

ESTIMATE FOR  
**RENOVATION & ROOF REPAIRS TO 90'X20' BUILDING  
OF MR/DEMATAPITIYA M.V**

PRESENTED BY  
District Engineer's (Buildings) office, Matara

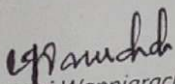
**RENOVATION & ROOF REPAIRS TO 90'X20' BUILDING OF MR/DEMATAPITIYA M.V**

Item	Description	Amount (LKR)	Total (LKR)
1	Estimated Amount As per Attached B.O.Q	6,383,310.60	
2	VAT 18.00%	1,148,995.91	7,532,306.51
3	Consultant fees 3.00%	191,499.32	
4	Contingencies 10.00%	638,331.06	
5	Price Escalation 2.00%	127,666.21	957,496.59
<b>TOTAL</b>		<b>(LKR)</b>	<b>8,489,803.10</b>

This estimate was prepared on the instruction of District Engineer (Buildings) and the rate prevailing in 2025 First Half - 2025/01/05.

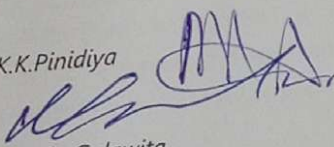
All work necessary have been provided in this estimates. The Quantities and rates were checked and found correct.

Prepared by  
(S.I.W)

  
Chathurani Wanniarachchi

Checked by  
(I.W)

K.K.Pinidiya

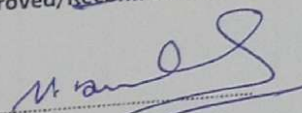
  
Manoja Gulawita

Checked by  
(EA)

**Approved/Recommended**

Divisional Engineer (Buildings)

**Approved/Recommended**

  
District Engineer (Buildings)  
Mathara

Eng. V.K.K. Juwanabadu  
District Engineer (Buildings)  
District Engineer (Buildings) Office  
Pallimulla, Mathara.  
**Approved**

Chief Engineer (S.B/O.B)  
Director of Buildings  
Deputy Chief Secretary (Eng. Ser.)



04

**RENOVATION & ROOF REPAIRS TO 90'X20' BUILDING OF MR/DEMATAPITIYA M.V**

ID	RS	Description	Unit	Qty.	Rate	Amount
(No Topic Assigned)						
		<b>Demolisher</b>				
1	Dm24	Removing roof tiles and timber of roof completely, stacking serviceable materials and clearing debris in single storied buildings	sq.m	230.00	521.00	119,830.00
2	Dm31	Removing Unloading existing Truss ( Timber , steel....etc)	nr	7.00	3,459.00	24,213.00
3	Dm08	Demolishing brickwork in cement clearing debris away from site	cu.m	1.00	1,935.00	1,935.00
4	Dm39	Removing and stacking Timber Door or Window frame with sash, from existing walls	sq.m	3.00	468.00	1,404.00
5	Dm17	Removing rendering, cement, and clearing debris away from brick walls and floors -proposed stage	sq.m	23.00	423.00	9,729.00
6	Dm10	Demolishing floors 3" thick brick paved, stacking reuseable bricks and clearing debris away from site	sq.m	4.00	281.00	1,124.00
7	Dm11	Demolishing drains and clearing debris away from site (Bricks or concrete)	m	76.00	228.00	17,328.00
		Total carried to summary				175,563.00
		<b>Earth Work</b>				
8	Ew13	Filling under floors with gravel or other approved quality of filling, spread, watered and well rammed in 3" layers (materials not available at site)(Transport within first mile) if necessary - for stage	cu.m	8.00	4,175.00	33,400.00
9	Ew07	Excavation for foundation by manually in any material except rock requiring blasting, part return fill in and ram, and disposing surplus within site as directed. (not exceeding 5ft depth)- for stage	cu.m	1.75	2,010.00	3,517.50
		Total carried to summary				36,917.50
		<b>Brick Work</b>				
10	Bk01	Brickwork in 225 mm 1:5 cement : sand mortar (Ground Floor).- Gable wall	cu.m	3.00	30,616.00	91,848.00
11	Bk06	Brickwork 112mm in cement : sand mortar 1:5 (Ground Floor)	sq.m	15.00	3,743.00	56,145.00
12	Bk02	Brickwork in cement : sand mortar 1:5 in piers (Ground Floor).	cu.m	1.75	35,401.00	61,951.75
		Total carried to summary				209,944.75
		<b>Concretor</b>				
13	Ct01	Cement concrete 1:3:6 (1") up to 3.00 m3(Shuttering paid separately) incl: curing(Grade 15) - screed for RR fdn	cu.m	0.50	31,722.00	15,861.00



