

SUBJECT NO:6

Sub: Works – Engg. – Construction of VUDA Children Arena at Siripuram Jn., Visakhapatnam – Approval of Revised Administrative sanction - Draft subject placed before VUDA Board for perusal and approval - Reg.

- Ref: 1) Approval of VUDA Board vide Resolution No.13,
Dt:15-09-2011
- 2) Administrative Sanction accorded by Vice Chairman, VUDA on 28-09-2011.
- 3) Approval of certain Deviations in Civil works by Vice Chairman, VUDA on 22-11-2012.
- 4) Revised Sanction accorded for Civil works by Vice Chairman, VUDA on 25-05-2013.

AGENDA NOTE:

VUDA Children Theatre was built in the shape of Dolphin Fish (roof) at Siripuram Jn., during the year 1994 and became a landmark in Visakhapatnam City. The condition of the building has deteriorated (both internal and external) and it is found necessary to renovate in to-to to avoid further damage. After consulting the Professor of Andhra University, Civil Engineering Department regarding the condition of the building for renovation, it was suggested that it is fit for demolition and not desirable to renovate since the degree of damage and distress in roof structure is severe.

Thereupon, VUDA has proposed to construct Modern Children Arena with increase in seating capacity to 600 against existing 400 and to provide additional facilities like separate Gaming zone, Children Activities, Kids habiting centre, etc., in Ground Floor without interruption for functional activities in Theatre / Auditorium located in First Floor, Library, VIP Rooms, Food Courts, Greenery, Landscaping etc. It is also proposed to provide Modern roofing with composite panels in different colours for outer shell of

the building for more elegance and to attract children especially. The design of VUDA Children Arena was entrusted to Architect Sri M.Raja Sekhar empanelled in VUDA. Based on the conceptual drawings furnished by the Architect, a line estimate was prepared for Rs.9.50 Crores for the total project i.e., Civil & Electrical works, Internal finishes and Elevation treatment.

The following are the details of project estimate sanctioned:

MAIN BUILDING WORKS (CIVIL)	Amount (Rs. Lakhs)
Cost of civil works, water supply and sanitary	412.00
Provision for internal & electrical electrification	48.00
Provision for dismantling	10.00
Sub Total	470.00
Provision towards statutory items like VAT, ST, Cess etc.,	50.00
Sub Total	520.00
Other provisions	
Administrative charges, Variation in rates, 3 rd party QCC Check	90.00
Sub Total	610.00
INTERIORS & OTHER FINISHES	
Air Condition System	100.00
Sound System & Other equipment	50.00
Seating arrangements Silver Screen etc.	50.00
Elevation treatment & Architectural features	70.00
Greenery & Landscaping	20.00
Pathways, food courts etc.	10.00
Sub Total	910.00
Architectural consultancy charges	32.00
Sub Total	942.00
Other implements and miscellaneous works	8.00
Total	950.00

VUDA Board has approved the above proposal vide VUDA Board Resolution No.13, Dt:15-09-2011.

In accordance with the above, initially, construction of building works was taken up with an estimated cost of Rs.4.12 Crores and the work was entrusted to M/s. Maruthi Engineering Company at 4.99% excess over the Estimate Contract Value, after the tender was accepted by

Commissioner, Commissionerate of Tenders (COT), Hyderabad and approved by the Vice Chairman, VUDA during May-2012. The building work was proposed to be completed by April-2013 so that interiors and other finishes can be completed by October-2013 and make it ready for Children's Day celebrations during November-2013.

During execution of civil works, certain modifications have taken place according to prevailing site conditions and suggestions made by the Hon'ble Minister Sri Ganta Srinivasa Rao for Ports, Infrastructure and Investments during inspection to site to increase the height of the Ground Floor slab from 12'-0" to 16'-0" to have grand appearance. While carrying out the modifications to the building, the Architect has re-designed the building layout resulted in increase of plinth area in both the floors for improving the utility and to make the appearance of the structure grand-looking.

