SUBMISSION
TENDER DOCUMENTS
Solicitation No. 19CE2020Q0009
FOR
Architectural & Engineering Contract for Interior Restoration
at
US Embassy of Sri Lanka Property
at
No. 467/3, Bullers Road
Colombo
Sri Lanka

PREPARED BY -

Urban Engineering (Pvt.) Ltd.
106/2A, Wattegedara Road, Maharagama, Sri Lanka
inspire@urbanengsl.com
0094114239523
Content

1. Statement of work
2. Material specification
3. Area improvement report
4. Tentative project time line
5. Set of drawings
6. Bill of quantities
STATEMENT OF WORK
The work consists of renovation works on the house at 467/3 Bullars Road, Colombo a US Embassy owned property. All the work shall be in accordance with recognized US and International Building and Construction codes. Construction shall be abide by all the Embassy rules and regulations including security and safety regulations

The methods that the contractor will use need to provide continuous progress on the job site according to the projected time line of 10 weeks. Any changes in construction from this Scope of Work shall be approved in advance in writing by the Contracting Officer.

All work described in this Scope of Work shall be completed by the contractor. The contractor shall provide qualified supervisory, technical and labor personnel capable of meeting the embassy requirements. The labor force shall possess masonry, carpentry, electrical, masonry including painting skills for this project and sufficient staff to accomplish the work in a timely manner. The contractor shall provide all necessary tools, equipment, vehicles required for this work.

Contractor should ensure the minimum disturbance and no damages to the existing property of the premises and inside the building.

Work Description

1. Existing storage and servant room must be demolished and re construction work required base on new layout plans (Drawing No: UE-USE-GF-01)

2. All wardrobe must remove and new wardrobe required base on drawings. Wardrobe shelves must be removable and height adjustable (Drawing No:UE-USE-1F-11,GF-08,DT-7,DT-09)

3. Removal of existing dropped ceilings with frame work as shown in the demolition drawing (UE-USE-GF-007, UE-USE-1F-010)

4. Entire electrical system must be removed and re wiring required for existing points locations. 4 additional ceiling recessed light point require for all bed room instead of existing wall lights and 2 additional 13A socket required for bed sides for all bed rooms. And 4Nos of IP 65 Sockets Required for Four side of external Walls. All Light Fittings must be Ip 66. Supply, wire, installation & commissioning as per the latest edition of the IEE wiring regulations (BS7671-18th edition incompliance with relevant NEMA codes).

5. Anti-termite treatment required for floor wall and slabs. (sub contractor must provide past 10 year project history along with 5year warranty certificate

6. All area needs to be cover with moisture block Gypsum board ceiling except living room. Living And Dining. Living room must be finish with precast Plaster of Paris (POP) molding And Dining room ceiling need to be converted flat surface finish along with POP moulding around parameter. Also, all ceiling height need to be increase as much as possible (Drawing No : UE-USE-1F-007)

7. All internal and external wall must be rectifying crack if any and re painted.
8. All bed room and bathroom door sash must be removed and replace new sash with Class A Teak wood. (Drawing No : UE-USE-GF-008/UE-USE-1F-011)

9. 1st floor Lobby area wall has to be Demolished (Drawing No: UE-USE-1F-01)

10. 1st floor part of the lobby and small room floor is dropped. That must be filled to flush with surrounding area floor level (Drawing No: UE-USE-1F-03)

11. 1st floor staircase landing partition must be removed and re construction required based on new plans (Drawing No : UE-USE-1F-008/09)

12. 1st floor lobby and staircase wall must be half demolished and converted to the fixed glass wall (Drawing No : UE-USE-1F-007)

13. 1st floor lobby floor must be tiled (Drawing No : UE-USE-1F-004)

14. Dining area Existing parquet floor must be removed, and replace new parquet match with living area. Also need to maintain same floor level between new parquet floor and existing parquet floor. (Drawing No : UE-USE-GF-003)

15. All Bathrooms internal finishes and fitting must be removed and re construction required based on new plans.

16. All bathrooms must be waterproofed and test certificate with 10 year warranty required prior to tiling

17. Bathroom type A required Shower Cubical instead of bath tubs. Contractor must do the setting out and grant approval from the Engineer before manufacturing (Drawing No : UE-USE-DT-008)

18. All bathroom fitting must be re placed. (Drawing No : UE-USE-DT-008)

19. Existing Servant Toilet to be redone with discard WC/Wb and other accessories

20. All rooms must be tiled. (Drawing No : UE-USE-1F-004 / UE-USE-GF-003)

21. Part of the Kitchen area must be re tiled match with existing tiling and parquet floor levels.

22. Kitchen roof ridge plate has be removed and re placed 2"x8" treated Kempas wood Ridge plate as directed by the Engineer

23. Verandah area garden landscaping has to be done planting of the shrub/climbers as per botanical name & specification mentioned here under: Bougainvillia Garden entrance area along with metal Arch. Hamelia patens Dwarf Planting in a raw 1'-6" away from Verandah. Some area grass has to be replaced as per engineer direction
24. Contractor must Properly Protect All valuable Items / Non Removable Items / and Client Supply material If any Until the Project Handover.

25. After Construction contractor must clean entire property through professional cleaning company.

Health & Safety Compliance

Construction contractor must follow the Safety and Health Requirements of EM 385-1-1, 30 November 2014, published by US ACE.

Due to COVID-19 pandemic situation the Contractor must comply with the latest health bulletins and guidelines published by the Ministry of Health, Sri Lanka.
MATERIAL SPECIFICATIONS
**Interior finishing Material specification:**

- **Wood Finish For Doors and wood partition:**
  Timber Classification: Special Class Upper: Sooriyamara wood
  Stain Color: Dark walnut AM 549 - 95Jat Water base

- **Lamination Finish for wardrobes**
  Classification: Melamine MDF
  Color: White oak finish
  Supplier: Puwakkaraba Agencies Pvt Ltd.

- **Parquet Floor:**
  Classification: Solid wood - 10 - 15mm
  Color: Approved by Client
  Supplier: --------------
- **Tile: Bathroom wall**
  
  Supplier: Rocell
  
  Tile Name: BETON BROWN Product Code: 89G.MA

- **Tile: Bathroom Floor**
  
  Supplier: Rocell
  
  Tile Name: URBANITY SAND Product Code: 72K.MA

- **Tile: Bedrooms Floor**
  
  Supplier: Rocell
  
  Tile Name: MELANGE DECO SMOKE Product Code: 1HH.MA
• Tile: Verandah
  Supplier: Rocell
  Tile Name: CEMENT TITANIUM GREEN  Product Code: RP.CTI.0005BD.PL.05

• Tile: 1st floor lobby
  Supplier: Rocell
  Tile Name: MELANGE DECO SMOKE Product Code: 1HH.MA
• Stone: Ground floor verandah wall
  Supplier: ____
  Name: Brown Wall Stone Cladding,

• Stone (optional): Ground floor verandah wall
  Supplier: ____
  Name: Black Wall Stone Cladding,
Bathroom Fittings:

**Tonic New Wave** (Modernize Square tank) Close coupled 3/4.5 LPF. toilet TF-2102

- **Dual Flush** เลือกใช้ระดับ 3 และ 4.5 ลิตรต่อครั้ง
- **ปุ่มกดขนาดใหญ่ Comfort Push Button**
- **ตัวโครเมี่ยมแบบใส่หูรูป เรียบสวยงาม และมั่นคงทน
- **ฝากระเบื้องมีผนังเคลือบ
- **ระบบน้ำกรอง Wash Down สะอาดหมดจด
- **หัวฉีดทำจากสแตนเลส ลดการเกิดการห่อ

Bathroom Type A
Concept
Wash basin with semi-pedestal
TF-0550-0740

Bathroom Type A
IDS Clear
Close Coupled 3/4.5 LPF. toilet
TF-2230SC

Bathroom Type B
Bathroom Type B

Acacia E above basin 60cm
0507-WT
Concept Square
Soap Holder
K-2501-54-N

Bathroom Type A&B
Concept Square
Towel Bar
K-2501-52-N

Bathroom Type A&B
Concept Square
Robe Hook
K-2501-41-N

Bathroom Type A&B
Moonshadow H20S
Rain shower
A-6110-978-906

Bathroom Type A&B
Acacia E Towel Ring Type: CF-1390.908.50

Product description:

