

## AGENDA FOR THE WORKS COMMITTEE MEETING ON 17.10.2016

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### **Item No. 1:** Progress of ongoing civil works

The status of ongoing civil works is given in the attached statement for information of the Works Committee members.

### **Item No. 2:** Bharata Kalakshetra Auditorium – Phase II works

1. The Finance Committee in its 52<sup>nd</sup> meeting held on 29.7.2016 approved the estimates of Rs.4.63 crores for the Koothambalam Part-B work. The committee further directed that the services of IIT may be engaged to submit estimates with respect to Stage Lighting System, Sound System etc. for Part B work for approval in the next FC meeting.

2. The GB in its 48th meeting held on 22.8.2016 approved restart of Civil and Electrical works as per the estimates of Rs.3.23 crores. However, the MoC had stipulated that by 31.10.2016, the inquiry and fixing of responsibility for lapses occurred during the Part-A of the project should be completed and their go ahead for Part-B of the project is depended upon action taken on this.

3. Accordingly after detailed examination of papers, an exhaustive memorandum dated 12.9.2016 had been issued to five officers prima facie considered responsible for the lapses for Part-A of the project. Response from four officers have been received except from Shri Karunaker Menon, then DD. His parent Department viz. Southern Railway has raised some queries as the competence of KF to issue a Memorandum to him which have already been responded.

4. On the basis of approval given in the GB Meeting, the work has been awarded to CPWD and an amount of Rs.1.07 crores has been paid to them as advance to enable them to start the tender process. However, CPWD sought certain clarification before taking up the project.

### **Item No. 3:** Re-roofing work of Rukmini Arangam

1. This office had earlier received a preliminary estimate for re roofing of Rukmini Arangam work at a total cost of Rs.47,23,000/- on 20.05.2016 from CPWD. The design was not considered appropriate by the KF.

2. Thereafter, the Reroofing of Rukmini Arangam was discussed in the 52<sup>nd</sup> Finance Committee meeting held on 29<sup>th</sup> July 2016. The FC accorded approval to avail the services of Shri Benny Kuriakose, Architect who designed the Arangam for renovation in the year 2011. The FC approved to avail his services on pro-bone basis. The FC had also approved that Anna University may be roped in for structural design of the Arangam. It was noted by the Governing Board in its 48<sup>th</sup> meeting held on 22.8.2016.

3. Anna University was requested to prepare structural drawings. Though Dr. Jaya of Anna University initially expressed interest in preparing the structural drawings, later she failed to respond, despite reminded by Director, Deputy Director and Engineer Officer over phone and also through emails. As Anna University has failed to respond, there is no other way but to proceed ahead and ask CPWD to take care of structural aspect of the project also.

4. The design, specification of items were discussed with the representatives of Pro Bono Architect and users viz. faculty members in a series of meetings. In the last meeting held on 4.10.2016, the specifications were agreed as under:

<u>Item of work</u>	<u>Specification suggested by Architect and agreed by the users</u>
Roofing	Concrete Roof tile with white board (calcium Silicon board) bottom – Monier Tiles.
	Sloping Roof clear storey – Timber Louver
	Steel truss painting – Black Matt – Epoxy Painting. the shade will be decided subsequently.
	Timber Eaves Board with 1 <sup>st</sup> quality Burma Teak wood – 200 mm height.
Flooring	Seating area – Red oxide or Kadappa Stone. Black oxide flooring or Black mosaic
	Stage – Timber flooring with 1st quality / Burma Teak wood
	Steps and Edges – Sadarhalli grey granite
Supporting Member	Column stone cladding Material – RR stone
Clear fixing details of Monier tiles	Specification of the manufacturer have to be followed
Eaves board fixing details and thickness of wood and design	Size of the eaves board is 200 mm x 18 mm when finished and can be fixed with screws to the rafters

Stage wooden flooring details	Hard wood flooring may be selected from one of the vendors or the same specification which has been used for main Kalakshetra Theatre building may be used
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5. The following have also been suggested:

- i. to have symmetrical entry on the other side also.
- ii. to consider increase the back wall (RR masonry old wall) to a height 15 m after undertaking a study of structural stability of the wall.

6. Subsequently, the architect was requested to provide justification of roof design proposed, with sloping clear storey – Timber louver, concrete roof tile etc. Shri Benny Kuriakose, Architect vide email dated 15th October 2016 had stated as under:

a. The justification of roof design proposed - Hall is not air conditioned, we are creating a double roof with clear storey to have better ventilation and thermal comfort.

b. Timber louver – To avoid rainwater coming inside the hall in between two roofs, we have provided timber louver which prevents water from coming inside and it will look aesthetically pleasing.

c. Concrete roof tile Monier with white board bottom – Concrete roof tiles has been suggested so that there will be no breaking of tiles due to various factors, such as monkey menace or things falling on roof. White calcium silicate board is provided as Monier tiles aesthetically do not look good from underneath.

d. We can go with Mangalore roof tiles, but already had bad experience in Kalakshetra main theatre building which may justify the selection of concrete roof tiles.