In addition, it became necessary to provide Post Tensioned Beams for laying First Floor slab of the Auditorium as per the structural design requirement since the span of the structure is very large (66'-0"). Also quantities in respect of certain items of Civil works were exceeded and necessitated to include additional items as per the revised design. Owing to the above, revised estimate has been prepared for Rs.681.00 Lakhs against the original sanctioned amount of Rs.552.00 Lakhs for Civil works of construction of building from the total project cost of Rs.950.00 Lakhs. Thus an amount of Rs.129.00 Lakhs is involved additionally for completion of building work alone.

Further, the type of material and system of roofing was not finalized earlier. So the Architect has taken much time for finalisation of suitable roof system and selection of material to be provided for roof. After series of discussions for selection of material and type of roof to be provided, the Architect suggested that it can be done with the material manufactured and supplied by the agencies either "Kalzip or Aluform". It is also informed that only Kalzip agency has experience in execution of similar nature of

work in Andhra Pradesh and to complete the job work of roofing, minimum 5 months period is required from the date of work order, as roofing material has to be imported, Whereas the other agency has no experience in execution of similar works in Andhra Pradesh and as such only one agency will become eligible for participation in tenders. The cost of roofing has been worked out to Rs.748.00 Lakhs i.e., Rs.265.00 Lakhs towards cost of roof trusses in parabolic shape of span 110'-0" plus Rs.483.00 Lakhs for Standing Seam Roof Profile.

As regards other items of works to be taken up, BOQ's and detailed estimates are furnished by the Architect recently and still rates in respect of certain items are to be confirmed by obtaining quotations from the reputed agencies according to the specification finalized.

The following are the abstract details of works to be taken up to complete the project in full shape

Sl. No.	Name of the item	Estimate Amount (as per BOQs and Quotations) Rs. Lakhs	Total Amount Including statutory provisions Rs. Lakhs
1	Standing Seam Roof Profile including glazing	380.00	483.00
2	Providing MS Tubular roof trusses	206.50	265.00
3	Water Supply & Sanitary arrangements	27.00	35.00
4	Fire Fighting arrangements	52.11	70.00
5	Air conditioning	160.30	180.00
6	Internal electrification	39.60	54.00
7	Providing acoustics	115.50	139.00
8	Sound system & Projector equipment	184.00	221.00
9	Seating arrangement/Chairs	26.90	30.00
10	External electrification	75.00	90.00
11	External lighting	74.00	90.00
12	Landscaping	100.00	100.00
13	Lifts	24.00	24.00
	Sub Total	1464.91	1781.00
	Consultancy charges @2.75%		40.00
	TOTAL	1464.91	1821.00

As per the above, the total value of works to be taken up comes to Rs.1821.00 Lakhs and total project Cost including building works taken up already works out to Rs.1821.00 + Rs.681.00 = Rs.2502.00 Lakhs Say **Rs.25.00 Crores.**

In order to complete the main building in full shape, sub estimates for the ancillary works were prepared and details are as noted below.

• Water supply & sanitary arrangements	-	Rs.35.00 Lakhs
• Fire fighting arrangements	-	Rs.70.00 Lakhs
• Internal electrification	-	Rs.54.00 Lakhs
• Air-conditioning	-	Rs.180.00 Lakhs
Total -		Rs.339.00 Lakhs

The Vice Chairman, VUDA accorded Administrative Sanction for Rs.339.00 Lakhs and permitted to take up the above by way of 'e'-tenders to save delay pending finalization on decision on roofing. Accordingly tenders were invited for the said works and same will be received during July-2013.

As regards roofing though it is costlier, it is desirable to proceed with the work as suggested by the Architect by providing Standing Seam Roofing system with 0.90mm thick Aluminium alloy layers of Kalzip brand including flashing, skylight system and latch ways fall protection system amount to Rs.380.00 Lakhs (excluding

statutory provisions) to get grandeur in elevation and become landmark to Visakhapatnam City as publicized earlier.