ID	RS	Description	Unit	Qty.	Rate	Amount
14	Ct10	Cement concrete 1:2 1/2:5(1")mix: above 3.0 m3 (Shuttering paid separately) incl: curing. Using mixture.	cu.m	10.50	23,820.00	250,110.00
15	Ct43	Lintel, cement concrete 1:2:4(3/4") (Gr. 20) 4 1/2" x 6" (Reinforcement paid separately). Rate including shuttering & curing	m	11.50	2,467.00	28,370.00
16	Ct40	Pad stones in cement concrete 1:2:4(3/4") (Gr.20) precast or in site (size 13 1/2"x13 1/2"x9") (Rate including shuttering & curing)	nr	14.00	1,464.00	20,496.00
		Total carried to summary				314,837.50
		<b>Reinforcement</b>				
17	Rf02	10mm Dia. Tor steel reinforcement for lintel in Ground floor	kg	15.00	476.00	7,140.00
18	Rf12	6mm Dia. mild steel reinforcement for lintels in Ground floor	kg	2.10	406.00	852.60
		Total carried to summary				7,992.60
		<b>R R Masonry</b>				
19	Rr02	Random Rubble Masonry in cement mortar 1:5 in substructure (6"- 9" rubble)	cu.m	2.50	25,485.00	63,712.50
		Total carried to summary				63,712.50
		<b>Plasterer</b>				
20	PI01	Cement Sand plastering to wall 1:5, (5/8") thick semi rough G: floor rate to include curing - new brick work - Internal	sq.m	55.00	1,236.00	67,980.00
21	PI06	1/2" thk 1:3 Cement Rendering finished smooth with neat cement floating, Ground floor(sand to be sieved with 1/8" nets) Rate to include curing	sq.m	146.50	1,399.00	204,953.50
22	PI11	Skirting in Cement mortar 1:3, 1/2" X 4" projected or flush to wall finish with floating including forming groove. ( G: floor)	m	23.00	391.00	8,993.00
23	PI09	3/4" thk Rendering in Cement and sand 1:3 in floors finished smooth Rate to include curing-plinth plaster	sq.m	25.50	1,938.00	49,419.00
24	PI01	Cement Sand plastering to wall 1:5, (5/8") thick semi rough G: floor rate to include curing - external	sq.m	33.00	1,236.00	40,788.00
		Total carried to summary				372,133.50
		<b>Electrical</b>				