Slim rectangular design, a more simple fashion
Copper pipe used in all 65 copper, all the fixing
Screws are made of stainless steel, more durable

Bathroom Type A&B
Acacia E Tissue Holder: CF-1387.908.50

Product description:

Slim rectangular design, a more simple fashion
Copper pipe used in all 65 copper, all the fixing
are made of stainless steel, more durable

Bathroom Type A&B
Acacia Evolution Glass Holder

**Code**: K-1384-44-N

**Product Specification**:

Bathroom Type A&B
WF-1301.101.50

Basin Mixer Faucet (w/pop-up drain)

Bathroom Type A&B
Exposed Rain Shower Mixer

STANDARD SPECIFICATION

- Chromium plating for durable finish
- German ceramic disc cartridge
- Strong brass construction
- Wall-mounted installation
- Exposed aerator with 20º
- 3-way outlet for spout, Handshower & Rainshower
- Flow rate @ 0.1 MPa (with spout) 9.36 L/min
- Flow rate @ 0.1 MPa (without handshower) 13.20 L/min
- Flow rate @ 0.1 MPa (without rainshower) 12.66 L/min

PRODUCT WEIGHT: 3.78 Kg

APPLICABLE CODES & STANDARDS:

- TIS 2067-2552
- GB 18145-2014
Electrical Fixture

Recessed Light: Should be IP 66 match with below image. (subjected to Engineers approval)

Soffit Mounted Light: Should be IP 66 match with below image. (subjected to Engineers approval)

Pendent Light: Should be IP 66 match with below image. (subjected to Engineers approval)
Stair Chandler: Should be IP 66 match with below image. (subjected to Engineers approval)
AREA IMPROVEMENT REPORT
Main entrance exterior

Present condition –

Currently the entrance area exterior wall is covered with a textured plaster which was in style in 50’s and 60’s. Floor tile is in fair condition but quite dated in colour and it appears to have a trip hazard during rainy season. Ceiling is done using white artificial material which over time gathered dust and discolored

Proposed modifications –

The wall sections are to be cladded with a suitable stone material. Flooring shall be replaced with non-slip cement titanium green colour tile. The ceiling is to be replaced with an approved type timber ceiling. Both the ceiling and tiles shall be giving a rustic feel.

Living area

Present condition –

The floor is covered with an old-style parquet flooring which shows signs of repeated surface grinding thus reduced the thickness of the flooring. Walls are in sound condition. Consists of three exposed steel beams where two ceiling fans are hung.

Proposed modification –

The flooring is proposed to replace with parquet flooring with a vintage style with 10 -15mm thickness. The exposed steel beams shall be dressed using brick and mortar to give an appearance of a traditional beam and the dressed beams shall again dressed with a plaster of Paris molding to give an aesthetically pleasing look a. the POP moldings shall be doubled as a cable raceway. Walls shall be painted using brilliant white. All new modifications shall give a rustic 60’s Sri Lankan homely feeling.

Dining area

Present condition –

Dining area is small considering the number of rooms it has. Flooring is a continuation from the living area which are in the same condition as in the living room. Consist of a ceiling carried out using cementitious board with wooden dividers.

Proposed modifications –

We propose to enlarge the room by breaking into the servant’s room and storeroom as per the proposed wall demolition and new wall plans. This will connect the dining area with kitchen. The flooring is proposed to replace with parquet flooring with a vintage style with 10 -15mm thickness. The ceiling shall be retained modified and painted. Walls shall be re painted with brilliant white. The finishes shall match with the living area to complement the rustic effect.
**Kitchen area**

**Present condition** –

The countertop is in good condition and may not require much attention. However, the floor tile has been damaged to termite treatment. Ceiling has been carried out using artificial material. Consists of several storage options which is larger than required.

**Proposed modifications** –

The kitchen and the dinning areas shall be connected by demolishing and constructing new wall sections as per the wall demolition and new wall plans. Storage room shall be repositioned with identical footprint by integrating servants’ shower area. Storage cupboard shall be demolished and integrated for the kitchen. The damaged kitchen tiles and new kitchen floor areas shall be replaced with similar tile to existing one.

**Servants quarters**

**Present condition** –

The servant’s room is underutilized, and the room is quite large than typical servants’ room. The room entrance is facing out of the building. The servant’s toilet consists of two separate areas for squat type toilet and a shower area.

**Proposed modifications** –

Part of the servant’s room shall be integrated into the dining area. The external entrance shall be closed up. The servants shower room shall be integrated into the storeroom while the bathroom shall be converted into a complete washroom. The squat type latrine shall be replaced with a commode type latrine. We propose to source the bath wear from the salvage material from other bathrooms of the residence. With this proposed renovation the tenants shall have an option of repurposing the servant’s bedroom if they do not desire to employ a servant.

**Ground floor bedroom**

**Present condition** –

The ground floor bedroom consists of an attached bathroom. The flooring of the room is carried out by cement rendering. Consist of a timber wardrobe which need much attention. Bathroom is also in need of a face lift.

**Proposed modifications** –

The wardrobe shall be dismantled and reconstructed as per the new wardrobe A layout and details using laminated wood with white oak finish the sashes shall be equipped with soft closing hinges and pull out pistons for upwards opening sashes. Flooring shall be replaced with Melange Deco Smoke colour and texture tiles. Ceiling shall be carried out using moisture block gypsum boards with out any
profiles while retaining provisions for 4nos. of ceiling recessed light fittings. Bathroom (Bathroom type A) shall be waterproofed and retiled using Betton Brown colour and textured wall tile and Urbanity Sand colour and textured floor tiles. All bath fittings shall be replaced with new fittings and a shower cubicle as per the BOM and material specifications. Whole room shall be re painted using brilliant white colour paint. The proposed alterations shall bring out the room from a dark cramped condition to a light and spacious bedroom.

Staircase area

Present condition –

This area consists of a 180° spiral staircase which was quite common at the time of the residence construction. Consist of several electrical panel boards and feature nooks.

Proposed modifications –

The flooring shall continue form the living are. The steps shall be retained as it is with a new layer of floor paint and an anti-slip strip with matching colour repainting for the handrail. Entire wall area shall be re painted using brilliant white colour paint. Ceiling shall be replaced with a moisture block gypsum ceiling with out any features painted in brilliant white colour.

Upper floor staircase landing

Present condition –

The area consists of a dated glass partition to retain the conditioned air. Consists of a cement rendered floor and a dated cementitious board ceiling. Consists of an underutilized portion which seems to be a converted balcony with a 50mm level drop.

Proposed modifications –

The glass partition is to be replaced with a new partition made from timber, glass, and mirror as per the drawing partition wall at upper floor stair landing. Portion of the wall between the old balcony space and the staircase area are to be demolished and replace with a toughened fixed glass partition to retain conditioned air. The level drop is to be filled flush with remaining area. The flooring shall be replaced with a laminated wood flooring similar to ground floor. Ceiling shall be replaced with a moisture block gypsum ceiling without any features. All wall areas shall be repainted using brilliant white colour paint.
Upper floor bedroom

Present condition –

The ground floor bedroom consists of an attached bathroom. The flooring of the room is carried out by cement rendering. Consist of a timber wardrobe which need much attention. Bathroom is also in need of a face lift.

Proposed modifications –

The wardrobe shall be dismantled and reconstructed as per the new wardrobe A layout and details using laminated wood with white oak finish the sashes shall be equipped with soft closing hinges and pull out pistons for upwards opening sashes. Flooring shall be replaced with Melange Deco Smoke colour and texture tiles. Ceiling shall be carried out using moisture block gypsum boards without any profiles while retaining provisions for 4nos. of ceiling recessed light fittings. Bathroom (Bathroom type A) shall be waterproofed and retiled using Betton Brown colour and textured wall tile and Urbanity Sand colour and textured floor tiles. All bath fittings shall be replaced with new fittings and a shower cubicle as per the BOM and material specifications. Whole room shall be re painted using brilliant white colour paint. The proposed alterations shall bring out the room from a dark cramped condition to a light and spacious bedroom.

