

Addendum No: 1

Tender Number: MR184/2025

Tender Description: Carry out Repair and Maintenance Works at EFL's Wailoa Staff Quarters

Issue Date: 15/05/25

This addendum is to clarify or modify the following sections. All bidders are requested bid according to the following specification and floor area given:

ITEM	SCOPE
1.0	A-FRAME QUARTERS NUMBER 1 - 4
1.1	Replace all damaged ridge caps and flashings with suitable infill material. Secure the new ridge caps and flashings using new roofing screws. Waterproof all joints and edges of the ridge caps and flashings using Sika Flex AT-Façade Sausage Sealant in grey.
1.2	Replace any rusted/missing roof screws. Water all roofing screws using Sika waterproofing. Check and repair leaking roofs and Porch Area.
1.3	Thoroughly wash the roof, apply AP10 primer to all rusted areas, and finish with two coats of roof paint, matching the existing color. Wash the exterior walls with low pressure water blaster.
1.4	Install missing showers, shower fittings, and shower valves. Replace damaged vanity units, sinks, and taps. Install taps compatible with washing machines.
1.5	Replace all defective toilet cisterns with new Caroma cisterns and toilet seats. Re-tile the entire bathroom floor and walls using 300 x 300 non-slip ceramic tiles, in accordance with EFL-approved colors and design, using matching grout throughout.
1.6	Replace all missing louvre blades and upgrade damaged louvre frames to aluminium type. Reinstate mosquito screens where required. Replace all defective room door locks with Lane or equivalent brand locks, and install Lockwood brand locks on the main and back doors. Replace any damaged doors with new ones matching the existing design.
1.7	Replace all damaged and rotten interior timber structure, ceiling boards and walls. Replace the exterior wall cladding with new treated timber cladding, and replace all decayed timber beams, fascia, boards, and other fixtures with new treated timber to match the existing. Paint the replaced timber sections and walls. Replace all rotten timber inside the A Frame and seal off openings for Rat Entry, and replace timber rails with new F3 H11 timber. Paint to match existing color.

1.8	Prepare all surfaces and apply paint to internal walls, ceilings, rafters, flooring, and associated fixtures, using one coat of WeatherShield acrylic undercoat, followed by two coats of WeatherShield X10 Low Sheen acrylic paint, in accordance with EFL-approved colors.
1.9	Waterblast and paint exterior pavements using grey paving paint.
1.10	Allow for the tidying up of existing PVC piping for quarters 1 to 4, bury any exposed sections, install additional saddles, and test the water supply.
1.12	Repair or replace all faulty lights, switches, and power points. Replace any damaged or defective electrical fittings. Install lids or covers for the meter box.
1.13	Remove the existing sink bench and construct a new one using 16mm exterior plywood, matching the size of the original. Include all new plumbing pipes and fittings. The existing sink may be reused; however, if it is damaged during removal, it must be replaced. The benchtop is to be finished with a 32mm post-form top. Allow for the installation of splashback tiles. Apply primer, undercoat, and two coats of grey paint to the sink bench, in accordance with EFL-approved colors.
1.14	Waterblast the rear walkway and fill a trench (approximately 0.6m W x 1.0m L x 0.3m D) with concrete, including reinforcement.
2.0	A-FRAME QUARTERS NUMBER 5-6
2.1	Replace all damaged ridge caps and flashings with suitable infill material. Secure the new ridge caps and flashings using new roofing screws. Waterproof all joints and edges of the ridge caps and flashings using Sika Flex AT-Façade Sausage Sealant in grey.
2.2	Replace any rusted/missing roof screws. Water all roofing screws using Sika waterproofing. Check and repair leaking roofs and Porch Area.
2.3	Thoroughly wash the roof, apply AP10 primer to all rusted areas, and finish with two coats of roof paint, matching the existing color. Wash the exterior walls with low pressure water blaster.
2.4	Install missing showers, shower fittings, and shower valves. Replace damaged vanity units, sinks, and taps. Install taps compatible with washing machines.
2.5	Replace all defective toilet cisterns with new Caroma cisterns and toilet seats. Re-tile the entire bathroom floor and walls using 300 x 300 non-slip ceramic tiles, in accordance with EFL-approved colors and design, using matching grout throughout.
2.6	Replace all missing louvre blades and upgrade damaged louvre frames to aluminium type. Reinstall mosquito screens where required. Replace all defective room door locks with Lane or equivalent brand locks, and install Lockwood brand locks on the main and back doors. Replace any damaged doors with new ones matching the existing design.

2.7	Replace all damaged and rotten interior timber structure, ceiling boards and walls. Replace the exterior wall cladding with new treated timber cladding, and replace all decayed timber beams, fascia, boards, and other fixtures with new treated timber to match the existing. Paint the replaced timber sections and walls. Replace all rotten timber inside the A Frame and seal off openings for Rat Entry, and replace timber rails with new F3 H11 timber. Paint to match existing color.
2.8	Prepare all surfaces and apply paint to internal walls, ceilings, rafters, flooring, and associated fixtures, using one coat of WeatherShield acrylic undercoat, followed by two coats of WeatherShield X10 Low Sheen acrylic paint, in accordance with EFL-approved colors.
2.9	Waterblast and paint exterior pavements using grey paving paint.
2.10	Repair or replace all faulty lights, switches, and power points. Replace any damaged or defective electrical fittings. Install lids or covers for the meter box.
2.11	Carry out repairs to the kitchen sink bench. Replace all damaged timber and missing hardware. Seal existing sink with proper sealant. Allow for all plumbing works. Replace all damaged pantry doors and shelves to match the existing design and material used. Repair all damaged cabinet hinges and handles. Include matching screw caps for any exposed screw heads. Apply primer, undercoat, and two coats of grey paint to the sink bench, in accordance with EFL-approved colors.

