

Royal Thai Consulate-General, Sydney

Announcement

Invitation to Tender for Contract of Renovation Project

The Royal Thai Consulate-General (RTCG) wishes to announce that the Royal Thai Consulate-General is currently looking for tenders for Renovation Project of the Residence of the Consul General:

Name of the Work	Expiry Date to submit a tender	Budget (AUD)
Renovation of the Residence of the Consul General	15 May 2025	146,423.17

Scope of Work

Exterior Works

1. Drainage and Sewage

- Change reflux valve of sewage to the main/city sewage.
- Replace the old terracotta drainage and sewage pipes with PVC pipes.
- Remove all discarded items from the residence and clean-up work area.

2. Outdoor Motorized Blinds

On the second floor (Dinning Area)

Blind 1: 1320mm wide x 2185mm drop

Blind 2: 3030mm wide x 2185mm drop

Blind 3: 2020mm wide x 2185mm drop

Blind 4: 3655mm wide x 2205mm drop

Blind 5: 2045mm wide x 2105mm drop

Blind 6: 3025mm wide x 2135mm drop

Supply and install six motorised blinds to dining area to replace existing units, Including wind and light sensor operation and internal wall switches or remote control.

Frame Pelmet/hood: White aluminium extruded and zipper track

Motorisation: Becker Motor (German) or Somfy motor (French)

Fabric: 98-94% mesh

Fabric colour: TBC

Must include electricity work, and removal and disposal of existing units.

On the third floor

Blind 1: 3470mm wide x 2505mm drop

Change the existing motor to Becker Motor (German) or Somfy motor (French)

Change the switch or upgrade to remote control

Change the old fabric.

Must include electricity work, and removal and disposal of existing units.

3. Repairing Boat House, Pier, Decking

Boat house

- Repair the boat house roof by replacing damaged beams or planks and covering the top with aluminum tape and tar, or other methods that the RTCG agrees to
- Repaint the boat house exterior and replace and repaint the cladding board at bottom of access stairs
- Remove all discarded items and clean the work area.

Pier and Decking

- Remove old deck and replace with hardwood in the following areas: 1) the front decking parallel to boat house door, 2) the ramp decking,
- Treat the joist tops (and protect them with tape or sealant) or sistering the deteriorated bearers and Posts (if required) ***
- Replace the top set of pontoon hinge brackets and several stair posts brackets
- Repaint the stair rail and protect stairsteps and decking (if needed) ***
- Reconnect electricity to pontoon light box and lighting in and around the boat house.
- Remove all discarded items and clean the work area.

4. Pool

Tile works

- Retile loosed mosaics with matching pattern mosaics using underwater adhesive sealant or other underwater bonding glues (Mostly at the infinity edge and overflow rim)

- Install a mosaic art (size approximately 60*100 cm) under the overflow wall of the spa pool
- Supply and install a stainless-steel panel to make water jump over the newly installed mosaic art
- Prefer not to empty the water in the pool
- Remove all discarded items and clean the work area.

System

- waterproof the leakage of the overflow tank under the pool
- Supply and install a sand filter for spa pool
- Restore or replace water heater
- Supply and install a new sewage pump to match the flow capacity of the pool filter's backwash

5. Sandstone Floor

- Apply cleaning agent and spray side steps and all landings at the back of property where mould and stains are
- Use pressure washer to clean down all sandstones area, including stairs, landing, poolside, and patios (in the master bedroom and on the second d floor)
- RegROUT all areas
- Apply water-based and non-slip sealant on all cleaned sandstone to protect the surface
- remove and/or waterproof the 15 ex-post connectors on the second-floor balcony (if possible)

6. Roof Waterproofing

Waterproof all leak spot on the roof and clean sun tunnel glass (skylight) in the bathroom of the master bed

Interior Works

1. Mold cleaning on the first-floor area (especially the storage rooms and restroom)

- Spray the affected area with chemical compound, such as Exit Mould and thoroughly wipe it down.
- Apply an oil-based Zinser stain block to the entire ceiling.
- Paint ceiling white paint mixed with a mould inhibitor and apply 2 coats.

- Scrape off bubbling paint, skim, and sand once dry to prepare for painting
- Apply an oil-based sealer to the wall before painting.