Master bedroom

Present condition –

The master bedroom is the largest bedroom of the residence. Finishes are similar to the guest bedroom. consists of a dilapidated large wardrobe

Proposed modifications –

The wardrobe shall be dismantled and reconstructed as per the new wardrobe B layout and details using laminated wood with white oak finish the sashes shall be equipped with soft closing hinges and pull out pistons for upwards opening sashes. Flooring shall be replaced with Melange Deco Smoke colour and texture tiles. Ceiling shall be carried out using moisture block gypsum boards without any profiles while retaining provisions for 4nos. of ceiling recessed light fittings. Bathroom (Bathroom type B) shall be waterproofed and retiled using Betton Brown colour and textured wall tile and Urbanity Sand colour and textured floor tiles. All bath fittings shall be replaced with new fittings as per the BOM and material specifications. Whole room shall be re painted using brilliant white colour paint. The proposed alterations shall bring out the room from a dark cramped condition to a light and spacious bedroom. The bedroom door shall be replaced with a plywood door with all necessary ironmongeries, stained water based dark walnut colour.
**Auxiliary room**

*Present condition* –

The room consists of a 50mm level drop running in the middle. It’s the smallest room of the residence and does not consist of a bathroom or a wardrobe. The over all condition is similar to a guest bedroom.

*Proposed modifications* –

The level drop of the floor is to be filled to flush with the rest of the floor area. The aluminium partition door separating the room and the landing area shall be replaced with a brick wall. Flooring shall be replaced with Melange Deco Smoke colour and texture tiles. Ceiling shall be carried out using moisture block gypsum boards without any profiles while retaining provisions for 4nos. of ceiling recessed light fittings. Whole room shall be repainted using brilliant white colour paint. The proposed alterations shall bring out the room from a cramped condition to a light and spacious auxiliary room.

**Common for all areas**

1. Whole electrical system is to be removed and replaced with an electrical system to match with current local regulations during which all panel boards, cabling, conduits are to be removed.

2. The conduiting shall be carried out using metal conduit conforming to relevant BS standards. All cables, receptacles and brakers shall comply with minimum SLS standards and sourced through well reputed brands.

3. New electrical layout shall contain 65 light points and 60 socket outlets.

4. The entire electrical system shall be checked and certified by a chartered electrical engineer.

5. Whole residence shall be termite treated by a professional pest and termite control institution which were active in the business for past 10 years. The treatment should carry minimum 5-year warranty.

6. All bathrooms shall be waterproofed by a professional water proofing company which were active in the business for past 10 years. The water proofing shall carry a minimum of 5-year warranty.

7. All waterproofed areas are to conduct a 24hr. pond test prior to filling and flooring.
TENTATIVE PROJECT TIME LINE
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<th>No.</th>
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SET OF DRAWING
9'-1"

WALL DEMOLITION PLAN

467/3, BULLARS ROAD
US EMBASSY COLOMBO
SRI LANKA

Drawing No: UE-USE-1F-001
Scale: 1:50
Revision No: 0
Paper Size: A3

Drawn By: Sasi Eratne

Project: 467/3, BULLARS ROAD
Drawing Date: 1ST FLOOR
WALL DEMOLITION PLAN
ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT.

ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT.

BATHROOM WALL NEED TO BE RE TILING

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ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT.

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BATHROOM WALL NEED TO BE RE TILING

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BATHROOM WALL NEED TO BE RE TILING
PROPOSED HALF WALL WITH GLASS PANEL

PROPOSED NEW PARTITION

SLIDING DOOR

SECTIONAL ELEVATION Y-Y

CROSS SECTION DT-02

10mm THICK TEMPERED GLASS

SOLID WOOD MOULDING

BLACK SILICON FILLING

SOLID WOOD BROADER

URBAN Engineering (pvt) Ltd.

Project: 467/3, BULLARS ROAD

Client: US EMBASSY COLOMBO

Drawing Title: FIXED GLASS DETAIL AT UPPER FLOOR

Drawing No: UE-USE-1F-007

Scale: NTS

Revision No: R0

Paper Size: A3
CLEAR GLASS

BLACK TINT MIRROR

ELEVATION - Z

CROSS SECTION P-P
Door sash need to be removed and replaced

Wardrobe need to be removed and replaced

Door sash need to be removed and replaced

Door and partition need to be removed and replaced

Door sash need to be removed and replaced

Door sash need to be removed and replaced

Door sash need to be removed and replaced

URBAN Engineering (pvt) Ltd.

Project: 467/3, Bullars Road

Client: US Embassy Colombo

Drawing Title: 1st Floor Doors & Fixed Furniture Demolition Plan

Drawing No: UE-USE-1F-011

Scale: A3
EXISTING SLAB HAS TO BE FINISHED

PRECAST POP MOULDING

SPACE FOR CONDUIT PIPE

FILLING WITH BRICK AND PLASTER.
SPACE CAN BE USE FOR CONDUIT PIPE

EXISTING STEEL H IRO

CEILING DETAIL : DT -04
EXISTING CEILING CONVERTED TO FLAT CEILING

PRECAST POP MOULDING

2mm THICK MOISTURE RESISTANT BOARD

CEILING HEIGHT FINALIZE AT SITE CONDITION

CEILING DETAIL : DT - 05

EXISTING CEILING CONVERTED TO FLAT CEILING

PRECAST POP MOULDING

CEILING TRIM CROSS SECTION FOR WALL AND CEILING TERMINATION JOINTS

URBAN Engineering (pvt) Ltd.

Project : 467/3 , BULLARS ROAD

Client : US EMBASSY COLOMBO

SRI LANKA

Drawing Title : CEILING DETAIL

Drawing No : UE-USE-DT-05

Scale : NTS

Revision No : R0

Paper Size : A3
2"X2" BOX BAR

GI "C" CHANNELS

2"X4" GI BOX BAR EMBEDDED IN TO THE WALLS

TYPICAL CEILING STRUCTURE DETAIL
SS HANGING ROD
18MM THICK MELAMINE MDF
6mm THICK MIRROR
LED LIGHT
DRAWER UNIT WITH SOFT CLOSING RAIL
REMOVABLE SHELVING
REMOVABLE SHELVING
SHOE RACK
Sectional Details

Plan

Elevation

Sectional Details

Urban Engineering (pvt) Ltd.

Project: 467/3, Bullars Road
Client: US Embassy Colombo, Sri Lanka

Drawing Title: Wardrobe Type B

Sasi Eratne

Drawing No: UE-USE-DT-007

Scale: 1:20

Revision No: R0

Paper Size: A3
WALLS NEED TO BE DEMOLISHED

STRUCTURAL COLUMN LOCATION HAS TO BE VERIFIED BEFORE DEMOLISHED

URBAN Engineering (pvt) Ltd.

Project: 467/3, BULLARS ROAD
Client: US EMBASSY COLOMBO SRI LANKA
Drawing Title: GROUND FLOOR WALL DEMOLITION PLAN
Drawing No: UE-USE-GF-001
Scale: 1:50
Revision No: R0
Paper Size: A3
BED ROOM - I

DINING AREA

LIVING AREA

KITCHEN

VERANDAH

NEW SERVANT ROOM

NEW STORAGE

TOILET

WALLS NEED TO BE CONSTRUCTED

6'-9" NEW SERVANT ROOM

2'-5"

2'-6"

6'-9"

5'-8"

8'-8"

2'-5"

U.S. EMBASSY COLOMBO
SRI LANKA

Project: 467/3, BULLARS ROAD

Drawing Title: GROUND FLOOR
NEW WALL PLAN

Drawn By: Sasi Eratne

Urban Engineering (pvt) Ltd.

