

ESTIMATE FOR  
**RENOVATION OF 80' X 20' BUILDING AT MR/  
PASGODA M.V. ( STAGE 2)**

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

Estimate Ref. No: 2456

# RENOVATION OF 80' X 20' BUILDING AT MR/ PASGODA M.V. ( STAGE 2)

Item	Description	Amount (LKR)	Total (LKR)
1	Estimated Amount As per Attached B.O.Q	2,712,177.80	
2	VAT 18.00%	488,192.00	3,200,369.80
3	Consultant fees 3.00%	81,365.33	
4	Contingencies 10.00%	271,217.78	
5	Price Escalation 2.00%	54,243.56	406,826.67
TOTAL		(LKR)	3,607,196.47

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)

Hiran Asanka

Checked by  
(I.W)

K.K.Pinidiya

Checked by  
(EA)

Manoja Gulawita

Approved/Recommended

Divisional Engineer (Buildings)

2025/03/03

Eng. D.N. Yogananda

Divisional Engineer

For District Engineer (Buildings)

District Engineer (Buildings) Office

Balimulla, Mathara

Approved/Recommended

District Engineer (Buildings)

Mathara

Approved

Chief Engineer (S.B/O.B)

Director of Buildings

Deputy Chief Secretary (Eng. Ser.)

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ID	RS	Description	Unit	Qty.	Rate	Amount
(No Topic Assigned)						
		<b>Demolisher</b>				
1	Dm37	Removing and stacking 2"x2" GI mesh from existing frames	sq.m	61.00	346.00	21,106.00
2	Dm10	Demolishing floors 3" thick brick paved, stacking reuseable bricks and clearing debris away from site	sq.m	95.00	281.00	26,695.00
3	Dm17	Removing rendering, cement, and clearing debris away from brick walls and floors	sq.m	7.00	423.00	2,961.00
		Total carried to summary				50,762.00
		<b>Brick Work</b>				
4	Bk09	Steps, 12" wide and 6" to 9" high masonry or brickwork in cement mortar 1:3, rendering 1/2" cement 1:2 with foundation 6" below ground.	m	5.00	3,165.00	15,825.00
		Total carried to summary				15,825.00
		<b>Concretor</b>				
5	Ct15	Drain for single storied building Corrugated asbestos sheet roof with 900mm eave in front ,back & 900mm eave in gable sides, 225mm internal width and minium starting depth 150mm drain, 75mm thick cement concrete in 1:2 1/2:5 ( 1" ) mix: to required slop (20feet to 1 inch) , cement rendering, 1/2" thick, 1:3 cement sand motor finished smooth with neat cement floating including curing.(Sigle storied building)(As per detail drawing No SPES/Rate 23/Ct-15)	m	70.00	4,567.00	319,690.00
6	Ct50	Slabs over drains ,cement concrete 3"(75mm) thick 1:2 :4 (3/4) and 1/2" cement rendering 1:3.(Reinforcement paid separately ) Rate including shuttering & Curing	sq.m	2.50	5,959.00	14,897.50
7	Ct35	Cement concrete 1:2:4(3/4") (Gr.20 concrete) (R/F and Shuttering paid separately)incl: curing.Rate to include using mixture & vibrator- Disable Ramp	cu.m	0.50	25,333.00	12,666.50
8	Ct09	Cement concrete 1:2 1/2:5(1") mix: up to 3.0 m3 (Shuttering paid separately) incl: curing- Floor	cu.m	1.30	31,071.00	40,392.30
		Total carried to summary				387,646.30
		<b>Pavior</b>				
9	Pa24	600 x 600 mm Ceramic tiles with all specials supplying and fixing to floors including raking plaster 1:3 and bedding in Tile Motar (swistech / tokyo super) & pointed with tile grout. (Use Rocell - Ceramic tiles Prime cost Rs. 2200) as per the engineer's instruction.	sq.m	18.00	10,487.00	188,766.00

