony windows and fanlights, that is, proper opening, closing and secure fastening with no water infiltration. Rate to include for the application of a new protective paint system. Rate to include for any necessary works to the balcony roof to render the structure watertight. Rate to include the supply and installation of U-V resistant, clear, plastic bird-deterrent spikes along the external perimeter of the balcony roofs and wherever necessary, as specified by the Architect and Civil Engineer and warranted Conservator-Restorer in charge. All work is to be conducted in accordance with the tender specifications and to the approval of the Architect and Civil Engineer and the warranted Conservator-Restorer in charge. Rate is to include for any temporary works necessary to ensure temporary secure closure of the aperture throughout the duration of the work.				
2.04.01	Balcony on St. Paul's Street: P-FF-B01	1	No.		
2.04.02	Balcony on St. Paul's Street: P-FF-B02	1	No.		
2.04.03	Balcony on St. Christopher Street: C-FF-B03	1	No.		
2.05	Modify existing closed timber balcony by replacing existing fan lights with framed timber louvers. Rate to include for the careful removal of the existing fanlights, the manufacture of the new framed timber louvers, including all materials and labour, complete with UV-stabilised fine insect screen mesh mounted on a removable frame on the internal face of the louvers, finishing of the new louvered panels and mesh frame to match the existing balcony structure, both internally and externally, and installation. All work is to be conducted in accordance with the tender specifications and to the approval of the Architect and Civil Engineer and the warranted Conservator-Restorer in charge. Rate is to include for any temporary works necessary to ensure temporary secure closure of the aperture throughout the duration of the work. All dismantled existing fanlights are to be catalogued, retained, and stored on site.				
2.05.01	Balcony on St. Christopher Street C-FF-B03 – 2 in number fanlights	1	No.		
2.05.02	Corner Balcony C-SF-B04 – 7 in number fanlights	1	No.		

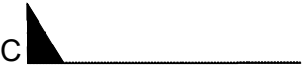
Section 4– Financial Bid

2.06	Manufacture, supply, delivery, and installation of a complete traditional solid timber balcony to replace the current one, including all associated joinery, glazing, anchoring, finishes, traditional ironmongery, and protective measures, executed strictly in accordance with the project specifications, traditional Maltese craftsmanship, and the direction of the Architect, Civil Engineer, and the warranted Conservator-Restorer in charge. Rate to include all materials and labour. Rate to include protection during transport, storage, and installation.				
2.06.01	Balcony on St. Paul's Street: P-SF-B05	1	No.		
2.07	Repair and restore timber front door. Rate to include for the removal of existing surface coatings, repairs and full or partial replacement of missing, broken or deteriorated areas and or parts, replacement or repair of ironmongery and works to the framework where relevant. Rate is also to include for any works necessary to ensure the proper functioning of the door, that is, its proper opening, closing, and secure fastening with no water infiltration. Rate to include for the application of a new protective paint system. All work is to be conducted in accordance with the tender specifications and to the approval of the Architect and Civil Engineer and the warranted Conservator-Restorer in charge. Rate is to include for any temporary works necessary to ensure temporary secure closure of the aperture throughout the duration of the work.				
2.07.01	P-GF-D015	1	No.		
2.08	Adopting conventions outlined by the Architect and the warranted Conservator-Restorer in charge, and documenting in detail and in a graphic form all interventions carried out on the apertures. Documentation is to include data sheets for all the materials utilised during the works together with timber certification, test results, and any other documentation submitted throughout the course of works. Rate shall include for the submission of 2 hard copies, with drawings in scale 1:100, together with a soft copy. Rate shall also include for the submission of digital photographs, taken and stored in a manner to illustrate the restoration interventions carried out. No certification of works will be affected unless these drawings are submitted to and confirmed by the architect and civil engineer and the warranted Conservator-Restorer in charge of works.	1	l.s.		
<i>Total Carried Forward to General Summary</i>					