URBAN Engineering (pvt) Ltd.
108/24, Watagampola Road,
Wattala, Sri Lanka
Phone: 0779-16-472029
Fax: 0779-16-472033
Email: dbal@urbanengineertl.com
Visit: www.urbanengineertl.com
NEW TILE FLOOR

USE NEW PARQUET FLOOR, DUE TO AREA EXTENSION

USE EXISTING PARQUET FLOOR (MMAINTAIN SAME FLOOR LEVEL WITH OTHER FLOOR FINISHES)

DEMOLISHED AREA TILING HAS TO BE MATCH WITH EXISTING TILING

NEW TILE FLOOR

NEW TILE FLOOR

NEW TILE FLOOR
WALL NEED TO BE RE-PLASTERING AND CLAD WITH STONE CLADDING

ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT

BATHROOM WALL NEED TO BE RE- TILING

ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT

ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT

ALL CRACKS AND DEFECTS HAS TO BE RECTIFY AND APPLY TWO COAT OF WALL FILLER AND TWO COAT OF BRILLIANT WHITE PAINT

WALL NEED TO BE RE-PLASTERING AND CLAD WITH STONE CLADDING

PT-01: CIC, BRILLIANT WHITE EMULSION PAINT ALL INTERIOR WALLS
C PURLING
2" X 4" GI BOX BAR
1" X 2" GI BOX BAR
3" X 3" GI BOX
BAR COLUMN
CEILING FINISH Metacna
Sandwich panels
(GLAMET G5 A 4D)

Zn Al GUTTERS
WITH DOWNSPOUT

19'-3" 23'-2"
9'-3"

URBAN Engineering (pvt) Ltd.
Project:
Client:
Drawn By:
Drawing Title:
Drawing No:
Scale:
Revision No:
Paper Size:

467/3, BULLARS ROAD
US EMBASSY COLOMBO
SRI LANKA
Sasi Eratne
BACK ROOF
UE-USE-GF-006
1:50
NTS
A3
BILL OF QUANTITIES
PRELIMINARIES AND GENERAL REQUIREMENTS

It is the Tenderer's/Bidder's responsibilities to see that his price includes for complying with all the requirements listed under preliminaries and general conditions or elsewhere in this Tender/Bid. The Contractor shall price where necessary in the amount column.

Method of measurement

Contract type is lumpsum contract contractor must Quote based on Drawings, statement work and points discuss on Pre Bid Meeting (Site visit)

Note

All quantities are provisional and shall be subject to re-measurement before pricing

Note

Generally

Should the Contractor leave un priced any of the items in the Bills of Quantities he shall comply with all the conditions referred to at his own expenses and without extra cost to the Employer/Client.

The Bills of Quantities shall not be used for the ordering of materials.

Abbreviations

Wherever abbreviations have been used they shall be interpreted as follows.

- Inch or " Inches
- L.ft. or ' Linear feet
- sq.ft Square feet
- sqr 100sft
- cft Cubic feet
- Cube 100 cubic feet
- Kg Kilograms
- nr Number
- m.s measured separately
- e.o. extra over
- b.s.m both sides measured
- B.S. British standard specification
- S.L.S. Sri Lanka Standards

The Contractor shall be responsible for checking all schedules and drawings supplied by the Engineer/Project Manager and all shop drawings approved by the Engineer/Project Manager. In the event of any discrepancy being found between such schedules and detail drawings, the Contractor shall bring them to the notice of the Engineer/Project Manager for clarification.

Note

The Contractor shall ascertain from the drawings or otherwise details of any, pockets, sleeves, holes, plugs, recesses, etc. which may be required in time to form these as the work proceeds. No additional payment will be allowed for subsequent cutting, drilling, chasings etc.

Note

Site Visit

The Contractor is advised to visit and inspect the site to make himself thoroughly and completely informed of the conditions of the site, means of access, available storage space. No claim for extra payment will be allowed to the Contractor in this regard. The Contractor also advised to carry out any tests for water level, existing services etc. as necessary in his opinion with the prior approval of the Employer/Client and the Engineer/Project Manager.

Note

Sectional completion
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td></td>
<td>There is no sectional completion however the Contractors are required to carry out the work according to a logical sequence leading to smooth hand over.</td>
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<td>Note</td>
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<td>The days shall be calendar days, counted from the date commencement.</td>
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<td>Note</td>
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</table>

**CONTRACTOR'S ADMINISTRATIVE ARRANGEMENTS**

**Site administration**

The works shall be executed under the direction and to the entire satisfaction of the Engineer/Project Manager, who shall at all times have access to the works and to the yards and workshops of the Contractor or other places where work is being prepared for incorporation.

The Contractor shall provide on site, for the duration of the Contract, a site manager to act as his agent who shall be fully competent and experienced in the supervision of all aspects of projects similar in nature and value to this contract. He shall be fluent in English.

The Contractor shall provide sufficient site engineers, technical assistants and supervisors skilled in their respective trades to give proper supervision to the work of which they are required to supervise.

The Engineer/Project Manager shall be at liberty to object to and require the Contractor to remove from the works any person who in the opinion of the Engineer/Project Manager is incompetent, negligent or misbehaves. Any person so removed shall be replaced immediately by a competent person.

**Security of the works**

The Contractor shall be entirely responsible for the security of the works including stores, plant, personnel etc., and the property handed over to him.

**CONSTRUCTION PLANTS**

**Small plant and tools**

The Contractor shall provide all plant, implements, tools etc., with all consumable stores and equipment necessary for the proper execution of the works.

**Scaffolding**

The Contractor shall provide all scaffolding including external scaffolding for painting work, guard rails, planked walkways, ladders for the proper execution of the works.

**Safety standard**


**SUNDRY ITEMS**

**Samples**

Samples of proposed materials and workmanship shall if required by the Engineer/Project Manager, be submitted for approval and the Engineer/Project Manager shall have the power to reject any material or condemn such workmanship that do not correspond with the approved samples.
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
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<tr>
<th>NO</th>
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<td>The Engineer/Project Manager may, whenever he considers it desirable request the Contractor to test any material before they leave the factory or after delivery to the site. The Engineer/Project Manager shall be at liberty to reject any materials after delivery should he considered as poor quality and not up to the specification.</td>
<td>Note</td>
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<td></td>
<td>Protection of Works</td>
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<td></td>
<td>The Contractor shall cover up and protect all finished work liable to damage until completion and handing over of the works.</td>
<td>Note</td>
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<td></td>
<td>The Contractor shall protect all existing works, equipment, fittings and fixture liable to be damaged during the course of carrying out the work at site. Any such damage shall be made good at the cost of the Contractor.</td>
<td>Note</td>
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<td></td>
<td>The Contractor shall protect the works from inclement weather.</td>
<td>Note</td>
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<tr>
<td></td>
<td>Copyright</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>The Copyright of these drawings, specification and Bill of Quantities is vested in the Engineer/Project Manager and may not be reproduced in whole or in part without written permission.</td>
<td>Note</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Shop Drawings and co-ordinated drawings</td>
<td></td>
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<td></td>
<td>Where the Engineer/Project Manager require additional drawings for fabrication work the Contractor shall provide shop drawings and co-ordinated drawings for the Engineer's/Project Manager's approval within the contractual programme of work.</td>
<td>Note</td>
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</tbody>
</table>
The tenderer shall visit the site and ascertain themselves on the extent of the demolition work required for the proposed refurbishment before pricing this section of work.

Rates shall include for rectification of excess damage to the permanent existing structure to receive new finishes to the required level in an appropriate method acceptable to the Engineer.

Tenderers are advised to visit the site and inspect the demolition work to be carried out and to be well aware on thickness, sizes and present status of items to be demolished and to price these items accordingly.

All valuable material/ item dismantled shall be carefully stacked at the site where directed for the purpose of reusing/handling over to the Client. All such material and items shall be protected from weather, sunlight and rain. Rates for Demolition shall include for the same whether specifically stated or not in the items.

All unusable material and debris shall be removed from the site with prior approval of the Engineer and the Employer. Rates for Demolition shall include for the same whether specifically stated or not in the items.

Removal of services measured under respective trades.

Furniture, furnishing, masonry seating/structures & fittings - Movable furniture will be removed by the Client. Allow for removal of all fixed furniture/ fittings including base plate, nut and bolts and rectification if necessary of damaged floor/wall to receive new finishes within the site area. The fixed furniture shall include but not limited to wardrobe, vanity counter and all fixed accessories and fittings, timber pelmet etc.

