



**Tender for the
Renovation of Two Bathrooms and other works at Dar
Frangisk
Reference: FSB/DF/01/2025**

Date Published	<i>7th October 2025</i>	
Deadline for Submission	<i>28th October 2025</i>	<i>1500hrs</i>
Tender Opening	<i>28th October 2025</i>	<i>1530hrs</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 Suret il-Bniedem*, 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 renovation of two bathrooms at Dar Franigisk.
- 1.1.3** The works shall start at the end of October. The time-limits for delivery shall be between 4 to 6 weeks from the date of the signing of the ‘Letter of Acceptance’.
- 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. *Fondazzjoni Suret il-Bniedem* 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 Suret il-Bniedem	17th October 2025	1700hrs
Clarification meeting	20th October 2025	1700hrs
Deadline for submission of tenders	28th October 2025	1500hrs
Tender opening session	28th October 2025	1530hrs
All times Central European Summer Time (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 Budget

- 1.5.1** *The estimated budget for this procurement amounts to €25,000 (inclusive of all applicable taxes). Tenderers are advised to take this into consideration when preparing their financial offer.*

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.

1.8 Explanations/Clarification Notes Concerning the Tender

- 1.8.1** Tenderers may submit questions in writing to *Fondazzjoni Suret il-Bniedem* by sending an email to info@sib.mt until the 17th October 2025. *Fondazzjoni Suret il-Bniedem* 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.
- 1.8.4** *Fondazzjoni Suret il-Bniedem* 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.

1.10 Presentation & Submission of Tenders

- 1.10.1** The tender must comprise the following duly completed documents, inserted in a single, sealed envelope marked as **Tender FSB/DF/01/2025**:
- (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).
- 1.10.2** 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 or *typed in*.

1.10.3 All tenders must be received by registered post at: *34, Prince Albert Street, Marsa* or by email on info@sib.mt by not later than the 17th October 2025 (1500hrs)

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

1.12 Opening of Tenders

1.12.1 Tenders will be opened by *Fondazzjoni Suret il-Bniedem* during a public session on the 27th October (1530hrs) at 34, Prince Albert Street, Marsa.

1.12.2 During the opening of the tenders, the tenderers' names, the tender prices and any other information *Fondazzjoni Suret il-Bniedem* may consider appropriate, will be made available.

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 Fondazzjoni Suret il-Bniedem to Accept or Reject any Tender

1.16.1 *Fondazzjoni Suret il-Bniedem* reserves the right to accept or reject any tender and/or to cancel the whole tender procedure and reject all tenders. *Fondazzjoni Suret il-Bniedem* reserves the right to initiate a new invitation to tender.

1.16.2 *Fondazzjoni Suret il-Bniedem* 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.

1.17 Awarding

Fondazzjoni Suret il-Bniedem 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 Suret il-Bniedem* shall, by electronic means, inform the tenderers concerned of the publication of the award.

1.18 Appeals

1.18.2 *Fondazzjoni Suret il-Bniedem* will be precluded from concluding the contract during the period allowed for the submission of appeals.

- 1.17.2** Any tenderer who is aggrieved by the award indicated by *Fondazzjoni Suret il-Bniedem* may, within five working days from the publication of the notice, file a letter of appeal.
- 1.17.3** The Appeals Board shall determine the complaint by upholding or rejecting it. The written decision of the Board shall be published on *Fondazzjoni Suret il-Bniedem* website.

1.18 Contract

- 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.
- 1.18.2** The *Fondazzjoni Suret il-Bniedem* shall send sign a contract with the successful tenderer specifying tender provision, timeframe and price as per same tender bid.
- 1.18.3** If the selected tenderer fails to sign the contract within the prescribed 7 calendar days, *Fondazzjoni Suret il-Bniedem* may consider the acceptance of the tender to be cancelled. And offer the contract to the next bidder.

SECTION 2 – TECHNICAL SPECIFICATIONS

NOTE: Where in this tender document a standard is quoted, it is to be understood that *Fondazzjoni Suret il-Bniedem* 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 Suret il-Bniedem*.

