

20.05.2023

Mr. Eranga Ranatunga
Managing Director,
CS Engineering & Construction (PVT) LTD,
Kelaniya.

Dear Sir,

Quotation for detail condition assessment on Holy Emmanuel Church, Moratuwa

This refers to the preliminary condition assessment conducted on the Holy Emmanuel Church, Moratuwa. The preliminary report of the assessment is attached herewith, which highlights the state of the church building, including the bell tower and causes of the deteriorations. The preliminary condition assessment implies that more detail assessments are needed to do design verification and suggest appropriate remedial actions. Especially, the bell tower require structural interventions to repair the corrosion and leakage on the floors. Therefore, following detail are assessments, including testing are required in stages and those details are described below:

Work plan	Description	Cost (Rs.)	Expected completion time of detail assessment
Stage 1	Developing general layout, and structural drawings of the church building, including the bell tower, foundation detail, roof connection etc...	Client Co./CS Engineering Co.	
Stage 2	Testing and detail assessment of the church building:	Rs. 1,500,000.00	
	1. Crack monitoring, testing of plastering mortar samples to recommend compatible mortar mix for plastering works		4-5 months
	2. Testing and design assessment of corroded floor slabs in the tower		1-2 months
	3. Design verification of corroded bell system steel frame		1-2 months
	4. In-situ testing of masonry properties of tower to determine the anchorage details for corroded cross-tie rods, crack monitoring, and detail analysis of tower response with the cross-ties		6-8 months

The **Stage 1** work plan should be implemented by the client or CS Engineering and Construction (PVT) LTD, guidance and supervision will be provided to prepare the detail drawing of the church building. If the assignment is undertaken, expected time required for **Stage 2** works are given above. The characteristics of this old church building and tower should be understood thoroughly, before any renovation works are to be recommended, therefore detail assessment require more time as mentioned above.

However, there are issues in the church that can be addressed without any detail engineering assessment and design (e.g. waterproofing and repairing drainages etc...these details are given in the report). Those works can be done separately, they are not covered under this quotation. However, professional approach should be made to address those issues.

The assignment can be undertaken upon the receipt of an advance payment of 40% of the total amount stated. The remaining 60% can be paid in two installments, the first 30% must be paid after the submission of detail assessment report and design recommendation for repairing the corroded floor slabs and bell frame in the tower. Other 30% should be paid, after the submission of detail assessment report and design recommendation for repairing the wall cracks/plasters and re-installing the corroded tie-rods in the tower. If you have any further queries on this proposal, please be kind enough to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to be 'J.A. Thamboo', with a long horizontal flourish extending to the right.

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