ID	RS	Description	Unit	Qty.	Rate	Amount
25	EI006	Supply and fixing 56" sweep ceiling fan with electronic fan speed controller concealed conduit wiring (1/1.13 wire 1.0mm <sup>2</sup> , 1/1.13 earth wire 1mm <sup>2</sup> including gang switch)all complete as per instruction Make (USHA ATOM EX 56 " / Telesonic Supreme with safety switch and cable) with 2 years warranty (SLSI Approved makes) (Switches - ACL/Chint/Krypton/Orange) (Cable - ACL/Kelani/Orange/Sierra) (Conduit - krypton/Polycrome) (fittings -krypton/Polycrome/Orange)	nr	6.00	24,150.00	144,900.00
26	EI018	Supply and fixing 01 No. Pendent type lamp(12W LED Bulb - efficacy:85 lumen/W or above with two years warranty ) with GANG switch Complete with necessary concealed conduit wiring as per working order.(Switch - ACL/Chint/Krypton/Orange) (Cable - ACL/Kelani/Orange/Sierra) (fittings - krypton/Polycrome/Orange) (Conduit - krypton/Polycrome)( Bulb - Orange electric ECO LITE/ ZENOI / Kelani) [ Cable SLS 733, Switch SLS 1000 Bulb SLS 984 ]	nr	9.00	6,859.00	61,731.00
27	EI022	Supply and fixing 01 No. Angel/Batten Type lamp including (12W LED Bulb - efficacy:85 lumen/W or above with two years warranty ) with Approved quality Gang switch including necessary concealed conduit wiring as per working order. (Switch -ACL/Chint/Krypton/Orange) (Cable - ACL/Kelani/Orange/Sierra) (fittings - krypton/Polycrome/Orange) (Conduit - krypton/Polycrome) ( Bulb - Orange electric ECO LITE/ ZENOI/ Kelani)[ Cable SLS 733, Switch SLS 1000 Bulb SLS 984]	nr	2.00	6,525.00	13,050.00
28	EI037	Dismantling 01 Nr Lamp point / Socket out let / ceiling fan point - including all wiring , conduits, accessories..etc.	nr	5.00	273.00	1,365.00
29	EI003	Supply and fixing 13 Amp Socket outlet with necessary concealed conduit wiring [7/0.67 PVC Single wire ( 2.5 mm <sup>2</sup> ) x2 , 7/0.67 Earth Wire ( 2.5 mm <sup>2</sup> ) ] all complete as per instruction (Socket - ACL/Chint/Krypton/Orange) (Cable - ACL/Kelani/Orange/Sierra) (Conduit - krypton/Polycrome) (fittings - krypton/Polycrome/Orange)	nr	4.00	7,998.00	31,992.00
30	EI048	Supplying and fixing consumer unit 06 way surface mounted M.C.B type (incl.32 Amp. D.P MCB,40 Amp/30 mA-D.P RCCB, 6 nrs M.C.B (6 Amp.-16 Amp.)700 enclosure box & bus bar fixing Philips screws (MCB-Make -Orange electric 10kA/ Schneider/Chint NB 7/EB) (RCCB Make -Orange electric 10kA/Schneider/Chint NL1) (Enclosure- Polycrome ) Original Makes with company warranty Certificate. all complete as per instruction	nr	1.00	24,167.00	24,167.00
31	EI054	Supplying and fixing 2" dia galvanized iron earth pipe 6'-0"( 1800 mm ) long (heavy duty) and connected the7/1.04 earth wire (6mm <sup>2</sup> ) with cable LUG . Including brick chamber with cover slab as per Drawing. (DB to Earth pipe cable/ conduit length 8 m) [ Cable SLS 733 ] (Cable - ACL/Kelani/Orange/Sierra) ) (for 30A , single/ three phase supplies only)	nr	1.00	14,250.00	14,250.00



ID	RS	Description	Unit	Qty.	Rate	Amount
32	EI056	Supplying and fixing 2"x2"x1/4" Angle iron bracket for main supply electricity connection about 5'-0" long. Angle iron bar, bent to "L" shape and fixed to roof end with necessary bolt and nut. Apply two coats of anticorrosive paint to angle iron.	nr	1.00	4,277.00	4,277.00
33	EI057	Supplying and fixing Ceramic pulley with "D" bracket for Electricity connection. all complete as per instruction	nr	1.00	1,837.00	1,837.00
34	EI066	Supplying and fixing (7/1.04) (Cu/PVC/PVC) (Twin) Main wire (6mm <sup>2</sup> ) (Cable - ACL/Kelani/Orange/Sierra) - Cable SLS 733	m	10.00	1,033.00	10,330.00
		Total carried to summary				307,899.00
		<b><u>Roofer</u></b>				
35	Ro04	Ridging, Calicut pattern, bedded in cement and lime mortar 1:1:4, colour to match tiles. (Keep went opening every vally point).	m	30.00	1,441.00	43,230.00
36	Ro02	Corrugated asbestos sheets supplied and fixed to roof or wall on existing framework with necessary roofing screws and limpet washers or hook bolts.	sq.m	260.00	2,808.00	730,080.00
		Total carried to summary				773,310.00
		<b><u>Carpenter &amp; Joiner</u></b>				
37	Cp02	8"x3/4" (200x20mm) Boards, valance 3/4" (20mm) thick in class II local (Ginisapu) timber prepared by using multi purpose wood working machine, fixed complete with necessary 2" — brass screws. Applying one coat of wood preservative, one coat of aluminium primer & two coats of enamel paint	m	59.50	2,090.00	124,355.00
38	Cp04	10" x 3/4" Boards, barge 3/4" thick in class II local (Ginisapu) timber prepared by using multi purpose wood working machine, fixed complete with necessary 2" Brass screws applying one coat of wood preservative, one coat of aluminium primer & two coats of enamel paint	m	17.00	2,658.00	45,186.00
39	Cp26	Doors 1 1/8" - 1 1/4" thick panelled sash only Jack timber fixed complete with new furniture including "Union Mortice lock made in England (5 years warranty), 5" x3" brass hinges, Brass skeleton bolts 12", Brass barrel bolts 6" excluding painting(1/862x2035mm)Draw No/SPES/Rates23/Cp-21	sq.m	2.00	42,953.00	85,906.00
40	Cp53	1" - 1 1/8" thick fully panelled window sashes (25mm thk) only (Jack timber) fixed complete with brass fittings.( Including casement fastener, brass ring, 6" butt hinge....etc) Rate to include apply one coat of primer and two coats of enamel paint. (3 / 622x1072mm) (approved quality brass fittings)Draw No/SPES/Rates23/Cp-48	sq.m	1.25	46,781.00	58,476.00
		Total carried to summary				313,920.00
		<b><u>Iron Monger</u></b>				



