

**TELANGANA STATE MEDICAL SERVICES & INFRASTRUCTURE**

**DEVELOPMENT CORPORATION HYDERABAD**

**(AN ENTERPRISE OF GOVERNMENT OF TELANGANA)**

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***(An ISO 9001:2015 Certified Organization***

From: To:

M. Anil Kumar The Executive Engineer

Deputy Executive Engineer, TSMSIDC Hyderabad Division -1, TSMSIDC

Medchal Malkajgiri, Hyderabad. Hyderabad.

**Lr. No. DEE/ / SOTC/Gandhi Hospital/TSMSIDC/2023 Dt: .02.2023**

Sir,

Sub: TSMSIDC - Establishment of State Organ Transplant Center (SOTC) in the 8th Floor, at Gandhi Hospital – Revised estimate submitted for approval - Permission to utilize amount from the available Administrative sanction - Requested - Reg.

Ref: 1) G.O Rt. No.519, HM&FW (A1) Dept, Dt; 06.09.2018

2) G.O Rt. No. 332, HM&FW (A) Dept, Dt; 07.06.2022

3) Tender No. 3a/TSMSIDC/Spl. Proj/2022-23,Dt:05.08.2022.

4) T/o. Lr.No.507/SOTC/Spl. Proj/TSMSIDC/2022, Dt: 13.01.2023 (NoA)

5) GO Rt. No. 358, HM&FW (C2) Dept. Dt. 24.06.2023

6) Govt. Memo No. 6168/C2/2023, HM&FW (C2) Dept. Dt. 21.08.2023

7) GO Rt. No. 269, HM&FW (C2) Dept. Dt. 15.05.2023

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It is to submit that the work Design Fabrication, Installation and commissioning on Turnkey basis for the work “Establishment of State Organ Transplant center in the 8th floor, SW Block of in Gandhi Hospital, Secunderabad” was administrative sanctioned vide Ref (1) & (2) cited for Rs. 35.00 Crores duly meeting the expenditure from the AHCT revolving fund. The work was estimated on turnkey contract price by the department for Rs. 20,30,00,000 incl. GST.

The main objective of the work is to establish Organ Transplant Centre with state-of-the-art technology to perform complex surgical procedures for management of Organ Transplantations and also for teaching the upcoming transplant surgeons through video conferencing during the surgeries.

Initially it was asked to take up the SOTC Project with 4-Modular Operation Theatres, 3-Transplant Isolation Rooms (TIRs), 1-Post OP ICU (10 Beds), 1-Transplant ICU (10 Beds) including civil, plumbing, air conditioning, electrical, fire detection & alarm system, MGPS works and a dedicated 26-passengers ICU bed cum passenger lift etc., in 25,000 Sqft area in the SW block, 8th floor at Gandhi Hospital.

Accordingly, the above provisions were bundled under turnkey work for an amount of Rs. 20.30 Crores (Basic Cost Rs. 17.20 Cr + GST @ 18% Rs. 3.10 Cr) and online tender was floated in e-procurement website vide ref. (3) cited. The turnkey work contract was awarded to M/s MPS ASTA Consortium vide ref. (4) cited for an amount of Rs. 17.58 Crores (Basic Cost Rs. 14.90 Cr + GST @ 18% Rs. 2.68 Cr).

The balance amount of Rs. 14.70 Cr was earmarked for procurement of other required equipment & furniture.

Subsequently, vide ref. (5) cited, the Govt. have accorded administrative sanction for an amount of Rs. 5.00 Crore for construction of 2-additional MOTs in the ongoing SOTC project. The details are as below:

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| --- | --- | --- |
|  | Description of Item | Amount (Rs. in Cr.) |
| 1 | Construction of 2-additional MOTs | 4.67 |
| 2 | Removal & relocation of roof top solar panels | 0.14 |
|  | **Sub-Total** | **4.81** |
| 3 | TSMSIDC Supervision charges @ 4% | 0.19 |
|  | **Total** | **5.00** |

Permission was accorded vide ref. (6) entrusting the work to the subsisting agency i.e., M/s MPS ASTA Consortium at the same agreement rates of the existing contract of SOTC to complete the entire project in one go with uniformity and consistency of equipment make & model, material, quality, workmanship & to have total responsibility for a period of 10 years from a single agency.

Further, the Govt. have accorded separate sanction vide ref. (7) for an amount of Rs. 11,39,602/- for removal & relocation of rooftop solar panels. The earlier sanctioned amount of Rs. 0.14 Cr for the same purpose may be utilized for the SOTC Project. If agrees, the total contract value of the turnkey works would be Rs. 22.39 Cr (Rs. 17.58 Cr. + Rs. 4.81 Cr.)

During the execution, the Doctors have advised to take up the following works:

|  |  |  |  |
| --- | --- | --- | --- |
| Slno | Additional items | Amount required (Rs) | Reasons /Justification |
| 1 | Terrace & exterior walls waterproofing | 1,26,11,958 | The existing solar panels on the roof top were relocated to accommodate Air Handling Units (AHUs) on the slab. The work of removal & relocation was taken up other agency. During removal of pedestals for solar panels, the slab got damaged which resulted into seepage of water into the MOT complex. Therefore, waterproofing is required to make SOTC totally waterproof & hygienic. |
| 2 | Double pass Reverse Osmosis (RO) plant with recirculation loop | 62,40,000 | The Doctors have recommended providing double pass RO system, since there will be possibility of fungal formation inside the supply lines & at RO ports. The system involves the water passing through the RO membrane twice, ensuring a higher level of purity. This is particularly important for dialysis, where water quality directly impacts the effectiveness of the treatment. The recirculation loop enhances efficiency by allowing for the reuse of treated water, minimizing stagnation, dead ends and ensuring a continuous supply of purified water for dialysis procedures. |
| 3 | 750 KVA DG Set with AMF panel | 95,40,000 | Earlier it was proposed to utilize the available DG set commissioned for the entire hospital. But, for the organ transplant centre, 24 hours uninterrupted power supply is required. A dedicated & exclusive DG set is invariably needed for SOTC to avoid any untoward situation during major power breakdowns. Hence proposed. |
| 4 | O2 & N2O Manifold, Auto Control Systems, 4 & 6-Gas Digital Alarm Systems & Valve Box 4-series | 10,46,383 | Initially theses lines were proposed to be connected to the existing lines in the hospital. But later, the Doctors have opined that, there shall be dedicated O2 & N2O manifold Auto Control Systems & 4 & 6-Gas Digital Alarm Systems, since if any breakdown occurs in the hospital shall not have adverse effect on the ongoing transplant surgeries. |
| 5 | 20 KVA/312V DC Online UPS System (2) Nos) | 28,58,716 | Due to increase in the additional facilities, the electrical load also increased. |
| 6 | Recording Counseling Room & Local Area Network (LAN) | 6,15,620 | Requested by the Doctors to avoid any legal complications in future. |
| 7 | Entrance Lobby | 14,59,031 | The Doctors have requested to enhance the aesthetics at the entrance lobby of the SOTC project. Therefore, it is proposed provide dadooing to walls with glazed full body ceramic wall tiles of size 800 x 1600 mm & floor tiles of size 600 x 600 mm with any type of design texture such as marble finish, wooden, bamboo, stone finishes etc. |
| 8 | PCGI Paneling in semi-sterile corridors | 34,31,470 | Doctors have requested to provide PCGI Wall & Ceiling panels with anti-microbial & anti-fungal painting for the corridors adjacent to Post OP ICU and corridor adjacent to Point of Care Lab to maintain sterility. |
| 9 | Air-conditioning in semi-sterile corridors & ICU-2 | 72,46,000 | Ductable air-conditioning is proposed for the areas mentioned at s.no 8 since these areas are provided with paneling.  ICU-2 is newly proposed hence Air-conditioning proposed. |
| 10 | Interiors for MOTs Integration Room with acoustic wall panels and wooden flooring | 15,98,400 | The Doctors have requested to provide acoustic wall panels and wooden flooring in MOTs Integration room since it is required for teaching the upcoming transplant surgeons through video conferencing during the surgeries. |
| 11 | Triple dome OT light | 24,00,000 | Initially 2 nos triple dome & 4 nos double dome OT lights were proposed. The doctors have requested for 2 nos triple dome instead of double dome in OT-3 & 4 (Urology dept.) to be used for Kidney transplant surgeries. |
| 12 | Miscellaneous works | 27,57,998 | Works such as Under-deck Thermocol insulation, Plain Cement Concrete of M 25 grade, Supply and Laying of Floor leveler compound (self smoothing mortar), Monitor Stand beside Bed in ICUs & TIRs (31 Nos), Glass sliding door for TIRs, Scientific sliding door at Change room Entrance & V-Board Partitions on top of false ceiling for partitioning of sterile corridor and non-sterile corridor etc. are required as per the site condition. |
|  | **Total** | **5,18,05,576** |  |

Accordingly, the revised estimate is prepared for an amount of Rs. 28.31 crores including all the supplemental items & statutory provisions. The details are enclosed as per Annexure-1.

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| --- | --- | --- | --- |
|  | Description | Amount (in Rs. Cr.) | |
| 1 | Original Contract Value | 21.53 | |
| 2 | Amount of Revised Estimate | 28.31 | |
| 3 | **Excess Amount** | **6.78** | |
|  | | | |
| The excess amount can be met from the following: | | | |
| i) | Tender discount (Rs. 20.30 Cr – Rs. 17.58 Cr.) | | 2.72 |
| ii) | Sanctioned amount for removal & relocation of rooftop solar panels | | 0.14 |
|  | Sub Total | | **2.86** |
| iii) | Balance amount for which permission is requested from the available Administrative sanction amount (Rs. 6.78 cr – Rs. 2.86 cr) | | **3.92** |

In view of the above it is requested to accord permission for the following so as to complete the turnkey works latest by 15.07.2024:

1. Permission to utilize the tender discount amount of Rs. 2.72 crores.
2. Permission to utilize the amount of Rs. 0.14 Cr. sanctioned for removal & relocation of rooftop solar panels vide ref (5) cited, since the said work has separate sanction vide ref. (6).
3. Permission to utilize an additional amount of Rs. 3.92 cr. from the available Administrative sanction amount.

Encl: Revised Estimate

Yours faithfully,

Deputy Executive Engineer

Copy submitted to:

The Superintending Engineer, TSMSIDC, Hyderabad Circle for kind information