In case the roofing system is changed from the above the savings would be marginal as the difference in cost is only Rs.3.00 Crores when compared to the total project cost. And the elevation of the building in total will be changed and it will give normal appearance similar to conventional type of theatre.

Further, the roofing work may be entrusted to M/s. Kalzip considering the expertise and past experience in execution of similar works on large scale as it is unique of its kind being the only agency supplying the said material treating as a special case keeping in view of the importance of the structure. In respect of manufacturing and erection of roof trusses, same can be taken up by way of 'e'-tenders as usual on confirmation of the type and design of truss suitable for the material supplied by agency M/s. Kalzip.

In view of the above it is requested

- a) To ratify the action taken by Vice Chairman, VUDA in approving the deviations to a tune of Rs.129.00 Lakhs for the building work in progress.
- b) To ratify the action taken by Vice Chairman, VUDA in according Administrative Sanction for ancillary works as noted above to a tune of Rs.339.00 Lakhs.
- c) To consider the proposal of proceeding with the work of Roofing as proposed with an estimated cost of Rs.748.00 Lakhs and permit to execute the work providing Standing Seam Roof Systems through M/s. Kalzip as a special case.
- d) And to approve the revised project cost of construction of VUDA Children Arena for Rs.25.00 Crores against the earlier sanction of Rs.9.50 Crores.

Hence the matter is placed before VUDA Board for perusal and approval.

Sl No	Subject No	Subject	RESOLUTIONS
6	6	Works – Engg. – Construction of VUDA Children Arena at Siripuram Jn., Visakhapatnam – Approval of Revised Administrative sanction - Draft subject placed before VUDA Board for perusal and approval - Reg.	<p>DUE TO MODEL CODE OF CONDUCT DUE TO 4TH ORDINARY ELECTIONS TO THE GRAM PANCHAYATS, THE ITEM IS POSTPONED FOR THE NEXT MEETING.</p> <p>IT IS DIRECTED THAT HEREAFTER, WITHOUT PROPER AND COMPLETE ESTIMATE, NO PROPOSAL OF ENGINEERING WING SHOULD BE BROUGHT TO THE BOARD FOR ADMINISTRATIVE SANCTION.</p> <p>Meanwhile, it is directed to refer the entire issue to a Committee of Architects and Engineers viz,</p> <ul style="list-style-type: none">• Prof Ramesh, Head, State Planning Institute, Vijayawada,• Prof Sivaji Rao, Retired Principal, AU or AU, Vice Chancellor's nominee,• HoD of Civil Engineering Department, AU and• CE, GVMC



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Sl No	Subj ect No	Subject	RESOLUTIONS
			<p>for the remarks on the entire proposal especially on the issues like whether there are changes in the design and the same is justified or not and actual reasons for the variations in the proposal.</p> <p>The CE, VUDA to coordinate and see that the committee's report is submitted to the Board within a month.</p>
7	7	Works – Engg – VUDA – Formation of 80'-0'' wide Master Plan Road from Bakkannapalem to Old Adavivaram Junction via Sambhuvanipalem and Dabbanda Village (Phase –I) – Draft Subject placed before VUDA Board for Approval – Reg.	<p>DUE TO MODEL CODE OF CONDUCT DUE TO 4TH ORDINARY ELECTIONS TO THE GRAM PANCHAYATS, THE ITEM IS POSTPONED FOR THE NEXT MEETING.</p>
8	8	Works – Engg. – VUDA – Development and Widening of Master Plan Roads in Madhurawada and Rushikonda area – Status report submitted – Draft subject placed before VUDA Board for Perusal - Reg.	<p>The status report is perused. The following are directed for creating more MP road infra structures within VUDA's jurisdiction</p> <ul style="list-style-type: none"> • The Road Development Plan has to be submitted by the concerned urban local body and has to be approved by



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