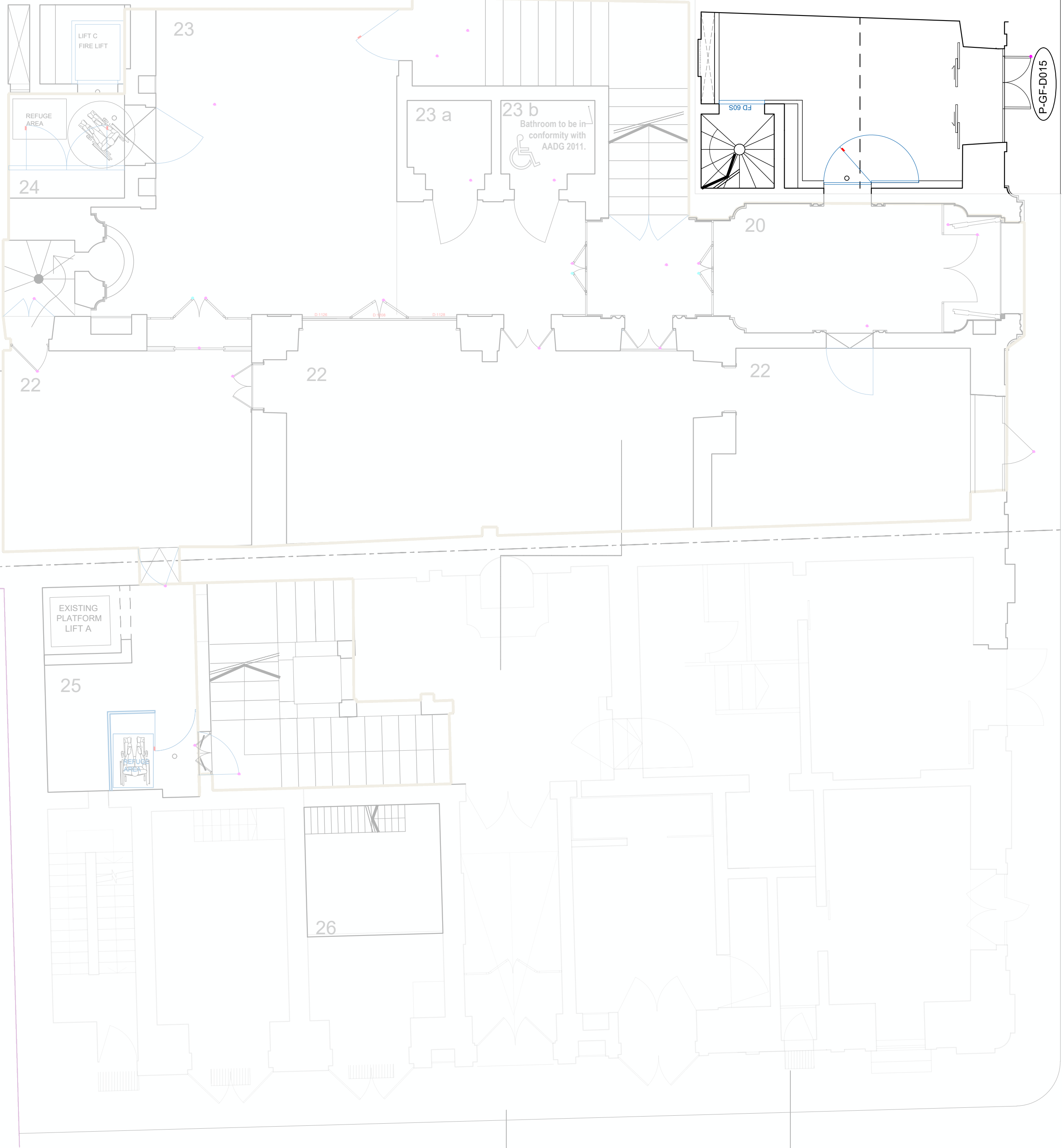




GROUND FLOOR PLAN
st . Paul street
scale 1:100



GROUND FLOOR PLAN MEZZANINE
st . Christopher street
scale 1:100



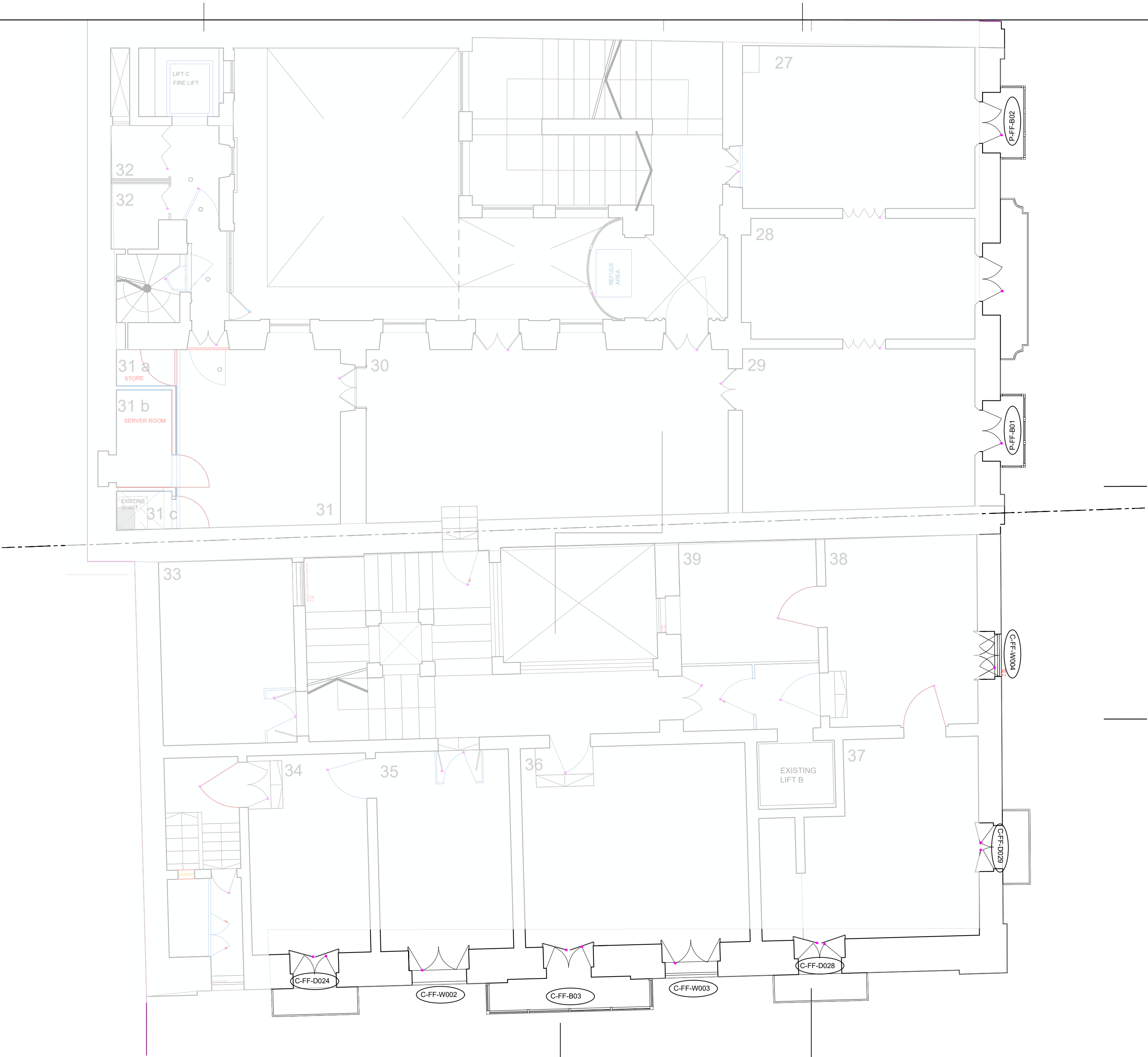