2. Painting

Finishes for painting and flooring:

Interior: Touch paint in the hall / repaint the bathrooms

Ceiling: Dulux Professional Ceiling Flat (2 coats)

Ceiling: (Timber cladding): Intergrain Ultra Clear Matt (2 coats)

Walls: Dulux Professional Interior Low Sheen (2 coats)

Timberwork: Dulux Professional Enamel Semi-Gloss (2 coats)

Timberwork (Primer): Dulux QuickDry Professional Oil Based Undercoat (1 coat)

Timberwork (Brown timber): Intergrain Ultra Clear Matt (2 coats)

Aluminium panel: Dulux Meral Shield Gloss Spray Can (2 coats)

Exterior : repaint the front and back of the house

Sample of colours to be used:

Gutter, fascia, bargeboards, downpipes: Dulux We

Timber beams: Dulux WeatherShield Low Sheen (2 coats)

Renderwalls, render retaining walls, steampipe, PVC pipes, electrical box: Dulux WeatherShield Low Sheen (2 coats)

Columns: Dulux WeatherShield Semi Gloss (2 coats)

Side gate: Dulux MetalShield Gloss (2 coats)

Garage door: Dulux WeatherShield Semi Gloss (2 coats)

Steps: Cabots Timbercolor Exterior Decking Paint (2 coats)

Handrails: Dulux WeatherShield Semi Gloss (2 coats)

- Supply and paint the entire wall and ceiling surface on the first floor and touch paint on the second floor.

- Remove old paint before repainting, especially exterior surface

- treat rust before painting

- fix crack on wall or wood surface before painting

- 2 coats for all surfaces and must use proper unleaded paints for exterior and interior which can easily clean and weather/UV resistant (for exterior)

3. Timber Floorboards

- Address sun damage on the floating floorboards where the varnish has worn off.
- Lightly sand all effected the area using a fine grit sanding disk
- Apply a gloss) clear floor polyurethane (e.g. Cabot's CFP for a durable finish.
- Remove all discarded items and clean the work area.

4. Timber Frames

- Address water damage to sections of the timber frames around the windows.
- Remove the damaged timber sections.
- Supply and cut new timber to the same size.
- Prime the timber before fitting and apply 2 coats of topcoat for a durable finish.
- Replace the damaged section of the windowsill.

5. Electric Revamp

- Supply and replace all existing exiling fans with new DC ceiling fans in white. (4 units)
- Supply and install 2 inline exhaust fans inside newly built bulkhead to reduce moisture issues in downstairs back storage rooms. External vents to be installed on external wall to allow air flow in and out of room. Both fans to be ran on timers during the time for 6 hours. (1 unit)
- Upgrade of existing 60 pole switchboard which currently has no safety switches. New board to have individual safety switches one ALL circuits as per current AS3000. (1 unit)
- Installation of new 10-year lithium combined carbon monoxide/smoke detectors thought out house with wireless interlink modules to enable all to go off in event of a fault. (4-6 units)

6. Bedroom Flooring

On the third floor

- Supply and Install wall-to-wall Carpet (Hemisphere 100% wool or Manningford 80% wool 20% synthetic or other replaceable model) colour to be confirmed, to approx. 74m2 (2 rooms) includes delivery and installation, with foam underlay
- price include furniture moving in and out of the rooms

- Take-up and dispose all old carpet and underlay

On the second floor

- Remove old wall-to-wall carpet
- supply and install engineered wood floor (2 rooms)
- price include furniture moving in and out of the rooms
- Take-up and dispose all old carpet and underlay

* The companies must have all relevant licenses and insurance. All available warranties must be indicated, and the warranty on workmanship must be longer than one year.

** The scope of work can be changed or revised subject to the availability of the fund.

*** Interested companies are invited to submit their interest with a quotation for the contract to the Royal Thai Consulate-General via e-mail at info@thaiconsulatesydney.org or Sinapohn No. +61 416 496 245 or in person at the address: 8/131 Macquarie St, Sydney, 2000. The Royal Thai Consulate-General reserves the rights to accept or reject any tender and shall only consider the acceptable tender amount. For further information, kindly contact Mr. Chatchawal Horayangkura, Deputy Consul General, e-mail: chatchawal.h@mfa.go.th