MAC/SOTC/2024-25/054 Date: 09-09-2024

To,

The Executive Engineer,

(Engineer In-charge)

TGMSIDC, Hyderabad Division,

S.D. Eye Hospital, Mehdipatnam.

Hyderabad.

Dear Sir,

***Sub: TSMSIDC - "Design, Fabrication, Installation and Commissioning on Turnkey basis for the work of Establishment of State Organ Transplant Centre in the 8th Floor, SW Block of Gandhi Hospital, Secunderabad" – Request for Extension of Agreement Time & Revision of Milestones - Reg.***

***Ref: NOA vide Lr. No. 507/SOTC/Spl. Proi/TSMSIDC/2022 dated 13.01.2023.***

***Agmt. No. 256/A/TSMSIDC/SOTC/Spl. Proj/2022-23 Dt 08.02.2023***

***Revised Agmt. No. 04/TSMSIDC/SOTC/Spl. Proj/2023-24 Dt 16.03.2024***

As per the Revised Agreement dated 16.03.2024, the time given for completion was mentioned as 180 days. However a specific date i.e. “on or before 11/09/2024” was also mentioned as the completion date. We draw your kind attention to the fact that the revised scope as per the revised agreement had many new items of work in addition to the 2 Nos. of MOTs, which required revision of ALL the earlier approved drawings to incorporate the changes and additions. We subsequently submitted the working drawings which were modified in line with TSMSIDC officials and expert committee and finally approved on 31/05/2024. This leaves only 103 days for completion of the entire SOTC facility which is impractical.

We draw your attention to the fact that the original agreement provided 270 days for completion. Work amounting to a value of Rs. 4.90 crores i.e. 25% of the original contract value was completed before suspension of work in anticipation of additional sanction of Rs. 5.00 crores for the Two additional MOTs. The value of additional work added for the Two MOTs along with many additional items of work including Terrace and External walls water proofing are of a much higher value than the value of work completed prior to suspension of work.

The time period required to complete the revised quantity and nature of works requires relatively much more time than the time provided in the original contract for the original scope of work, i.e. the time required for completion of the scope under revised agreement no. 04/TSMSIDC/2022-23 dt. 16.03.2024 should be 270 days from the date of approval of revised working drawings in line with the clause 9 of the original contract agreement. Further the additional / supplementary work added in the revised agreement no. 04/TSMSIDC/2022-23 dt. 16.03.2024 eg: Double pass RO, Terrace Water Proofing, Wall panelling and Vinyl flooring in corridors, change in doors from wooden to metal doors, provision of ductable air conditioning in MOT corridor (ceiling panels were already installed prior to suspension of work) are sequential in nature.

We therefore state that the time of 180 days from date of approval of working drawings allocated in the revised agreement no. 04/TSMSIDC/2022-23 dt. 16.03.2024 is highly inadequate and this fact apparently missed the attention of both the parties at the time of concluding the Revised Agreement. A completion time period of 270 days is required from the date of approval of all working drawings to complete the SOTC facility.

Despite this timeline, we are currently facing several unforeseen delays that are affecting our ability to meet the agreed-upon deadline. These delays are due to a combination of factors which are all beyond our control and therefore are not attributable to us, have impeded our progress and extended the duration of various project phases. We are actively working to address these issues and mitigate their impact on the overall schedule, However the current setbacks have caused a significant deviation from our original timeline.

1. **Unpredicted Weather Conditions:** The construction site has been severely impacted by a series of unforeseen and extremely adverse weather conditions, ie. frequent, intense and abnormal heavy rains. Several instances of formation of low-pressure systems over the Bay of Bengal led to the convergence of moisture-laden winds, resulting in extremely heavy rainfall than usual. These unforeseen extreme weather-related disruptions have particularly affected the crucial terrace waterproofing phase as this activity can be taken up only when the terrace and wall surfaces are totally dry.

Due to persistent seepage issues, we have had to pause several key construction activities to safeguard our materials and equipment from potential water damage until the completion of the Terrace Water Proofing. The following work has been put on hold i,e. Electrical Installations, Air Conditioning Indoor Units, Ducting, Wall & Ceiling Panels, Wall Putty, Painting, Vinyl Flooring, Copper Piping for Air Conditioning. These works can be taken up only after the seepage is restricted by completing at least the Terrace water proofing.

We anticipate that the heavy rains will gradually reduce by 20th Sep 2024 and we hope to complete the Terrace Water Proofing work quickly thereafter. The suspended activities will be sequentially be taken up as soon as the Terrace water proofing is completed.

1. **Change in Proposed OT Lights Brand:** The Expert Committee reviewed our initial proposal for Karl Storz OT lights during their visit to ASTER Hospital in Bangalore on February 15, 2024. They determined that the Karl Storz lights lacked a demonstrated performance record within India and, as a result, rejected them. In response, the Committee advised us to revise our proposal to include KLS Martin OT lights instead.