APERTURE RESTORATION SCHEMATIC PLAN
(Scale 1:50)

Drawing	Restoration Tender_Apertures_ St. Chris_Ground Mezzanine
Dwg no	0_N_0_0_4_0_0_T_0_0_2_0_2_0

FIRST FLOOR PLAN
st . Paul street
scale 1:100



FIRST FLOOR PLAN
st . Christopher street
scale 1:100



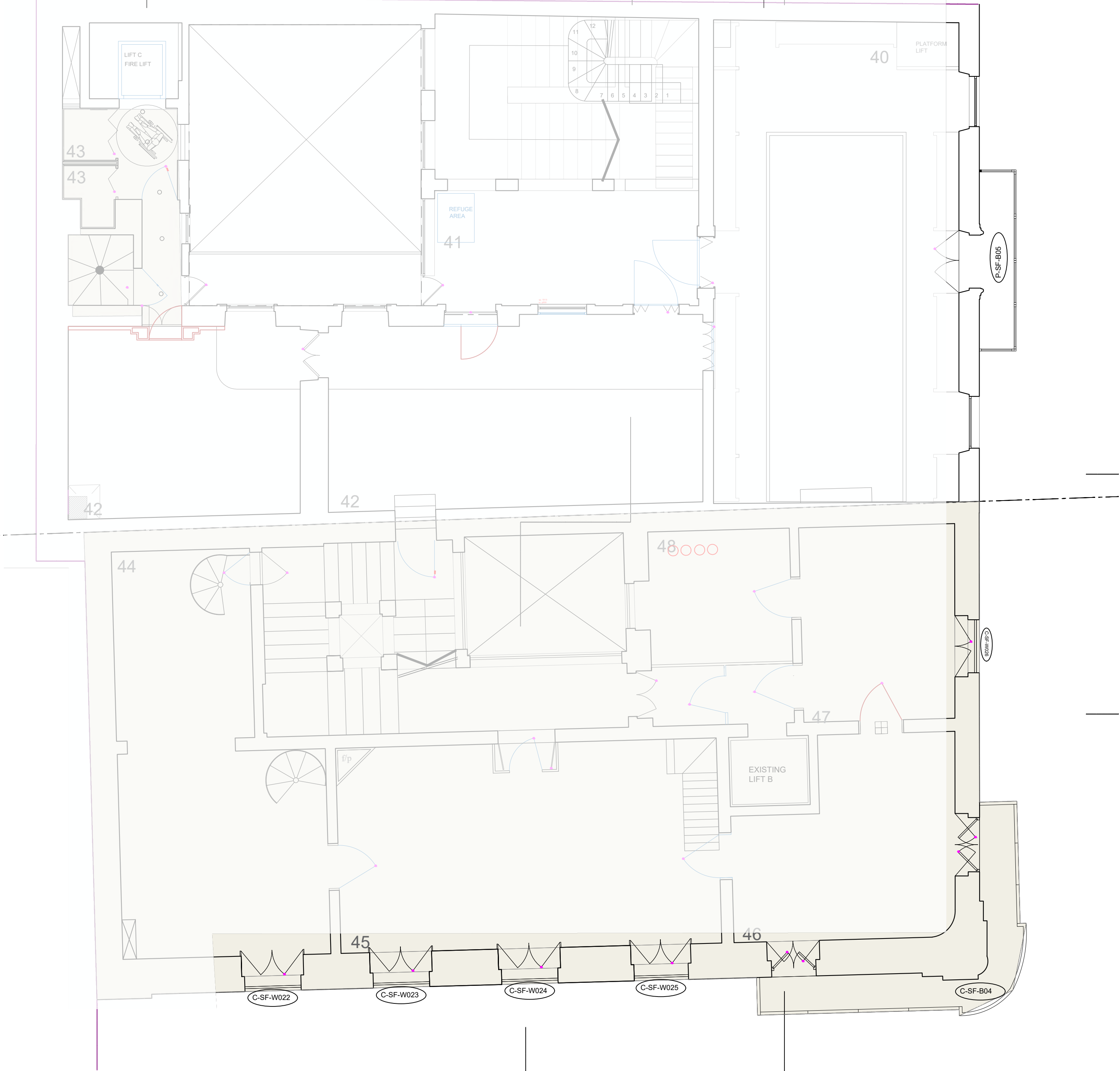
APERTURE RESTORATION SCHEMATIC PLAN
(Scale 1:50)