ID	RS	Description	Unit	Qty.	Rate	Amount
10	Pa25	Tile skirting 100 mm high and all specials supplying and fixing to walls including raking plaster and bedding in Tile mortar 1:3 & pointed with tile grout.(Use Rocell 600 x 600 mm - ceramic tiles Prime cost Rs. 2200)as per the engineer's instruction.	m	17.00	1,390.00	23,630.00
		Total carried to summary				212,396.00
		<b>Plasterer</b>				
11	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	3.50	1,399.00	4,896.50
12	PI09	3/4" thk Rendering in Cement and sand 1:3 in floors finished smooth Rate to include curing, - Ground floor- Plinth plaster	sq.m	2.00	1,938.00	3,876.00
13	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	7.00	1,399.00	9,793.00
14	PI01	Cement Sand plastering to wall 1:5, (5/8") thick semi rough G: floor rate to include curing	sq.m	4.00	1,236.00	4,944.00
15	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	16.00	391.00	6,256.00
		Total carried to summary				29,765.50
		<b>Electrical</b>				
16	EI017	Supply and fixing 01 No. Pendent type lamp(9 W 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	12.00	6,709.00	80,508.00
17	EI003	Supply and fixing 13 Amp Socket outlet with necessary concealed conduit wiring [7/0.67 PVC Single wire ( 2.5 mm2 ) x2 , 7/0.67 Earth Wire ( 2.5 mm2 ) ] all complete as per instruction (Socket - ACL/Chint/Krypton/Orange) (Cable - ACL/Kelani/Orange/Sierra) (Conduit - krypton/Polycrome) (fittings - krypton/Polycrome/Orange)	nr	6.00	7,998.00	47,988.00
18	EI013	Supply and fixing 56" ceiling fan with fan speed controller including connecting materials (make KDK model N56RG SLS company warranty certificate) all complete as per the instruction.	nr	6.00	23,350.00	140,100.00



ID	RS	Description	Unit	Qty.	Rate	Amount
19	El027	Supplying and fixing Water proof wall lamp shade(bulk head type) with , 9W LED bulb ( efficacy: 85 lumen/W or above with two years warranty) and necessary concealed conduit wiring including one GANG sunk switch complete 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 ](Water proof wall lamp shade prime cost Rs.1650.00)	nr	4.00	8,060.00	32,240.00
		Total carried to summary				300,836.00
		<b>Carpenter &amp; Joiner</b>				
20	Cp05	Ceiling , asbestos, flat, fixed with clout headed nails to (100 x50mm) joists @ 1200 mm c/c & (50 x 50 mm) bearers @ 600 mm c/c of Imported timber prepared by using multi purpose wood working machine, including 1 1/2" x1/2" beading & 1 1/2 "x 1 1/2" moulding. Applying one coat of aluminium primer & two coat enamel paint to beading & moulding (class II timber). Applying one coat of wall pillar & two coats emulsion paint to sheets (Rate to include applying two coats of wood preservative to timber framework & use 1 1/2" Iron screws for moulding & Beading at 600mm c/c	sq.m	17.00	7,855.00	133,535.00
21	Cp01	8"x3/4 " (200x20mm) Boards , barge , valance, fascia, 3/4" (20mm) thick in class II local (Ginisapu) timber prepared by using multi purpose wood working machine , fixed complete with necessary 2" Iron screws .applying one coat of wood preservative, one coat of aluminium primer & two coats of enamel paint	m	50.00	2,059.00	102,950.00
		Total carried to summary				236,485.00
		<b>Iron Monger</b>				
22	Ir20	Supply and fixing M.S. flat iron grill consisting 25 x 25 x 3 mm angle iron outer frame and 2 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 and 12 x 6 mm flat iron grill work 100 mm centers horizontally and 150 mm centers vertically fabricating and welded with applying one coat of metal primer ( red colour)and two coats of enamel paint( Black or different colour). Frame fixed to opening with iron screws and rawl plug. (Draw.No: SPES/Rate23/Ir-20)	sq.m	52.00	15,100.00	785,200.00