2.1 Contract Objective

2.1.1 This tender is for the renovation works of two bathrooms for the *VOPS A2.04.2025 Pathways to Inclusion: Upgrading Essential Facilities for Inclusion*.

2.2 Delivery Period

2.2.1 The delivery Period shall be between 4 to 6 weeks from date of signature of the 'Letter of Acceptance'.

2.3 Specifications

The following are specifications related to the BoQs:

All quantities and dimensions in BoQs are approximate.

Rates shall include for any hoisting equipment and crainage necessary to effect works. Carting away is to be carried out through identified external window of premises.

Works must be undertaken to cause least disturbance to current TP's who are to remain in place during works. As a safety measure all tools on site are to be equipped with dust collecting, to be noise abating, with vibratory effects to be minimised to cause less disturbance to TP's and surroundings.

The contractor shall assume full responsibility and accountability regarding the health and safety including that of any third parties involved in the execution as per all national legal requirements.

The contractor shall be bound to conform to all laws related to Health and Safety as well as any other national legislation, regulations, standards and/or codes of practices, in effect during execution of the works, regarding health and safety issues, as they apply for the contractors particular operating situation and nature of work activities.

All areas are to be taken as net. No allowance made for cutting and wastage. Rates are also to provide for protecting works from inclement weather, together with cleaning up on completion.

The contractor shall repair, at his expense any damage done to the building or to other parties.

The contractor shall be stopped at any time of the works if unsatisfactory work is deemed to be undergoing by the architect or the client and/or the contractor is deemed to have

violated the terms and conditions of this tender. No compensation shall be made for unsatisfactory work.

The client reserves the right to inform the contractor not to proceed with certain items.

Contractor shall provide samples of materials accordingly.

SECTION 3 – TENDER FORM**VOPS A2.04.2025**

Tender for the Renovation Works on two bathrooms and other works at Dar Frangisk for Fondazzjoni Suret il-Bniedem. *Reference: FSB/DF/01/2025*

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 Suret il-Bniedem*) for invitation to Tender for the Renovation Works on two bathrooms and other works at Dar Frangisk Reference: FSB/DF/01/2025 as part of VOPS A2.04.2025 published on 6th October. 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 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 17 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 *Fondazzjoni Suret il-Bniedem* 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:
 - Tender Form (Section 3)
 - Technical Offer (in response to specifications outlined in Section 2).
 - Financial Bid (Section 4)
8. We note that *Fondazzjoni Suret il-Bniedem* 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 No: (if applicable).....

Stamp of the firm/company:

Place and date:

SECTION 4 - FINANCIAL BID**VOPS A2.04.2025**

Tender for the Renovation Works on two bathrooms and other works at Dar Frangisk for Fondazzjoni Suret il-Bniedem. Reference: FSB/DF/01/2025

SUMMARY OF WORKS		
REFERENCE	ITEM	TOTAL Ammount in Euros
1.00	FIRST FLOOR BATHROOM RENOVATION WORKS	
2.00	SECOND FLOOR BATHROOM RENOVATION WORKS	
3.00	MISCELLANEOUS	
Sub Total		
Vat		
Grand Total		

1.00 FIRST FLOOR BATHROOM RENOVATION WORKS					
NO.	ITEM DESCRIPTION	Unit	Qty	Rate	Amount
1.01	Careful removal of sink, toilet, geyser and aluminum door. These are to be stored in a safe space to be reinstalled once renovation works are finished as per item 2.17	1	l.sum		
1.02	Removal and carting away of tube lighting, shower tray and other bathroom accessories not specified in 2.01, that will be replaced by new items as per item 2.18	1	l.sum		
1.03	Demolition and carting away of wall tiles & floor tiles	28.59	m ²		