ID	RS	Description	Unit	Qty.	Rate	Amount
41	Ir03	Supplying and fixing 20'-0 span and 22 degree pitch with 900mm wide eaves with both side , steel roof truss for asbestos purlin roof, with 2 nrs 50 x 50 x 6 mm top and bottom chord and 1/50x50x6mm struts, Angle iron members 62 x 62 x 6mm 150 mm long cleats, 6 mm thick Gusset plates and 10mm thick base plates and shoe plate. and 100mm long 50 x 6 mm thk separators . Rate to include applying one coat of metal primer , 2 coats of anticorrosive paint. (Applying paint under the T.O.'s supervision)(Different colours) Draw. No. SPES/Rate23/Ir-03.	nr	7.00	135,472.00	948,304.00
42	Ir13	Supplying fabricated and hoisting 50 x 50 x 6 mm double angle iron sleeper with 3 nr 16mm dia. 250mm long mild steel rod should be insert to 300 X 225 X 225 mm size 1:2:4 (3/4) concrete pad on gable wall. Including 100 mm long ,50 x 6 mm flat iron separators at 2000 mm spacing & 150 mm long, 62 x 62 x 6 mm angle iron cleat with one coat of metal primer & two coats of anticorrosive paint (Applying paint under the T.O.'s supervision)( different colours) - ( Single storied building) (Draw.No.SPES/Rate23/Ir-13).	m	25.50	5,658.00	144,279.00
43	Ir12	Supplying and fixing Angle iron purlin 62 x 62 x 6 mm angle iron purlin at maximum spacing of 3'-6" centre & maximum span of 10'-0" including necessary 300mm long, 50 x 50 x 6mm angle iron for inside & 300mm long 50 x 6 mm flat iron for out side of purlin joints , 1/2, dia 1 1/2" M.S bolt washers and nut etc. and application of one coat of metal primer & two coats of anticorrosive paint different clour in single storied Building. (Applying paint under the T.O.'s supervision) Draw. No.SPES/Rate23/Ir-12 .	m	297.00	3,474.00	1,031,778.00
44	Ir14	Supplying making and fixing 200 long 50 x 6 mm thick. Flat iron Bracket for valance Board in eaves purlin at 30" c/c with necessary fillet weld including one coat of metal primer & two coats of Anticorrosive paint. (Single storied Building with out eave ceiling) Draw.No.SPES/Rate23/Ir-14 .	nr	82.00	925.00	75,850.00
45	Ir16	Supplying making and fixing 37X 37X 6mm thick 225 mm long angle iron Brackets in purlin end and applying one coats of metal primer & two coats of anticorrosive paint , Nut & Bolt (Rate to include 1/4" Ø and 3/8" Ø drilling holes). Single storied Building. Draw.No. SPES/Rate23/Ir-14 .	nr	20.00	945.00	18,900.00
46	Ir21	Supplying and making 6 mm dia. M.S. rod grills for windows with 25x25x3 mm thick M.S. angle iron outer frame with 4 nr 25 x 25 x 3 mm angle iron(2 nr together) middle bar vertically and 2 nr together 25 x 25 x 3 mm angle iron middle bar horizontally & 6 mm dia. M.S. rods weld to frame, at 75 mm C/C. & to 700 angle both ways, horizontal & vertical distance should be 75 mm & 200 mm respectively. Frame fixed to window openings with 1 1/2" iron screws & applying one coats of metal primer & 2 coats of approved quality enamel paint( different colour)( 9'-3"x6'-0" size ) all complet as per detail Draw. No :SPES/Rate23/Ir-21	sq.m	61.00	9,860.00	601,460.00