3.0	WAILOA KITCHEN/DINING HALLS (Kitchen/Dining Hall One (Top End))
3.1	Carry out repairs to the kitchen sink bench. Replace all damaged timber and missing hardware. Seal existing sink with proper sealant. Allow for all plumbing works.
3.2	Replace all damaged pantry doors and shelves to match the existing design and material used. Repair all damaged cabinet hinges and handles. Include matching screw caps for any exposed screw heads.
3.3	Replace all defective toilet cisterns with new Caroma cisterns and toilet seats and other pipes and fittings.
3.4	Replace all damaged and rotten interior ceiling boards and walls. Prepare the surfaces and paint the internal walls, floor, and ceilings with one coat of weather shield acrylic undercoat, followed by two coats of acrylic weather shield X10 Low Sheen paint, in accordance with EFL-approved colors.
3.5	Replace rotten and damaged sections of the exterior walls and associated fixtures. Seal all entry points to prevent rat access. Wash the exterior walls, prepare all surfaces, and apply one coat of WeatherShield acrylic undercoat, followed by two coats of WeatherShield X10 low sheen acrylic paint to the external walls, fascia, eaves, and window frames, in accordance with EFL-approved colors.

3.6	Clean the roof using a low-pressure water blaster, remove all debris, replace any damaged or missing roofing screws, and apply Sika Flex AT-Façade Sausage Sealant as needed.
3.7	Waterblast and paint exterior pavements using grey paving paint.
3.8	Replace all damaged and rotten ceiling boards and flooring. Install a new Lockwood deadlock on the main doors. Replace all deteriorated fascia boards and exterior timber fixtures.
3.9	Replace damaged louvre frames and all missing louvre blades, and reinstate mosquito screen where required.
3.10	Repair or replace all faulty lights, switches, and power points. Replace any damaged or defective electrical fittings
3.11	Allow to replace all defective wall fans with new.
4.0	Kitchen/Dining Hall 2 (Center)
4.1	Remove the existing sink bench and construct a new one using 16mm exterior plywood, matching the size of the original. Include all new plumbing pipes and fittings. The existing sink may be reused; however, if it is damaged during removal, it must be replaced. The benchtop is to be finished with a 32mm post-form top. Allow for the installation of splashback tiles. Apply primer, undercoat, and two coats of grey paint to the sink bench, in accordance with EFL-approved colors.
4.2	Replace the main entry door lock with a new Lockwood brand deadlock, including a full set of keys. Allow for the replacement of all other door locks with Lane brand or an equivalent range of quality locks.
4.3	Replace damaged louvre frames and replace all missing louvre blades, and reinstate mosquito screen where required.
4.4	Carry out repairs to walls and ceilings. Allow to patch off all holes in the building prior to painting works. Prepare surfaces and paint internal walls and ceilings with one coat weather shield acrylic undercoat and two coats of acrylic weather shield X10 Low sheen paint as per EFL approved colors.
4.5	Paint exterior pavements using grey paving paint.
4.6	Allow to repair and replace all faulty electrical lights and power points.
4.7	Replace all necessary fitting to the toilets and shower. Install chrome soap holder for shower.
5.0	Additional Scope – Roof Painting & Repairs for Executive Team Leaders Quarters


5.1	Thoroughly wash the roof for 5 by staff quarters, apply AP10 primer to all rusted areas, and finish with two coats of roof paint, matching the existing color. Wash the exterior walls with low pressure water blaster.
2.2	Replace the rotten fascia with new treated timber and paint it to match the existing finish. Repair or replace all leaking, missing, or damaged sections of the gutter and downpipe.
5.3	Remove 3 rotten shower doors and install new solid core doors, complete with locks and painting. Replace any rotten door frames if necessary.
5.4	Replace the missing shower heads and associated fittings in 3 staff quarters.
6.0	SITE WORK
6.1	a) Contractor to allow for mobilization and Demonization costs. b) Contractor is responsible to clean and clear site, and restore to initial conditions.

Price Summary – Bidders are encouraged to use the Project price summary below for bidding:

Item	Trade	Price – VIP/FJD
1.0	A Frame Quarters Number 1-4	\$
2.0	A Frame Quarters Number 5-6	\$
3.0	Kitchen/Dining Hall One (Top End)	\$
4.0	Kitchen/Dining Hall 2 (Center)	\$
5.0	Additional Scope	\$
6.0	Site Works	\$
	Total	\$

NB – Main Door Lock – Lockwood Brand

Other door Locks – Lane or Equivalent subject to EFL's Project Managers Approval

Name of Approver	Shifaan Ali – Manager Properties
Signature	
Date	15/05/25