Ceiling - Carefully removal of existing dropped ceilings with frame work as shown in the demolition drawing (UE-USE-GF-007, UE-USE-1F-010) and removal of all debris away from premises. All valuable material to be handed over to the Engineer/ Client after cleaning.

Removal of Doors and Windows - Allow for carefully removing of existing doors & windows in following including frame work as per the demolition drawing (UE-USE-GF-008, UE-USE-1F-011)

Wall Removals - Demolish and removal of existing walls app. 112.5 - 450mm thick as per the demolition plan (UE-USE-GF-001, UE-USE-1F-001) including existing finishes and disposal of all debris away from premises (Removable of doors and windows measured separately)

Chipping off, and breaking existing wall finishes in toilet with bedding and removal of all debris away from premises

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<tr>
<th>NO</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1</td>
<td>Lot 1</td>
<td></td>
<td>1</td>
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<tr>
<td>2</td>
<td>Item 1</td>
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<td>1</td>
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<tr>
<td>3</td>
<td>Nos 3</td>
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<tr>
<td>4</td>
<td>Nos 4</td>
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<td>5</td>
<td>Nos 1</td>
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<tr>
<td>6</td>
<td>Nos 1</td>
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<td>7</td>
<td>Item 1</td>
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<tr>
<td>8</td>
<td>Item 1</td>
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</tbody>
</table>
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Bath room area (Tile floor and wall)</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Old servant room area</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Old Store room area</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Level Drop Area at 1st floor</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL FOR DEMOLITION WORK CARRIED TO SUMMARY**
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
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<th>QTY</th>
<th>RATE</th>
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<tbody>
<tr>
<td>C</td>
<td>EXCAVATION AND EARTH WORK</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Anti termite treatment</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Termite treatment to be carried out by a Specialist Contractor acceptable to the Engineer and shall provide 5 years guarantee in an acceptable manner using material/chemical approved by the registrar of pesticides. The tenderer shall submit all technical information of his termite treatment proposal with the tender.</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Approved termite treatment to floor, walls and ceiling as instructed by the engineer.</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL FOR EXCAVATION AND EARTH WORK CARRIED TO SUMMARY

D  | CONCRETE WORK |      |     |      |        |
|    | The tenderers are requested to refer Conditions of Contract, Special Conditions of Contract, Specifications, Drawings, General Notes, Pricing Preambles, and all other relevant documents prior to pricing of the following item. | Note |     |      |        |
|    | All concrete works shall be Grade 25 unless otherwise specified in the drawings and specifications. | Note |     |      |        |
|    | Contractor shall not cause any damage direct or consequential to the new structure during carrying out the work detailed in "Concrete Work" Section and he shall at his own expense, make good any damage caused to them, arising directly and/or indirectly out of his fault and/or negligence and/or failure to take precautionary measures to avoid such damage. | Note |     |      |        |
|    | All concrete shall be made dense with a vibrator and finished to receive respective finishes. The type and stability shall be agreed with the Engineer prior to commencement of concreting of each item. | Note |     |      |        |
|    | Rates shall include for plant for mixing, handling, hoisting, depositing, compacting, vibrating, curing, making good after removal of formwork and for any tests as necessary. | Note |     |      |        |
|    | Rate for concrete shall include forming joints in concrete as per drawings and specifications unless otherwise measured separately. | Note |     |      |        |
|    | Rates for lean concrete shall include for preparation of bottom of excavation prior to pouring of lean concrete. | Note |     |      |        |
|    | Prior approval to be obtained for mix design and all concrete shall be with river sand. | Note |     |      |        |
|    | Slabs to be sloped structurally as shown in the drawings. | Note |     |      |        |

Miscellaneous Concrete Work

Cement screed
Average 50 mm thick concrete screed 1:3:6 (25mm) laid on existing slab to the followings.

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Level Drop Area at 1st floor</td>
<td>Sqft</td>
<td>70</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Lintels</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>150 mm x 150 mm high reinforced concrete lintels including form work , 4 nos of 10 mm dia bars at top and bottom etc.</td>
<td>ft</td>
<td>32</td>
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</tbody>
</table>

Honeycomb repair work

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<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>Allow for filling honeycombs and cracks with construction grout with Barra Emulsion including necessary labour to complete the work. (Shall be measured in 25kg bags on construction Grout) - Provisional Qty</td>
<td>Bag</td>
<td>1</td>
<td></td>
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</tbody>
</table>

TOTAL FOR CONCRETE WORK CARRIED TO SUMMARY
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>E</td>
<td><strong>MASONRY WORK</strong></td>
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<td></td>
<td>The tenderers are requested to refer General Notes, Pricing Preambles,</td>
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</tr>
<tr>
<td></td>
<td>Drawings, Specifications, Conditions of Contract, Special Conditions of</td>
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<td></td>
<td>Contract and all other relevant documents prior to pricing of the following</td>
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<tr>
<td></td>
<td>items.</td>
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</table>
|    | Rate shall include for reinforced concrete horizontal stiffeners for all 4 1/2"
|    | walls in every 1m height.                                                    |      |     |      |        |
|    | Rate shall include for scaffolding whether specified separately or not.     |      |     |      |        |
|    | Rates shall include for extra material and labour for curved work.          |      |     |      |        |
|    | All bricks shall be well burnt standard size brick with specified strength in
|    | SLS standard. The Tenderer shall submit details of source of bricks with the |
|    | tender.                                                                      |      |     |      |        |
|    | **Brick work**                                                               |      |     |      |        |
| 1  | brick app. 150mm thick brick walls in cement and sand 1:5 mix.               | Sqft | 352 |      |        |
| 2  | brick app 450mm thick brick filling walls in cement and sand 1:5 mix.        | Sqft | 35  |      |        |
| 3  | Brick filling in cement and sand 1:5 mix at ground floor beams              | ft³  | 25  |      |        |

**TOTAL FOR MASONRY WORK CARRIED TO SUMMARY**
## Renovation of staff quarters at 467/3 Bullars Road.
### US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>F</td>
<td>ASPHALT WORK (WATER PROOFING)</td>
<td></td>
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<tr>
<td></td>
<td>The tenderers are requested to refer General Notes, Pricing Preambles, Drawings, Specifications, Conditions of Contract, Special Conditions of Contract and all other relevant documents prior to pricing of the following items.</td>
<td></td>
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<td></td>
<td>Water proofing work to be carried out by a specialist waterproofing sub-contractor. The contractor shall submit a 10 year guarantee for material and workmanship in the name of the Employer for waterproofing system in an internationally accepted format.</td>
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<td></td>
<td>The tenderer shall submit the most suitable waterproofing system as specified to suit for different surfaces at location technically acceptable to the Engineer.</td>
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<td>The tenderer shall submit the following technical details along with the tender.</td>
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</tr>
<tr>
<td></td>
<td>(a) Type of waterproofing.</td>
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<tr>
<td></td>
<td>(b) Brand name.</td>
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<td></td>
<td>(c) Country of origin.</td>
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<tr>
<td></td>
<td>(d) Method of application.</td>
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<td></td>
<td>(e) Detail of guarantee (format)</td>
<td></td>
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<tr>
<td></td>
<td>(f) Suitability to the nature of the surfaces of particular location.</td>
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<tr>
<td></td>
<td>(g) Technical literature</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Rate shall include for all internal and external angles, angle fillets, arises, edges, intersections on work to cross falls.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Unless otherwise specified all turn ups, shall be 150 mm from floor level.</td>
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<tr>
<td></td>
<td>Rates for water proofing shall include for a complete system including water proofing and other protective layers and/ or any connected work to be provided as per manufacturer's standard details unless measured separately.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Protective screed not provided for balcony and toilet floor which to be tiled.</td>
<td></td>
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<tr>
<td></td>
<td>Application of waterproofing treatment &quot;Masterseal&quot; or equivalent to the bathroom floor strictly as per manufacturer's instructions including preparation of surfaces to receive the same. (2 layers - one to mother concrete and one on protective screed shall be measured separately and paid)</td>
<td>Sqft</td>
<td>135</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Application of waterproofing treatment &quot;Masterseal&quot; or equivalent to the walls of bathroom up to full height in shower area and 1.5m height in other area strictly as per manufacturer's instructions including preparation of surfaces to receive the same.</td>
<td>Sqft</td>
<td>390</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Screeds</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Base screed thickness not exceeding 20 mm thick cement and sand 1:3 to receive water proofing in bath room walls.</td>
<td>Sqft</td>
<td>560</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Protective screed thickness not exceeding 20 mm thick cement and sand 1:3 to bath room floor.</td>
<td>Sqft</td>
<td>135</td>
<td></td>
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</tr>
</tbody>
</table>