ID	RS	Description	Unit	Qty.	Rate	Amount
47	Ir28	Iron door with 6 mm dia. M.S. grill - Fabricating and fixing Iron door Door Frame with 32 x 32 x 6 mm angle Iron (Heavy quality) and Sash with 20 mm Ø dia. G.I pipe outer frame (Heavy quality) with 1nr middle bar. 6mm M.S steel bars welded to upper part of sash frame at 75mm c/c bothways at 700 Angle .12x6 mm thick flat iron welded around the lower part of the frame and 2 nr 20x6 mm thick intermediate flat iron welded horizontally ,and 0.47 thick Zn/Al sheet fixed to flat iron frame with pop rivets. Door sash fixed to frame with 03nr 100 x75mm steel hinges. Applying one coat of metal primer and two coats of enamel paint(Differant colour) . Rate to include 6" Hasp and staple with approved quality 50mm Brass pad lock. Draw.No.SPES/Rate23/Ir-28.	sq.m	16.00	20,726.00	331,616
		Total carried to summary				3,152,187
		<b>Painter &amp; Decorator</b>				
48	Pt30	Applying skim coat & one coats of wall filler (smooth platered new work or after preparation of old wall)	sq.m	205.00	374.00	76,670
49	Pt31	Applying skim coat & one coats of wall filler for internal wall. (semi rough plastered new work or after preparation of old wall)	sq.m	55.00	640.00	35,200
50	Pt29	Painting walls with one coats of Acrylic wall filler for external wall (new work or after preparation of old wall) -Ground floor	sq.m	146.00	233.00	34,018
51	Pt44	Wethershield paint to external faces of wall 02coat apply using roller brush 2" brush ( ground Floor)	sq.m	145.00	595.00	86,275
52	Pt47	Painting plinth and skirting with floor paint, 1 coat including preparing surface	sq.m	20.00	479.00	9,580
53	Pt37	Prepare and Painting New walls with two coats of emulsion paint to internal wall ( Using roller brush)	sq.m	260.00	588.00	152,880
54	Pt24	Painting steelwork, One coat of anticorrosive paint and 2 coats of enamel paint including removing scale and wire brushing (different colour) (under the supervision of technical officer)	sq.m	33.00	2,044.00	67,452
		Total carried to summary				462,077
		<b>General Works</b>				
55	GW-SSR-48	Carrying out of anti-termite treatment in post construction work with use of Biflex solution 10% EC at the rate of 5 liter per m2 of soil area in 1: 200 liter of water dilution rate in minimum internally and 1:100 liters of water dilution rate in minimum to create an externally barrier around the unit by drilling the floor 2ft by 2ft near the foundation to a 1ft depth & injecting solution including of timber door/window frames. The rate shall include to provide a 5 year warranty certificate in minimum by a registered company.	m2	245.00	787.00	192,815
		Total carried to summary				192,815



**RENOVATION & ROOF REPAIRS TO 90'X20' BUILDING OF MR/DEMATAPITIYA M.V**

Rate Schedule	Amount
(No Topic Assigned)	
Demolisher	175,563.00
Earth Work	36,917.50
Brick Work	209,944.75
Concretor	314,837.50
Reinforcement	7,992.60
R R Masonry	63,712.50
Plasterer	372,133.50
Electrical	307,899.00
Roofer	773,310.00
Carpenter & Joiner	313,923.25
Iron Monger	3,152,187.00
Painter & Decorator	462,075.00
General Works	192,815.00
<b>Total</b>	<b>6,383,310.60</b>