Sl.No.	Description of details	Comments
1	Clear Fixing details of Monier tile	Specifications of the manufacturer have to be followed.
2	Fixing details of white board with wooden member	Drawings have already been handed over.
3	Eaves board fixing details and thickness of wood and design	Size of Eaves board is 200 mm x 18 mm when finished and can be fixed with screws to the rafters.
4	Stage wooden flooring details	Hardwood flooring may be selected from one of the vendors or the same specification which has been used for main Kalakshetra Theatre building

may be used.

e. As regards safety of the design; feasibility study of wind force, being in the seashore area, the Architect had advised that these may be considered by the CPWD who may be doing the structural design of the Arangam.

f. The Architect has furnished five drawings.

8. The Works Committee may approve to take the issue with CPWD to provide detailed estimates and also prepare Structural drawings at their level as Anna University was not forthcoming despite repeated reminders.

9. If the detailed estimates are above Rs.50 Lakhs, the approval of Finance Committee would be obtained.

**Item No. 4: Additional work in the already ongoing works for approval of Works Committee**

**(a) Dance cottages for RDCFA (Inside measurement 25 ft x 40 ft) with steel structure / double tile roofing top Mangalore tile) stilt type structure**

- (i) To provide aluminium sheet in between Mangalore tile and decorative tile in Dance class room. This is has been suggested by the M/s.AMS – Architect during the site inspection and recorded by the CPWD vide Ir. No.23 (13)/CCSD2/V/2016/2719 dated 01.10.2016.
- (ii) To provide steel balustrades on both sides of ramps in Dance cottage 1 and Dance cottage 2 to facilitate to enter by PwD. This is a mandatory provision for the PwD ability.

**(b) Costume Block**

- (i) The following additional work has been proposed by Architect during the site inspection and recorded by the minutes of meeting held on 20.08.2016 and 29.09.2010
- (ii) Projection of Mangalore tile roof in the corridor: At least 2 ft from the column face in the open corridor area.
- (iii) FRB / Plastic door arrangements for shower area
- (iv) Curtain wall and cloth washing arrangement in terrace with water supply arrangement
- (v) Change of location of wash basin and introduction of shower point

**Item No. 5** Approval for Electrical works in the ongoing Civil Works.

In the ongoing civil works, CPWD has since furnished estimates for undertaking Electrical works as under:

SL. NO	NAME OF WORK	Estimated cost
1.	Shed for covering boiling area in CERC Campus.	Rs.2,61,734-00
2.	Facelift of CERC building (Old Block-Recasting of Roof)	Rs.4,44,062-00
3.	Facelift of Seshamal and RukmaniVihar Hostel Block in BCCH.	Rs.3,85,437-00
4.	Modernization of Tashling block as converting into Record room.	Rs.2,79,964-00
5.	Replacing the damaged pipeline (in & out) and providing new pipe line from well to over head tank. - providing new motor with panel board.	Rs.3,11,959-00
6.	Facelift to INH Block	Rs.3,28,511-00
	<b>Total</b>	<b>Rs.20,11,667-00</b>

Works Committee may approve the above works to be done through CPWD.

**Item No. 6**To consider and approve for further process of work.

- (i) **Storm water drainage:** In the last year's flood the campus was affected acutely. In case of heavy rains, the same situation will recur. To avoid it is proposed to construct storm water drain system for the campus. However, the Engineer Officer of KF is of the opinion that the project is not viable as the campus is covered with sandy soil which has more percolation. Further, the subsoil water rises during the rainy season in the campus and the same status will remain in the adjacent / outside area of Kalakshetra Foundation. It is proposed to take up the matter with CPWD alongwithreservation of EO for their further study.

- (ii) Sewage system disposal proposal may be considered. We may request the CPWD to undertake the feasible study and further implementation of the work with due approval of works committee, GB and FC.
- (iii) Development of water body It is proposed that the water body existing near the printing block (village temple) may be cleaned and its size increased or a new water body may be developed in a suitable location preferably near the INH block. It is proposed to take up the matter with CPWD.

**Item No. 7:** It is proposed to take up the following works in the next financial year for which it is proposed to prepare estimates in consultation with CPWD:

- (i) Street Light
- (ii) Upgradation of Car Parking near main gate
- (iii) Upgradation of CERC Exhibition Ground
- (iv) Construction of Wash Room for CERC Exhibition area
- (v) Construction of Security room at main gate
- (vi) Purchase of DG Set for BCCH
- (vii) Installation of Transformer in Main campus
- (viii) Development of Rukmini Illam near Indian Bank
- (ix) Clearing of plot opposite to main gate
- (x) Construction of staff quarters

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I. Status of the works entrusted with CPWD (ongoing projects)

Works undertaken during 2015-2016 & 2016-2017

Sl.no	Description and Name of works	PE value by PWD	Tender cost	Period for completion	Date of start	Expected date of completion	Remarks
1	Remodelling and up gradation works in Visual Arts Department at Kalakshetra Foundation  Sub Head: Addition and Alterations to creative Art (Studio – 1) & Indian Art / Audio Visual (Studio-2), Store room, Ceramic (Studio – 3) i/c store & Verandah, Academic studies (Studio – 4), Studio – 5, Visual (Studio6), Court Yard and Kiln.	57,30,000/-	-----	-----	-----	-----	The work was entrusted to CPWD in March 2015. The RCC slab NDT test results were doubtful as communicated by CPWD. Hence, CPWD requested Kalakshetra foundation that required necessary estimate for casting a new slab after dismantling the old slab will be submitted.  The work is yet to taken up CPWD <i>A letter will be submitted by CPWD</i>
2	Special Repair works at BASS School cottage roofing in Kalakshetra Foundation (Strengthening of roof of BASS School	44,49,000/-	32,70,417/-	3 months	26.07.2016	30.11.2016	The work was entrusted with CPWD in March 2015. The work in progress

*P. S. Srinivasan*  
21/10/16.

Feb 2015

	class rooms along with other minor petty works at Kalakshetra Foundation campus)						
3	Construction of costume block	1,57,45,000/-	1,33,10,353/-	6 months	20.08.2015	31.12.2016	Work in finishing stages
4	Construction of 2 Dance cottages for RDCFA (Inside measurement 25 ft x 40 ft) with steel structure / double tile roofing top (Mangalore tile) Stilt type structure	80,39,800/-	76,59,450/-	6 months	20.08.2015	31.12.2016	Steel truss roofing at F 2 level is in progress <i>Dec 2015</i>
5	Construction of toilet block attached with Surabhi in BCCH	6,08,600/-	5,34,270/-	3 months	---	31.12.2016	The work is yet to start <i>Dec 2015</i>
6	Providing wooden sitting and writing table for the class rooms in BASS School		13,68,000/-	2 months	---	30.11.2016	Carpentry works commenced by contractor

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7	COSTUME BLOCK- interior furnishing work cum storage facility	P.E. Cost will be submitted by CPWD	---	---	---	---	P.E. Cost will be submitted by CPWD in <u>Oct'16</u>
8	VISUAL ARTS SECTION- Fabrication and supply of furniture and working tables for visual arts section.	P.E. Cost will be submitted by CPWD	---	---	---	---	P.E. Cost will be submitted by CPWD in Oct'16
9	Construction of Part –B of Civil and Electrical works – Bharata Kalakshetra Auditorium (Koothambalam) in Kalakshetra Foundation	3,23,05,000	---	---	---	---	Tendering has not yet been done by CPWD. They have raised queries on the basis of a complaint received by them. The queries are being replied to CPWD.
10.	A) Modernization of Tashlingblock Record room.  B) Up gradation of sanitary installations and water supply arrangement in student toilet block in	Rs.27,24,405	Rs.26,72,440	4 Months	9/6/2016	30-11-2016	A) Tashling block-site handed over to the agency on 14.10.16 B) BASS boy's block completed girls block flooring is in progress.  C) INH-external painting

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	BASS. C) Facelift to INH Block						is in progress,
11.	Facelift of CERC building (Old Block-Recasting of Roof)	Rs.26,21,836	Rs.24,03,587	4 Months	9/6/2016	31-10-2016	Lintel and brickwork is in progress <i>mebu</i>
12.	A) Facelift of Boys Hostel in CERC Campus. B) Replacing the damaged pipeline (in & out) and providing new pipe line from well to OHT along with external painting in BCC Hostel	Rs.26,04,004	Rs.23,62,764	4 Months	9/6/2016	completed	Minor works / finishing touch for tank pipe line work.
13.	A) Construction of 2 No Security tower. B) Shed for covering boiling area in CERC Campus. C) shed on terrace of Padmasini block in hostel	Rs.51,68,927	Rs.48.24.609	4 Months	21/7/2016	20/11/2016	A) Security tower work is in progress. B) Work not started. C) Work not started

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14.	A) Construction of Compound wall in CERC and BTHS School area.  B) Laying of pathway between dyeing block and printing unit in CERC Campus.	Rs.44,33,639	Rs.40,15,137	4 Months	27/6/2016	31/10/2016	A) Compound wall near BTHS school is in progress.  B) Laying of pathway work completed.
15.	Facelift of Seshamal and Rukmani Vihar Hostel Block	Rs.76,73,606	Rs.71,30,414	10 Months	12/7/2016	11/5/2017	Painting work at Rukmini Vihar is in progress.  Bath room work yet to start.
16.	Procuring of EPBAX system	Rs.14,80,396 /-					Tender has been called by CPWD

*P. Jayadasini Gound*

21/10/16