TOTAL FOR ASPHALT WORK (WATER PROOFING) CARRIED TO SUMMARY
<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>CARPENTRY WORK</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The tenderers are requested to refer General Notes, Pricing Preambles, Drawings, Specifications, Conditions of Contract, Special Conditions of Contract and all other relevant documents prior to pricing of the following items.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>All timber for the work shall be selected, well treated and seasoned. The tenderer shall submit technical detail of treatment and seasoning method of all timber for prior approval of the Engineer. Treatment to timber shall be carried out by an approved timber treating institute/organization.</td>
<td></td>
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<tr>
<td></td>
<td>The contractor shall submit shop drawings for prior approval of the Engineer before ordering of materials and commencing of fabrication and shall submit sample of all items such as timber, steel members, glass, ironmongery, hinges, beadings, sealant, and cladding materials.</td>
<td></td>
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<tr>
<td></td>
<td>Rates shall include for cutting, notching, drilling, linkage, trimming forming, joining, splayed edges and the like including fixing in position complete with all nails, spikes and screws and priming to joints and ends.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rates shall include for all labour, materials, hardware materials, all fixing materials, adhesive, polishing and ironmongery.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>All ironmongery shall be &quot;Hafele&quot; heavy-duty suitable for residence in this nature acceptable to the Engineer/Architect.</td>
<td></td>
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<tr>
<td></td>
<td>All timber frames and sashes shall be free from defects and kiln seasoned and pressure treated.</td>
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</tr>
<tr>
<td></td>
<td>All timber frames and sashes shall be high quality joinery with natural wood appearance with sanding sealer matt finish or as specified.</td>
<td></td>
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<tr>
<td></td>
<td>All timber sizes shown here is finished sizes without any allowance for planning.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>All timber shall be selected, well seasoned, treated for insect attacks to the following unless otherwise specified.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>All timber surfaces to be painted as specified in the drawings and specifications to the approval of the Engineer. Sample to be approved by the Engineer.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>The Contractor shall submit a guarantee for fire rated doors from the manufacture of the fire doors.</td>
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</tr>
<tr>
<td></td>
<td>Rate for fire rated doors shall include for all ironmongery requirement for fire doors in high quality reputed manufacture unless otherwise measured separately.</td>
<td></td>
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<tr>
<td></td>
<td>All backing work shall be 12mm thick, Boiled Water Proof (BWP/BWR) Marine Plywood unless otherwise specified.</td>
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<tr>
<td></td>
<td>All lamination board work shall be 18mm thick, Quality heigh Density Fibreboard Melamine MDF unless otherwise specified.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1</td>
<td>Doors</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Single sash door size 3'-0&quot; x 7'-0&quot;) including frame in solid timber finish with S/S door lock with handle, and necessary ironmongery as specified. All fixed and complete as per the instructions given by Project Manager / Engineer.</td>
<td>Nos</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Single sash door size 2'-6&quot; x 7'-0&quot;) including frame in solid timber finish with S/S door lock with handle, and necessary ironmongery as specified. All fixed and complete as per the instructions given by Project Manager / Engineer.</td>
<td>Nos</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO</td>
<td>DESCRIPTION</td>
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<tr>
<td>3</td>
<td>Single sash sliding door size 4'-0&quot; x 7'-0&quot; including frame in solid timber finish with flush handle and necessary ironmongery and structure as specified in drawing (UE-USE-1F-009)</td>
<td></td>
<td></td>
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</tbody>
</table>

**Fixed Furniture**

Supply and fixing complete wardrobe 6'-0" x 2'-11" size and 9'-6" high Melamine MDF finish with approved quality clear, semi gloss finish including double sash door, 3 nr drawers with stainless steel drawer handles and including appropriate backing and framing as required, furniture fittings and accessories, ironmongery, treatment to timber, chamfered edge, solid edging and edge banding with similar finish as required and any other necessary arrangements to complete as per the drawings. Rate shall include providing provisions concealed lighting etc as shown in the drawing as directed by the Engineer/Project Manager. (Refer drawing UE-USE-DT-006)

| 4  | Supply and fixing complete wardrobe 10'-0" x 2'-11" size and 9'-6" high Melamine MDF finish with approved quality clear, semi gloss finish including double sash door, 3 nr drawers with stainless steel drawer handles and including appropriate backing and framing as required, furniture fittings and accessories, ironmongery, treatment to timber, chamfered edge, solid edging and edge banding with similar finish as required and any other necessary arrangements to complete as per the drawings. Rate shall include providing provisions concealed lighting etc as shown in the drawing as directed by the Engineer/Project Manager. (Refer drawing UE-USE-DT-007) |

| 5  | Supply and fixing solid wood decorative partition with 6mm clear glass and 6mm black tint mirror at stair landing complete as per specified in the drawings UE-USE-1F-008 |

| 6  | Supply and fixing wooden moulding ad 1st floor glass partition as specified in the drawings UE-USE-1F-007 |

**TOTAL FOR CARPENTRY WORK CARRIED TO SUMMARY**
### Renovation of staff quarters at 467/3 Bullars Road.
**US EMBASSY COLOMBO SRI LANKA**