ID	RS	Description	Unit	Qty.	Rate	Amount
23	Ir27	Iron door with Flat iron grill .Door Frame with 32 x 32 x 5mm angle Iron frame and Sash with 11.5 x 5.5mm flat iron grill work 100 mm centers horizontally and 150 mm centers vertically fabricating and welded to upper part of door sash with 20 x 20 x 1.2 mm thick G.I. box bar outer frame & the lower part of the door sash should be .47mm thk Zn Al sheet with 12 x 6 mm flat iron and 20 x 6 mm flat Iron ,Applying one coats of metal primer ( red clour) and two coats of enamel paint Black or different colour.( 3'-0" x 7'-0" size) including Hasp & staple6" with approved quality Brass 2" padlock.	sq.m	7.00	19,693.00	137,851.00
		Total carried to summary				923,051.00
		<b>Painter &amp; Decorator</b>				
24	Pt04	Preparing of surface & applying 2 coats of enamel paint.	sq.m	36.00	1,466.00	52,776.00
25	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	120.00	640.00	76,800.00
26	Pt37	Prepare and Painting New walls with two coats of emulsion paint to internal wall ( Using roller brush)	sq.m	120.00	588.00	70,560.00
27	Pt49	Preparing of surface & applying two coats of Black board paint	sq.m	22.00	923.00	20,306.00
28	Pt47	Painting plinth and skirting with floor paint, 1 coat including preparing surface	sq.m	40.00	479.00	19,160.00
29	Pt44	Wethershield paint to external faces of wall 02coat apply using roller brush, 2" brush ( ground Floor)	sq.m	140.00	595.00	83,300.00
30	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	140.00	233.00	32,620.00
		Total carried to summary				355,522.00
		<b>Alluminium</b>				



ID	RS	Description	Unit	Qty.	Rate	Amount
31	ALB48	Supplying, fabricating and fixing Aluminium bronze anodized partition (Top, Middle and Bottom panels - Al/PVC Composite board) as per Drg. No. SPES/RATE23/FP/01, Option 2. (Door sashes pay separately) Overall height of the partition is up to ceiling or soffit. Bottom panel height is 900mm and middle panel height is 2100mm. (Heights may be changed according to the site) Partition panels in horizontal way should be divided in equal widths (Maximum width is 1200mm c/c). Partition frame consisting top bar (76x32mm), side bars (76x32mm), horizontal middle bars (75x32mm with 70x11mm clip bar and 31x19 clip bar), bottom bar (75x32mm with 31x19 clip bar) and vertical middle bars (76x32mm with 70x11mm clip bar), and fixing with 50x18x2mm Al bracket using 1/8x3/8" Al rivets and 8x1 1/2" ST screws. If required, Squire or Circular coner bars will be paid seperately (Net material cost + 10% + 20%). Frame should be fixed to wall, floor and soffit/ceiling with adequate Nrs of No 6 rowl plugs and 8x3" ST screws (Average distance 600mm). 4mm thick Al/PVC double side composite board for top, middle and bottom panels should be fixed. Rate should be included for supplying and fixing required 3303A Rubber beadings, Screws, Pop rivets, Silicone etc. covering for roof truss	sq.m	12.00	16,272.00	195,264.00
		Total carried to summary				195,264.00
		<b>Form work</b>				
32	Fw04	Sawn timber (class II) formwork for floor concrete.	sq.m	2.50	1,850.00	4,625.00
		Total carried to summary				4,625.00

**RENOVATION OF 80' X 20' BUILDING AT MR/ PASGODA M.V. ( STAGE 2)**

Rate Schedule	Amount
(No Topic Assigned)	
Demolisher	50,762.00
Brick Work	15,825.00
Concretor	387,646.30
Pavior	212,396.00
Plasterer	29,765.50
Electrical	300,836.00
Carpenter & Joiner	236,485.00
Iron Monger	923,051.00
Painter & Decorator	355,522.00
Alluminium	195,264.00
Form work	4,625.00
<b>Total</b>	<b>2,712,177.80</b>