Drawing	Restoration Tender_Apertures_St. Chris_First Floor									
Dwg no.	O	N	0	0	4	0	0	T	0	0
	2	0	3	0						

SECOND FLOOR PLAN
st . Paul street
scale 1:100



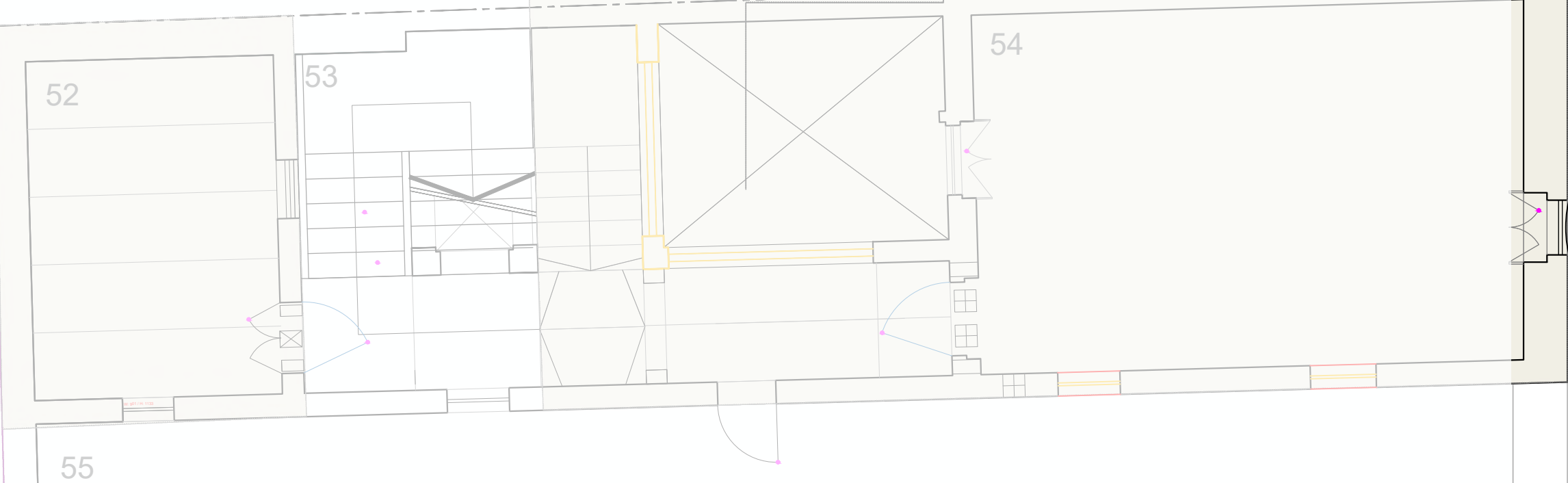
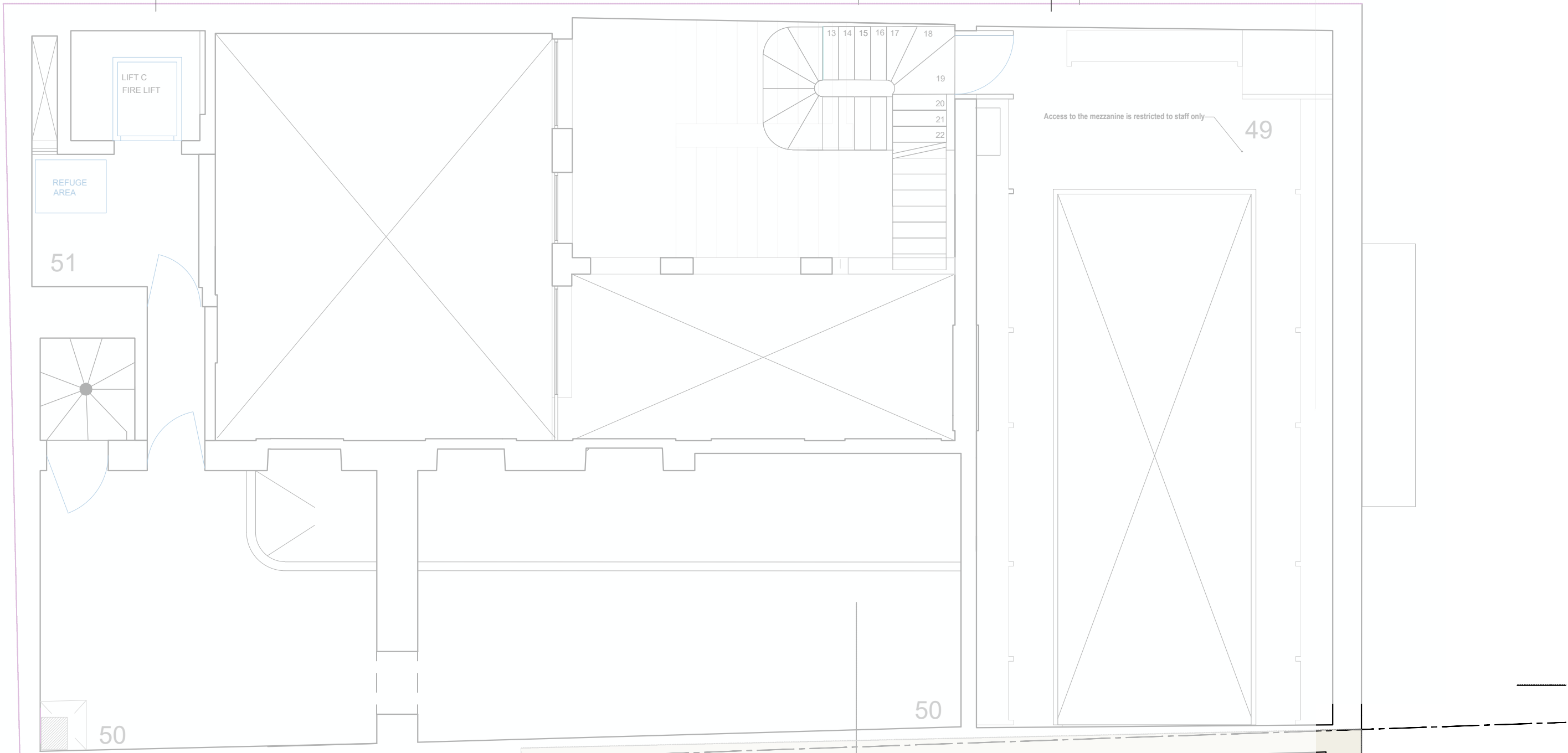
SECOND FLOOR PLAN
st . Christopher street
scale 1:100



APERTURE RESTORATION SCHEMATIC PLAN
(Scale 1:50)

Drawing	Restoration Tender_Apertures_St. Chris_Second Floor									
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	2	0	4	0					2	0
	4	0							4	0