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>METAL WORK/GLAZING WORK</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Tenderers are requested to refer Bill of Quantities, General Notes, Pricing Preambles, Drawings, Specifications, Conditions of contract and other relevant documents prior to pricing of this section of work.</td>
<td>Note</td>
<td>Note</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>The contractor shall submit shop drawings for prior approval of the Engineer before ordering of materials and commencing of fabrication and shall submit sample of all items such as steel members, glass, ironmongery, hinges, beadings, sealant, and cladding materials.</td>
<td></td>
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<tr>
<td></td>
<td><strong>Glass partition work</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Fixed 10mm thick tempered clear glass partition size 4'-8&quot; x 7'-0&quot; height including frameless single sash 10mm thick tempered clear glass sliding shower door size 2'-6&quot;, including necessary fixing channel and necessary ironmongery as specified</td>
<td>Nos 2</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Supply and fix 2mm thick SS U channel framed Single glazed fixed glass at 1st floor in following sizes and design complete as per detailed drawing UE-USE-1F-007, schedules to the approval of the Engineer/Project Manager.</td>
<td>Nos 1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL FOR METAL WORK & GLAZING WORK CARRIED TO SUMMARY**
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>FLOOR, WALL AND CEILING FINISHES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Tenderers are requested to refer Bill of Quantities, General Notes, Pricing Preambles, Drawings, Specifications, Conditions of contract and other relevant documents prior to pricing of this section of work.</td>
<td>Note</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>The tenderer shall submit shop drawings and tile layout for floor and wall tiles, granite, marble, and details of suspended ceiling lay out, hanging system etc for approval prior to commencement of work.</td>
<td>Note</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rates shall include for all temporary rules, screeds, grounds, etc. for raking out joints of new brick work or hacking new concrete for key, internal and coved angles, joints between different surfaces and between new and old plastering, arises, quirks, intersection.</td>
<td>Note</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Rates for plastering shall include for providing expanded metal laths or like in areas of different modes of construction.</td>
<td>Note</td>
<td></td>
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<tr>
<td></td>
<td>The tenderer shall use white cement grout for the marble unless otherwise specified in the drawings and specifications to the approval of the Engineer.</td>
<td>Note</td>
<td></td>
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<tr>
<td></td>
<td>All backing work shall be 12mm thick, Boiled Water Proof (BWP/BWR) Marine Plywood unless otherwise specified.</td>
<td>Note</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Contractor/Supplier to submit material sample and technical specification of the specified item from the manufacture for prior approval of the Consultant/Engineer as necessary.</td>
<td>Note</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Rates shall include for forming all decorative edges, beadings, moldings etc as per the drawings and specification whether specifically mentioned or not.</td>
<td>Note</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Finishes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Supplying and laying parquet flooring in 150mm wide and 15-20 mm thick planks with underlay as required Rate shall include existing floor fill if required with 1:3 cement sand bedding to match tile level and Skirting matching to floor (dining area)</td>
<td>Sqft</td>
<td>450</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Supply and laying of 2'-0&quot; x 2'-0&quot; 12mm thick Anti-Slip tile floor in an approved manufacture, quality and design including 20mm thick 1:3 cement sand bedding as per the finishes schedule to bath room floor. Rate shall include for applying one coat of sealant to all six sides of tiles and cleaning to the satisfaction of the Engineer / Project Manager. (PRIME COST OF TILE 280 LKR PER SQFT)</td>
<td>Sqft</td>
<td>135</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Supply and laying of 2'-0&quot; x 2'-0&quot; 12mm thick tile floor in an approved manufacture, quality and design including 5mm thick tile on tile adhesive as per the finishes schedule to 1st floor, ground floor room, servant room and storage room Rate shall include for applying one coat of sealant to all six sides of tiles and cleaning to the satisfaction of the Engineer / Project Manager. (PRIME COST OF TILE 350 LKR PER SQFT)</td>
<td>Sqft</td>
<td>1395</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Supply and laying of 2'-0&quot; x 2'-0&quot; 12mm thick Anti-Slip tile floor match to existing tile in an approved manufacture, quality and design including 5mm thick tile on tile adhesive as per the finishes schedule to ground floor kitchen Rate shall include for applying one coat of sealant to all six sides of tiles and cleaning to the satisfaction of the Engineer / Project Manager. (Provisional Qty) (PRIME COST OF TILE 350 LKR PER SQFT)</td>
<td>Sqft</td>
<td>85</td>
<td></td>
<td></td>
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<tr>
<td>4</td>
<td>Supply and laying of 2'-0&quot; x 2'-0&quot; 12mm thick tile floor in an approved manufacture, quality and design including 5mm thick tile on tile adhesive as per the finishes schedule to Verandah Rate shall include for applying one coat of sealant to all six sides of tiles and cleaning to the satisfaction of the Engineer / Project Manager. (PRIME COST OF TILE 350 LKR PER SQFT)</td>
<td>Sqft</td>
<td>410</td>
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</tbody>
</table>
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Wall finishes</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>6</td>
<td>Internal wall plaster.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>7</td>
<td>External wall plaster.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Ceiling finishes.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>9</td>
<td>Contractor/Supplier to submit material sample and technical specification of the specified item from the manufacture for prior approval of the Consultant/Engineer as necessary.</td>
<td></td>
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<tr>
<td>10</td>
<td>Moisture block Gypsum board ceiling, 12mm thick at following levels with metal runners, clips, perimeter channels and hangers fixed to base build, rendering joints seamless with suitable tapes and jointing compound, all openings for light points, air inlet, square set/taped and all necessary arrangements to complete as per the drawings and specifications to the approval of the Engineer/Project Manager. (painting measured separately)</td>
<td>Sqft</td>
<td>2530</td>
<td>100</td>
<td>253,000</td>
</tr>
<tr>
<td>11</td>
<td>Wooden plank ceiling, 18mm thick at following levels with necessary structure support to the roof as specified in the drawing, all openings for light points, air inlet, square set/taped and all necessary arrangements to complete to the approval of the Engineer/Project Manager. Rate shall include stain and final finishing</td>
<td>Sqft</td>
<td>362</td>
<td>100</td>
<td>36,200</td>
</tr>
<tr>
<td>12</td>
<td>Supply and installation pre cast POP ceiling Moulding with rendering joints seamless with suitable tapes as per design drawing at ground floor living area UE-USE-DT-04</td>
<td>ft</td>
<td>150</td>
<td>300</td>
<td>45,000</td>
</tr>
<tr>
<td>13</td>
<td>Supply and installation pre cast POP ceiling Moulding with rendering joints seamless with suitable tapes as per design drawing at ground floor Dining area UE-USE-DT-05</td>
<td>ft</td>
<td>60</td>
<td>300</td>
<td>18,000</td>
</tr>
<tr>
<td>14</td>
<td>Ceiling trim</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>15</td>
<td>Solid wood ceiling trim in following sizes, painted in including fixing rendering joints seamless with suitable tapes and all other necessary arrangements to complete as per the drawings and specifications to the approval of the Engineer/Project Manager, UE-USE-DT-05</td>
<td>ft</td>
<td>480</td>
<td>100</td>
<td>48,000</td>
</tr>
</tbody>
</table>

TOTAL FLOOR, WALL AND CEILING FINISHES CARRIED TO SUMMARY

Note: Rates for plastering shall include for forming door and window reveals.

Internal wall plaster:
- 16mm thick internal plaster 1:1:5 cement lime and sand finished smooth with skim coat to walls.

Supply and laying of 1'-0" x 1'-0" 12mm thick wall tile in an approved manufacture, quality and design including 20mm thick 1:3 cement sand bedding as per the finishes schedule to bath room floor. Rate shall include for applying one coat of sealant to all six sides of tiles and cleaning to the satisfaction of the Engineer / Project Manager.

Allow for rectification of plaster cracks by removing plaster along the cracks (app. 300mm wide), preparation of surfaces, fixing mesh over and replastering, levelled smooth with lime putty to receive painting including all necessary to complete the work. (Provisional Qty)

External wall plaster:
- 16mm thick External plaster 1:1:5 cement lime and sand finished semi rough with wood float to match the existing finish.

Supply and installation stone cladding on existing verandah area walls. Rate shall include chipping off existing plaster and re-plastering required before the cladding UE-USE-GF-005

Ceiling finishes:
Contractor/Supplier to submit material sample and technical specification of the specified item from the manufacture for prior approval of the Consultant/Engineer as necessary.

Moisture block Gypsum board ceiling, 12mm thick at following levels with metal runners, clips, perimeter channels and hangers fixed to base build, rendering joints seamless with suitable tapes and jointing compound, all openings for light points, air inlet, square set/taped and all other necessary arrangements to complete as per the drawings and specifications to the approval of the Engineer/Project Manager. (painting measured separately)

Wooden plank ceiling, 18mm thick at following levels with necessary structure support to the roof as specified in the drawing, all openings for light points, air inlet, square set/taped and all other necessary arrangements to complete to the approval of the Engineer/Project Manager. Rate shall include stain and final finishing

Ceiling Moulding
Supply and installation pre cast POP ceiling Moulding with rendering joints seamless with suitable tapes as per design drawing at ground floor living area UE-USE-DT-04

Supply and installation pre cast POP ceiling Moulding with rendering joints seamless with suitable tapes as per design drawing at ground floor Dining area UE-USE-DT-05

Ceiling trim
Solid wood ceiling trim in following sizes, painted in including fixing rendering joints seamless with suitable tapes and all other necessary arrangements to complete as per the drawings and specifications to the approval of the Engineer/Project Manager, UE-USE-DT-05
<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Internal wall paint-</td>
<td>Sqft</td>
<td>5625</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>External wall paint-</td>
<td>Sqft</td>
<td>2760</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Ceiling Painting</td>
<td>Sqft</td>
<td>2530</td>
<td></td>
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</tr>
<tr>
<td>4</td>
<td>Prepare existing Sofit surfaces application of two coats of paint CIC brand brilliant white interior quality paint on sof of slab with a primer/sealer undercoat and acrylic filler to including preparation of surfaces as per manufacturer's instructions and detailed drawings and specifications.</td>
<td>Sqft</td>
<td>390</td>
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</tbody>
</table>

TOTAL FOR PAINTING WORK CARRIED TO SUMMARY
Renovation of staff quarters at 467/3 Bullars Road.
US EMBASSY COLOMBO SRI LANKA

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>K</td>
<td>ROOF AND ROOF PLUMBING</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Rate shall include for hoisting and fixing complete all nails, screw, clips etc. and straight and square cutting and all waste.</td>
<td>Note</td>
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<tr>
<td></td>
<td>Roof Structure should be heavy duty GI channels</td>
<td>Note</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rate shall be include for Rafters, Purlin, Wall plate, Ridge plate, Hip rafters, &amp; Corbel plate including treated with petrokem marine paint</td>
<td>Note</td>
<td></td>
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<tr>
<td></td>
<td>Construction of back roof inching 4”X4” heavy duty GI columns and necessary roof structure and roof cover with Metacno Sandwich panels (GLAMET G5 A 40) rate shall including Zn Al roof gutter system with storm water derange system to complete as per the drawings and specifications to the approval of the Engineer/Project Manager. UE-USE-GF-006</td>
<td>Sqft</td>
<td>165</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Allow lumpsum for Replacement of kitchen roof ridge plate As Directed By the Engineer</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL FOR ROOF AND ROOF PLUMBING CARRIED TO SUMMARY
### Renovation of Staff Quarters at 467/3 Bullars Road
**US Embassy Colombo Sri Lanka**

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>INTERNAL PLUMBING AND SANITARY INSTALLATION</strong></td>
<td>Note</td>
<td>Item 1</td>
<td></td>
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</tr>
<tr>
<td>2</td>
<td>Rectification and adjustment water delivery pipe line inside the bathrooms</td>
<td>Item 1</td>
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</tr>
</tbody>
</table>

**Sanitary fittings and accessories**

All sanitary fittings should be American standard brand.

2. Supply and installation of water closets (Tonic New Wave (Modernize Square tank) Close coupled 3/4.5 LPF. Toilet TF-2102) with angle valves, flexible connections, fixing accessories for complete installation.


4. Supply and installation of counter lavatory (Wash basin with semi-pedestal TF-0550-0740) complete with angle valve, flexible connection, non return valves for both hot and cold water sides, basin taps (WF-1301.101.50 Basin Mixer Faucet (w/pop-up drain)) and spout, rubber plug and chromium plated chain waste, bottle trap fixed as including water supply and waste water connection all complete to working order.

5. Supply and installation of Vanity counter(0507W-WT) complete with below storage unit and granite top angle valve, flexible connection, non return valves for both hot and cold water sides, basin taps (WF-1301.101.50 Basin Mixer Faucet (w/pop-up drain)) and spout, rubber plug and chromium plated chain waste, bottle trap fixed as including water supply and waste water connection all complete to working order.

6. Supply and installation rain shower (Moonshadow H20S Rain shower A-6110-978-906 and hand shower with shower mixer (Shower Mixer for Rainshower Hand shower and facucet FFA08972-7T2500BT) including water supply connection all complete to working order.

7. Supply and installation of toilet paper holder (Acacia E Tissue Holder: CF-1387.908.50) with accessories.

8. Supply and installation of shaving mirror with accessories.

9. Supply and installation of robe hooks, K-2501-41-N

10. Supply installation of soap dish fixed to wall K-2501-54-N

11. Supply and installation of floor gullies with water trap and stainless steel grating.


13. Removal of existing sanitary fittings, tap ware and accessories and water supply & drainage pipes from the riser to individual fittings, concealing of pipes to avoid any smell or water leaks from the pipe main risers. Rate must be inclusive of shut down. The job to be completed in all respect.

14. Testing and commissioning the total installed system.

**TOTAL FOR INTERNAL PLUMBING AND SANITARY INSTALLATION CARRIED TO SUMMARY**

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**Note:**

- Supply of sanitary fittings and accessories included separately.
- Water delivery pipe lines - floor distribution as connected to sanitary fittings laid under floor or buried inside wall or inside the duct as directed and repairing walls after plumbing.

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<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>M</td>
<td>ELECTRICAL INSTALLATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ELECTRICAL SYSTEM</td>
<td></td>
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<tr>
<td></td>
<td>For the full description of materials &amp; workmanship refer ^“specifications”, ^“preambles&quot; and ^“drawings&quot;.</td>
<td>Note</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Supply, wire, installation &amp; commissioning of the following items as per the latest edition of the IEE wiring regulations.</td>
<td>Note</td>
<td></td>
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<tr>
<td></td>
<td>All materials and accessories shall be of high quality type subject to the approval of the engineer.</td>
<td>Note</td>
<td></td>
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<td></td>
<td>CEB required coordination and procumbent has to be done by the contractor</td>
<td>Note</td>
<td></td>
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<td></td>
<td>Entire electrical system has to be check and certified by the charted Electrical engineer before handing over to the client</td>
<td>Note</td>
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<td></td>
<td>Temporary Power Supply has to be provided by the contractor during the construction</td>
<td>Note</td>
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<td></td>
<td>Removing of existing DB's</td>
<td></td>
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<td></td>
<td>Cost shall be included for removing existing panels safely and handed over them to the client.</td>
<td>Note</td>
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<tr>
<td></td>
<td>1 Removing of Existing panels</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Removing of existing cables</td>
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<tr>
<td></td>
<td>Cost shall be included for removing existing cables from panels Removing of existing cable terminations from the existing panels safely.</td>
<td>Note</td>
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<tr>
<td></td>
<td>2 Removing of Existing cables</td>
<td>Item</td>
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<td></td>
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<tr>
<td></td>
<td>Wiring</td>
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<tr>
<td></td>
<td>Allow lumpsum for re placing Distribution boards &amp; MAIN Cables based on regulations</td>
<td>Item</td>
<td>1</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Allow lumpsum for re wiring all existing Service point (AC, Kitchen Sockets, CCTV And Delta, etc.) IEE wiring regulations with GI Conduit</td>
<td>Item</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>wiring ceiling recessed light points an bed rooms based on IEE wiring regulations with GI Conduit with supply and installation IP 66 electrical fixture</td>
<td>Nos</td>
<td>60</td>
<td></td>
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<tr>
<td></td>
<td>5 wiring 13A sockets at bed rooms bed sides based on IEE wiring regulations with GI Conduit with supply and installation electrical fixture</td>
<td>Nos</td>
<td>40</td>
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<tr>
<td></td>
<td>6 wiring 13A IP 65 sockets at external walls based on IEE wiring regulations with GI Conduit with supply and installation electrical fixture</td>
<td>Nos</td>
<td>5</td>
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TOTAL FOR ELECTRICAL INSTALLATION CARRIED TO SUMMARY
# Renovation of staff quarters at 467/3 Bullars Road.
**US EMBASSY COLOMBO SRI LANKA**

<table>
<thead>
<tr>
<th>TRADES</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>B</td>
<td>DEMOLITION WORK</td>
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<tr>
<td>C</td>
<td>EXCAVATION AND EARTH WORK</td>
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<td>CONCRETE WORK</td>
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<td>E</td>
<td>MASONRY WORK</td>
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<tr>
<td>F</td>
<td>ASPHALT WORK (WATER PROOFING)</td>
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<td>G</td>
<td>CARPENTRY AND JOINERY WORKS</td>
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<td>H</td>
<td>METAL WORK/GLAZING WORK</td>
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<tr>
<td>I</td>
<td>FLOOR, WALL AND CEILING FINISHES</td>
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<td>J</td>
<td>PAINTING WORK</td>
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<tr>
<td>K</td>
<td>ROOF AND ROOF PLUMBING</td>
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<tr>
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<td>INTERNAL PLUMBING AND SANITARY INSTALLATION</td>
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<tr>
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<tbody>
<tr>
<td>SUB TOTAL - A</td>
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<td>DISCOUNT IF ANY</td>
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<tr>
<td>PROVISIONAL SUM FOR LANDSCAPING</td>
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<td>SUB TOTAL - B (AFTER DISCOUNT)</td>
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<td>TOTAL</td>
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Tender sum in words - LKR.

Authorized signature ( 1 ): .................................................................
Name-
Address-
Date-

Authorized signature ( 2 ): .................................................................
Name-
Address-
Date-