Site Visit Report

Date:	17 April 2020
Tender:	TENDER FOR DEMOLITION WORKS, CONSTRUCTION WORKS AND OTHER CIVIL WORKS AS PART OF ERDF PROJECT ERDF.05.121 – WILDLIFE REHABILITATION CENTRE ERDF.05.0121 – Tender 005
Attendees:	As per attached signature sheet
Summary of Proceedings	Architect, representative of Project Management Service Provider and representatives of four interested Economic Operators attended for the Site Visit as indicated in the tender document. The following points were discussed: The tender mainly refers to the restoration of a post/modern industrial heritage site, one of the few such sites in the Maltese islands. In this regard, the project will be one of the few such restoration interventions in Malta. Of particular note are the cantilevers along the façade of the structure as well as the water spouts. Both have to be restored to their former glory. The works may be summed up as a delicate balance between repair and replacement of damaged elements within the historical building. As a rule of thumb, the external shell of the building shall be repaired. Internally, the ceiling and some concrete beams will have to be replaced. Otherwise, most of the works refers to repairs. During the works, contractors have to be careful as to where, within the perimeter of the Xrobb l-Għaġin Nature Park to store, as well as what machinery to use and where. Contractors have to pay particular attention as to the vibrations that may be caused, particularly as part of the site is adjacent to a known location of a prehistoric temple which is situated on top of a cave, on a cliff edge. Parts of the cliff itself are at risk of collapse due to erosion. Testing and certification are key elements of the tender. These are required to confirm quality as per tender specifications In the case of elements like membrane, manufacturer certifications suffices. In the case of concrete, certification by independent testing lab of concrete cast in situ will be required. With regards to the roofs of the main compound, these have to be dismantled not demolished. Contractors have to be careful not to damage the walls. It follows that the roof has to be broken on site. Small machinery such as a bobcat may be used to collect materials, but the roof should be dismantled using small machinery such as a jigger. The roof/ceiling to be thus dismantled is composed of t-beams superimposed by a weak layer of cement on top. This is further insulated by aerated concrete which forms an insulation layer, and torba. Concrete may be recycled – indeed contractors are encouraged to do so in line with the environmental goals of the project. The same applies to stone, which may be re-used subject to architect's approval.

	Outlying rooms have to be serviced. Drainage has to connect each room, as well as the avaiaries, with the waste water cesspit . Rain water too will be harvested, and water channelled accordingly. Drainage connectivity is within the scope of the tenders. Manholes shall be installed along the drainage culverts to facilitate laying of services and eventual maintenance. This was not clear in the tender document, and a clarification issued accordingly. Two key installations unique to this project are the solar pipes and the installation of monitoring sensors for building durability and structural health monitoring. The former form part of the scope of the tender document itself. With regards to the sensors, these will be the subject of a separate tender, ans they require specialised expertise, but the successful bidder has to allow the installation of the sensors during the works. Some of the sensors will have to be installed during the laying of the concrete., eg when the steel mash is ready, in which case, when mash is ready, the experts will install the sensors, and hence casting of concrete would proceed. Other sensors will be attached to the external walls, after completion of the works, with little, if any impact on the progress of the present tender. With regards to the sub/pipes, these have to be installed by the successful bidder, and essentially entail leaving a hole within the ceiling, and inserting the pipes therein prior to sealing.

[signed]

Vincent Attard
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Executive President / CEO
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[signed]

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