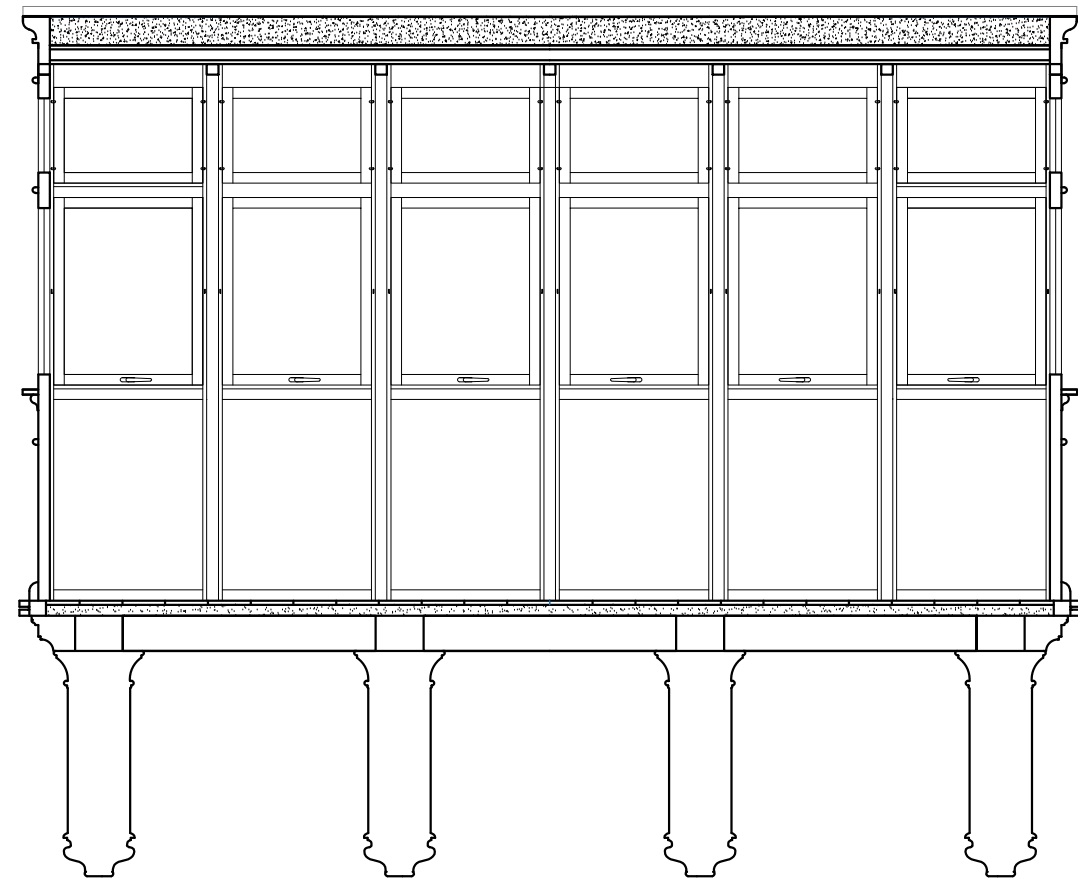
SECOND FLOOR PLAN
MEZZANINE
st . Paul street
scale 1:100



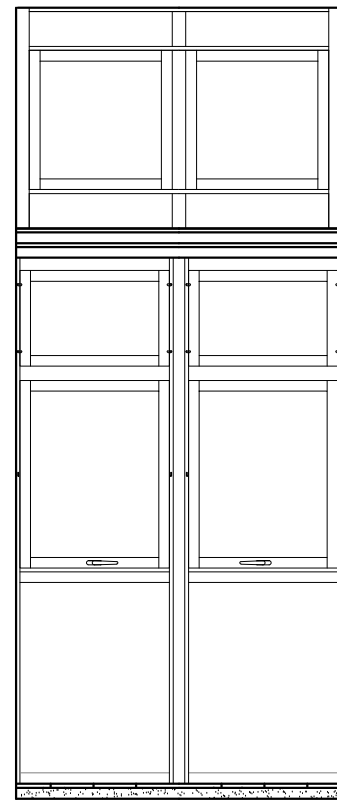
THIRD FLOOR PLAN
st . Christopher street
scale 1:100

APERTURE RESTORATION SCHEMATIC PLAN
(Scale 1:50)

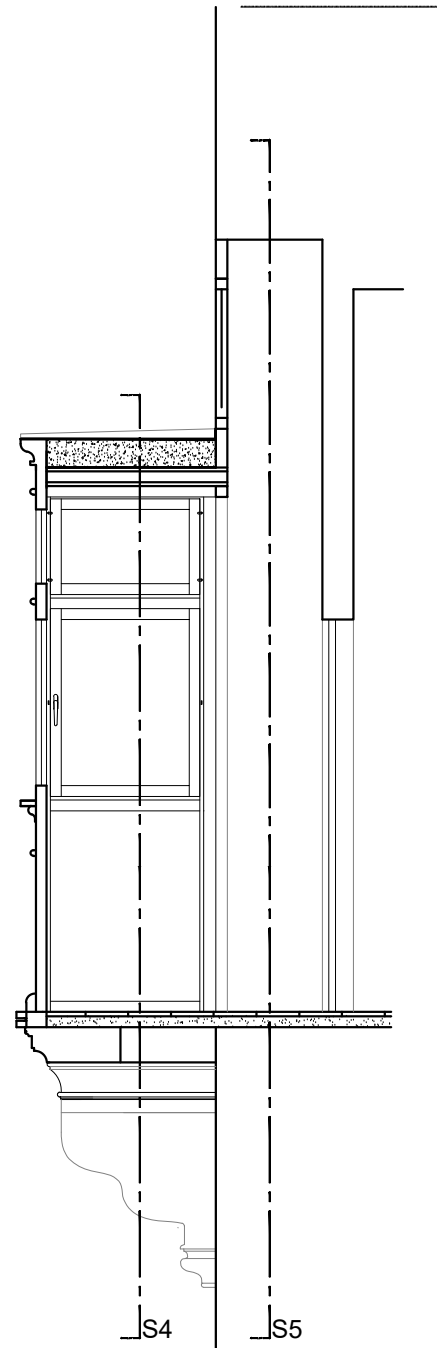
Drawing	Restoration Tender_Apertures_St. Chris_Third Floor									
Dwg no	O	N	0	0	4	0	0	T	0	0
	2	0	5	0						