1.04	Demolition and carting away of existing plumbing pipes.	1	l.sum		
1.05	Cleaning of 3.3m IPN160 steel beam. Steel beam is to be coated by an antirust coating after being cleaned. Rate is to include for all necessary materials required.	1	l.sum		
1.06	Supply a 3.3m IPN160 steel beam to be installed beneath existing beam noted in item 2.05. The new beam is to be coated by an anti rust coating. Rate is to include for all necessary materials required.	1	l.sum		
1.07	Supply and install new water pipework similar to existing. Plumbing pipes to replace old plumbing pipes. Rate is to include for all necessary materials required.	1	l.sum		
1.08	Supply and install one leaf gypsum partition, replacing gypsum leaf that was carted away during removal of wall tiles. Rate is to include for all necessary materials required (if required).	12.71	m ²		
1.09	Making good to all walls and flooring including a plastered flat surface in preparation for the installation of 60*30 rectified tiles to be affixed in glue	28.59	m ²		
1.10	Supply and lay fully rectified wall tiles, well glued and grouted. Rate is to include for all necessary materials required (Sample to be passed on to client for approval) Tile type matt grey 60*30.	25.41	m ²		
1.11	Supply and lay fully rectified floor tiles, well glued and grouted. Rate is to include for all necessary materials required (Sample to be passed on to client for approval) Tile type matt grey 60*60.	3.18	m ²		
1.12	Supply and install gypsum bulkhead to cover the two steel beams noted in items 2.05, 2.06. Bulkheads to consist of a single gypsum board of 12.5mm that is sanded down and made ready to be painted. Rate is to cater for all necessary construction material required.	2.65	m		

1.13	Supply, routing and installation of electrical wiring for new three ceiling spotlights and extractor fan (to automatically switch on when lights are switched on), including the installation of switch. Existing electrical wiring is to be checked and done new throughout were necessary. Rate is to include for all necessary materials required.	1	l.sum		
1.14	Supply, install and paint suspended gypsum board ceilings composed of standard gypsum boards. The ceiling is to consist of a single gypsum board of 12.5mm that is sanded down and made ready to be painted. Board is to be prepared with three equidistant circular chases for spotlights to be installed in item 2.15. Suspended Gypsum Board is to be installed such that internal height of bathroom is reduced to 2.5m. Rate is to cater for all necessary construction material required.	3.18	m ²		
1.15	Supply and install spotlights in suspended gypsum board (2.14) to be connected to electrical wiring and switch prepared in item 2.13. Rate is to include for all necessary materials required.	3.00	no.		
1.16	Supply and install extractor fan connected with 100mm piping that shall exit from the top of window (above blata). Extractor fan to be connected to electrical wiring prepared in item 2.13. Extractor fan is to function automatically when room lights are switched on. Rate is to include for all necessary materials required.	1.00	no.		
1.17	Reinstall sink, toilet, geyser, and aluminium door, carefully removed and stored in item 2.01. Connect bathroom appliances to water plumbing /electrical systems accordingly. Rate is to include for all necessary materials required.	1	l.sum		
1.18	Supply and install new bathroom accessories including shower tray (measuring 0.8m x 1.2m), mirror, scrap hangers, towel hanger, toilet paper hanger, etc. Rate is to include for all necessary materials required.	1	l.sum		

1.19	Hacking preparation to wall surfaces in corridor outside bathroom followed by gypsum Plastering (All necessary material is incl.) The item is to include for making good around any chases done for the M&E works. Rate is to include for any necessary items required.	18	m ²		
TOTAL ex.VAT (c/f to summary sheet)					

2.00 SECOND FLOOR BATHROOM RENOVATION WORKS					
NO.	ITEM DESCRIPTION	Unit	Qty	Rate	Amount
2.01	Careful removal of sink, toilet, geyser and aluminium door. These are to be stored in a safe space to be reinstalled once renovation works are finished as per item 3.13	1	l.sum		
2.02	Removal and carting away of tube lighting, shower tray and other bathroom accessories not specified in 3.01, that will be replaced by new items as per item 3.14	1	l.sum		
2.03	Demolition and carting away of wall tiles & floor tiles	23.97	m ²		
2.04	Demolition and carting away of existing plumbing pipes.	1	l.sum		
2.05	Supply and install new water pipework similar to existing. Plumbing pipes to replace old plumbing pipes. Rate is to include for all necessary materials required.	1	l.sum		
2.06	Supply and install one leaf gypsum partition, replacing gypsum leaf that was carted away during removal of wall tiles. Rate is to include for all necessary materials required (if required).	10.38	m ²		
2.07	Making good to all walls and flooring including a plastered flat surface in preparation for the installation of 60*30 rectified tiles to be affixed in glue	23.97	m ²		