This new recommendation required additional evaluation and approval by the Expert Doctors team, which took place on April 8, 2024, at the SGE Department of Osmania General Hospital in Hyderabad. During this review, the doctors suggested an upgrade from an HD wireless camera to a KLS Martin 4K Resolution Camera and also requested the addition of an extra arm for the OT lights to enhance functionality. These modifications have necessitated a period of further assessment and adjustment to ensure that the final design aligns with all required standards and specifications. While these changes are crucial for meeting performance and quality benchmarks, they have inevitably introduced delays in the project timeline.Thisimpacted the placement of order for Integration of MOT’s & TIR’s & cabling for MOT’s Integration.

The lights along with the changed arm arrangements could be placed only after approved drawings were issued wide letter no. 507/SOTC/Spl.Proj/TGMSIDC/2022/807 dated 01.08.2024. As we all aware that the lead time for supply of the imported lights and integration is at least four months and installation takes up a further time period of an additional one month after receiving of lights at site.

The order for Integration and related cabling could be finalised and placed with a different vendor, only after receiving the technical data sheets from the OT Lights vendor which he released after placement of the confirmed order along with revised commercials based on the final drawing with revised arm arrangement. This took up an additional two weeks’ time, and it is to be noted that the delivery and installation time lines of the MOT Integration package are 4 Months plus 1 Month.

1. **Late Disbursement of Funds (Ongoing Delay):** Despite our ongoing efforts to resolve this issue, the delayed disbursement of funds continues to significantly impact our project timeline. We experienced a delay in receiving financial support that has disrupted our planned schedule. To cite recent instances 1. On ***Mar 27 2024*** we submitted 6th ***and part RA bill*** in Head Office TGMSIDC for which we have received payment on ***June 20th 2024 (85 days delay)***. 2. On ***June 27, 2024***, the Expert Committee conducted an inspection of the materials at the site, and we promptly submitted the associated invoices and ***7th and part RA bill*** on July 10th 2024 in Head Office TGMSIDC. However, the payment was not processed until ***August 19, 2024 (53 days delay).***

These delays have had a considerable effect on our ability to procure necessary materials and to schedule key construction activities. The extended gap between the inspection and payment has hindered our progress and caused cascading delays throughout the project. We are actively collaborating with the financial department to accelerate the release of funds and mitigate further impacts, but this remains a pressing concern that continues to affect our overall project timeline.

1. **Relocation of Manifold Room, DG set, and Transformer Yard:** The areas initially designated for Manifold, DG set, and Transformer Yard installations have been relocated as per the instructions of Superintendent and RMO-1 of Gandhi Hospital, prompting us to submit a revised plan for the manifold room on July 22, 2024, in accordance with the newly allocated space. Unfortunately, the approval process has been slower than anticipated due to procedural complexities and with management changes at Gandhi Hospital.

Furthermore, due to the unavailability of installation site for the transformer on site, our transformer vendor has redirected the transformer manufactured against our order to their other project customers. Consequently, we now face an estimated lead time of 8 to 10 weeks for the delivery of the transformer and an additional 3 weeks for its installation. These factors are preventing us from advancing with certain construction and procurement activities, further impacting the overall project timeline.

The demolition of existing wall, Room in the designated area, site levelling and grading, construction of Manifold room, Plinth for Transformer, Platform for DG set is expected to take 90 days’ time, once the approved layout drawing for these facilities are received. We also request you to kindly arrange for removal of the fully grown tree to take up the works. We also request you to issue the Work Slip for the works proposed in this area, for enabling us to claim payment in our running bills.

1. **Lift Foundation**: During the excavation of the lift pit foundation, we encountered unexpected substrate conditions that were not anticipated in the initial assessment. Following a detailed evaluation and extensive consultation with our expert team and under the guidance of the Engineer in Charge, we are trying to devise a revised foundation design and lift structure plan to address these unforeseen challenges.

The new plan shall involve a comprehensive approach to ensure structural stability and compliance with safety standards. It is projected to take approximately 16 weeks to complete the structural erection and an additional 4 weeks for the final Lift installation, contingent upon the approval of the updated drawings. This revised timeline reflects the additional work required to adapt to the new substrate conditions and ensure the foundation meets all necessary specifications and requirements.

The above delay incidents which are totally beyond our control and not attributable to us, are tabulated and enclosed (Annexure-I) along with this letter.

Therefore, we bring to your kind notice that the scheduled completion date i,e. **NOV 27 2024** is likely to get extended. The proposed revised milestones are attached as annexure to this letter (Annexure – II). We request for an Extension of Agreement Time for further period of **102 days** I,e. up to **FEB 28 2025**.

We once again assure you that we will complete the establishment of the State Organ Transplant Center (SOTC) in the 8th floor, at Gandhi Hospital at the earliest possible with required quality and as per defined specifications.

Thanking you,

Yours truly,

For MPS ASTA Consortium

Authorized Signatory

Encl: 1. Delay Chart

2. Revised Bar Chart

3. Revised Mile Stones

CC: 1. The Chief Engineer, TGMSIDC.

2. The Superintending Engineer, TGMSIDC, Hyderabad Division.

3. The Execuive Engineer (Spl. Proj), TGMSIDC.

4. The Deputy Executive Engineer, TGMSIDC, Medchal Malkajgiri.