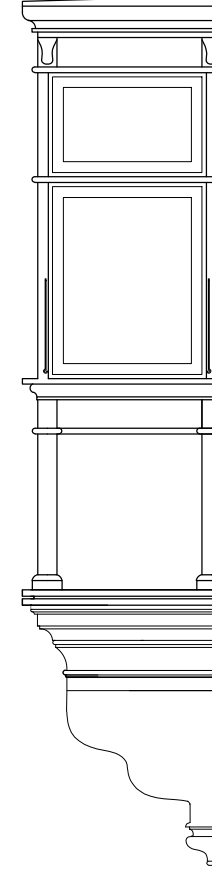
SECTION 4



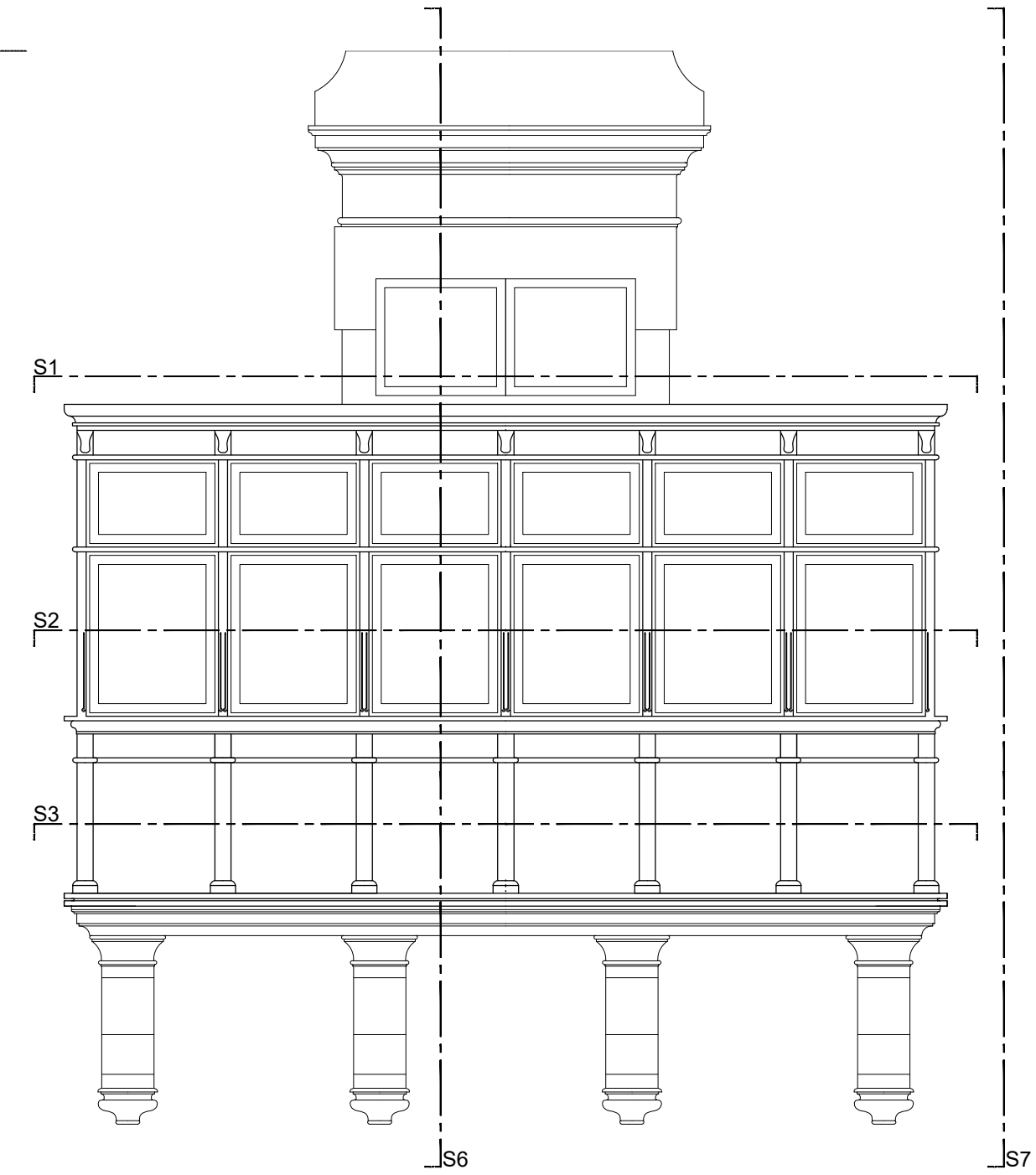
SECTION 5



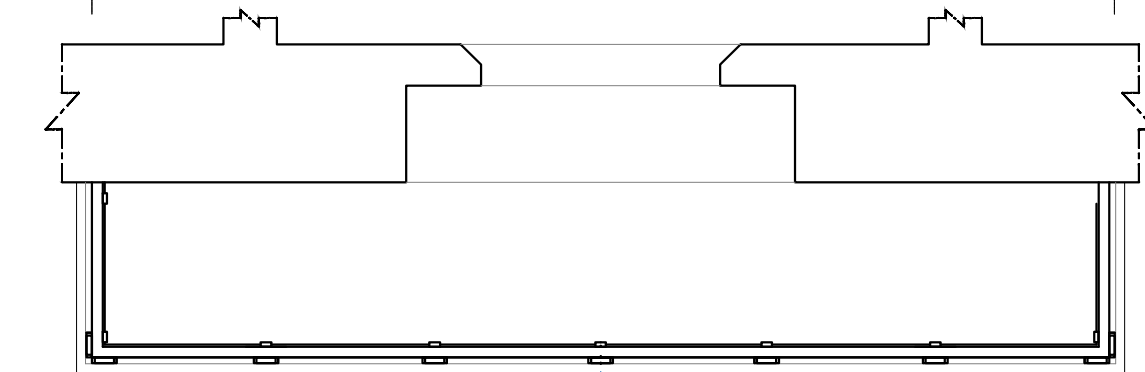
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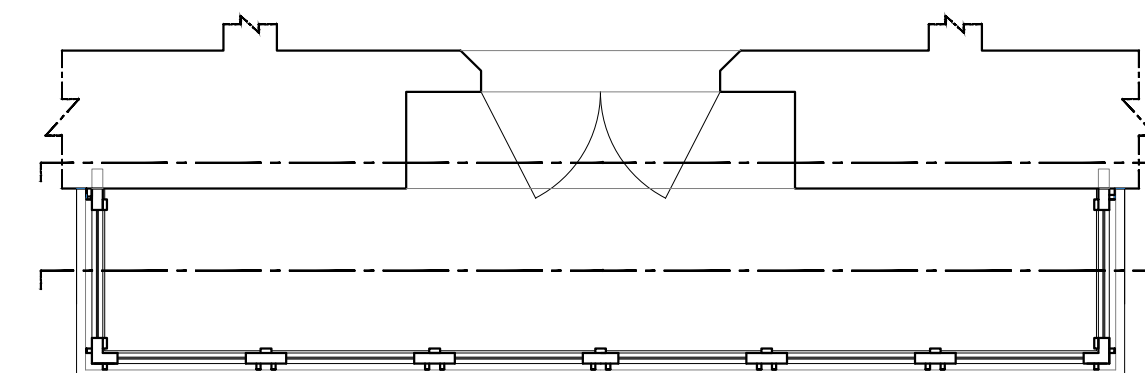
SECTION 7



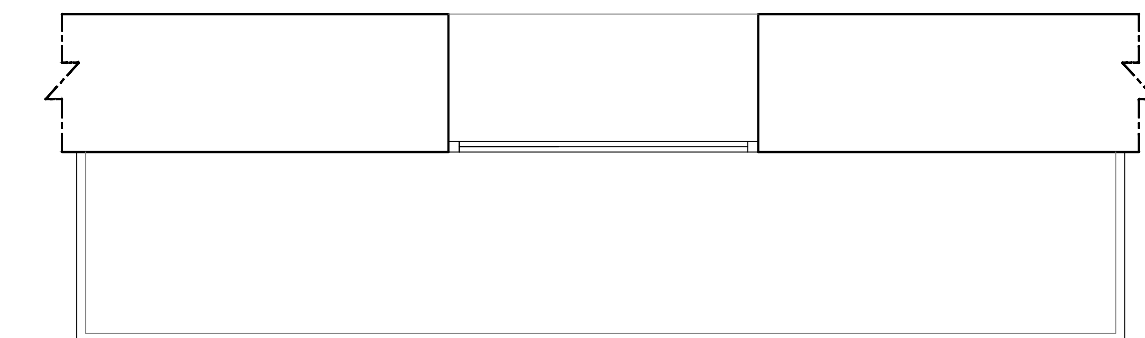
ELEVATION - PROPOSED BALCONY TO REPLACE P-SF-B05



SECTION 3



SECTION 2



SECTION 1

NOTE: ALL MATERIALS SUPPLIED FOR THE BALCONY MUST CONFORM WITH THE *TECHNICAL SPECIFICATIONS* OUTLINED IN SECTION 2 OF THE TENDER DOCUMENT.