2.07	Supply and lay fully rectified wall tiles, well glued and grouted. Rate is to include for all necessary materials required. (Sample to be passed on to client for approval) Tile type matt grey 60*30.	20.78	m ²		
2.08	Supply and lay fully rectified floor tiles, well glued and grouted. Rate is to include for all necessary materials required. (Sample to be passed on to client for approval) Tile type matt grey 60*60.	3.19	m ²		
2.09	Supply, routing and installation of electrical wiring for new three ceiling spotlights and extractor fan (to automatically switch on when lights are switched on), including the installation of switch. Existing electrical wiring is to be checked and done new throughout were necessary. Rate is to include for all necessary materials required.	1	l.sum		
2.10	Supply, install and paint suspended gypsum board ceilings composed of standard gypsum boards. The ceiling is to consist of a single gypsum board of 12.5mm that is sanded down and made ready to be painted. Board is to be prepared with three equidistant circular chases for spotlights to be installed in item 3.11. Suspended Gypsum Board is to be installed such that internal height of bathroom is reduced to 2.5m. Rate is to cater for all necessary construction material required.	3.19	m ²		
2.11	Supply and install spotlights in suspended gypsum board (3.10) to be connected to electrical wiring and switch prepared in item 3.09. Rate is to include for all necessary materials required.	3.00	no.		
2.12	Supply and install extractor fan connected with 100mm piping that shall exit from the top of window (above blata). Extractor fan to be connected to electrical wiring prepared in item 3.09. Extractor fan is to function automatically when room lights are switched on.	1.00	no.		
2.13	Reinstall sink, toilet, gyser, and aluminium door, carefully reomoved and stored in item 3.01. Connect bathroom appliances to water plumbing /electrical systems accordingly. Rate is to include for all necessary materials required.	1	l.sum		

2.14	Supply and install Bathroom accessories including shower tray (measuring 0.8m x 1.2m), mirror, scrap hangers, towel hanger, toilet paper hanger, etc. Rate is to include for all necessary materials required.	1	l.sum		
2.15	Hacking preparation to wall surfaces in corridor outside bathroom followed by gypsum Plastering (All necessary material is incl.) The item is to include for making good around any chases done for the M&E works. Rate is to include for any necessary items required.	18	m ²		
TOTAL ex.VAT (c/f to summary sheet)					

3.00 MISCELLANEOUS					
NO.	ITEM DESCRIPTION	Unit	Qty	Rate	Amount
3.01	Hacking preparation to wall surfaces in kitchen and living space followed by painting of two coats of white paint. The item is to include for making good around any chases done for the M&E works. Rate is to include for all necessary materials required. Before painting walls, existing appliances /furniture/counters are covered well or moved if possible.	101.2	m ²		
3.02	To supply and install gypsum weather board measuring 4.5m x 4m in common area, covering rising damp issues. Rate is to include for all necessary materials required.	18	no.		
3.03	To supply and install gypsum weather board measuring 4m x 2m in common area, covering rising damp issues. Rate is to include for all necessary materials required.	8	no.		
3.04	To supply and install gypsum weather board measuring 5m x 4m in common area, covering rising damp issues. Rate is to include for all necessary materials required.	20	no.		
3.05	To supply and install skirting along 40 steps in common staircase. Skirting is to be installed on both sides of staircase. Rate is to include for all necessary materials required.	1	l.sum		
TOTAL ex.VAT (c/f to summary sheet)					

The estimated budget for this procurement amounts to €25,000 (inclusive of all applicable taxes). Tenderers are advised to take this into consideration when preparing their financial offer.

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

Date: