

## PHYSICAL VERIFICATION REPORT

(Conducted by Dy. Director, Planning on 14<sup>th</sup> October, 2011)

1. Name of Project : Construction of Super Speciality Hospital Block at Jammu
2. Funding Agency : GoI & State Govt.
3. Executing Agency : CPWD, Jammu
4. Year of Sanction : May 2007
5. Targeted date of Completion : May, 2009 (24 Months)
7. Completion likely by : December, 2011

8. Need of the Project:

The development work of super speciality hospital block was taken up in order to provide super speciality facility in Neurology, Cardiology, Uro-surgery, Cardio-Thoracic and Vascular Surgery, Neuro-surgery, Nephrology and Renal Transplant in Jammu itself. Once the new Hospital Block becomes functional, patients of the State who are presently seen travelling to cities such as Chandigarh, Ludhiana and New Delhi for treatment can avoid travel outside the State and avail the same medical facility in the specified fields at Jammu itself.

9. Financial Status

(Rs. in Crores)	
Sanctioned cost	120.00 (100 CS & 20 SS)
Revised Cost (approved in PMC on 23-03-2011)	135.00 (Rs 115 CS & 20 SS)
Expenditure incurred (up to 09/2011)	93.02
% Expenditure (against contract award)	69%

10. Reasons for escalation in Project Cost

The central share of Rs 100 crores approved for the project has now been revised to Rs 115 crores. The revision in cost was due to: -

- (i) Aluminium cladding of facia of the main building,
- (ii) Granite cladding on walls upto a height of 2.5 meters in the waiting area of the ground and first floor of the main hospital building,
- (iii) Revision in cost of material and labour rates and
- (iv) Due to finalization of specifications of certain medical equipments at a later stage.

However, the revised central share stands approved by Gol.

11. Physical Status of Work:

S. No.	Major Works/ Items	Physical Progress	Remarks
1	Main Building (Super-speciality Block)	99%	All major works completed. Final coat of painting, ceiling opening closing & trap door fixing, sanitary & door windows fitting testing, commissioning, wooden beading fixing over tile dodo, road finishing, outer developments are in progress
2	Lifts	99%	Four lifts out of five are on trial run, remaining one lift will be commissioned by Oct 2011
3	Medical Gase Pipe System (MGPS)	95%	Installation completed, but testing & commissioning pending due to non-receipt of Oxygen and Nitrous Oxide cylinders
4	Medical Equipment to be procured by CPWD (J-01 & J-02)	93%	Out of 27 items, 26 items procured & installed. LC opened for remaining 1 item
5	Building Management System (BMS)	85%	Material received at site. Control wiring and cabling work in building complete. Fixing of panel work is in progress
6	Modular OT (3 nos.)	95%	Wall cladding and other OT equipments fixed, wiring of OT

			lights, Data, Gas Alarm, Safety system is in progress. Work held up due to non availability of OT lights. Shipment of OT lights landed at Delhi Airport recently
7	Integrated OT (3 nos.)	0%	HLL likely to complete the work by Feb 2012
8	Medical Equipment to be procured by HLL	74%	Against indent of 114 items, 52 items procured, 47 items delivered and 27 items installed.
9	Stainless Steel Sinages	60%	Manufacturing of signage's in progress
10	Medical equipment to be procured by CPWD out of Gol share (J-04/2010)	60%	Out of 18 schedules, 10 supplied & installed. LC opened for 7 imported schedules. Priority list of certain more items approved by Principal Medical College and the same forwarded to consultant for NIT.
11	Hospital Furniture (Non Medical)	40%	Samples received at site and inspections done. Shades of powder coating cloths, boards, etc approved. Manufacturing in progress and first consignment expected by Oct 2011)
12	Medical Equipment to be procured by CPWD out of J&K State Share (J-03/2010)	0%	Work awarded, but state share not yet received
13	Service Building	100%	Work completed
14	Boring of Tube Well	100%	Work completed
15	Tube Well Pumps	100%	Work completed
16	Sub station equipments	100%	Work completed
17	Generator sets	100%	Work completed
18	Water Treatment Plant	100%	Installation, Testing & Commissioning completed
19	Boundary Wall	100%	State PWD has dismantled part of boundary wall which will be re-constructed after completion of under-pass. Lighting work is withheld due to this.
20	Air Conditioning	100%	Trail run of Plant is going on. Due

			to change in location of Kitchen scrubber and air washer in basement area, it has to be shifted to nearby place. Opening of wall for duct pending by civil wing.
21	Fire Alarm	100%	Testing in progress
22	Boiler Hot Water supply	100%	Testing in progress
23	Fire Fighting	100%	The water pressure hold on in wet riser
24	Solar Water Heater	100%	Testing & commissioning is in progress with boiler work
25	CSSD Equipments	100%	Testing, Commissioning pending for Electrical 3 Phase line
26	Medical Furniture	100%	Testing & Commissioning to be done

#### 11. Field Observations:

The on-going construction work of Super Speciality Hospital Jammu was inspected on 14<sup>th</sup> October 2011 and the major observations noted during the field visit are mentioned below: -

- a. The Super Speciality Hospital is being constructed in Jammu city, close to the Government Medical College Hospital at Bakshi Nagar, on a plot of land measuring about 45 kanals.
- b. The main Hospital Building comprises of three blocks for providing super speciality medical facility in Neurology, Cardiology, Uro-surgery, Cardio-Thoracic and Vascular Surgery, Neuro-surgery, Nephrology and Renal Transplant.
- c. The main building is six-storied with basement, ground and four floors above that are capable of accommodating 220 in-patients in wards/ICU/CCU, administration staff, doctors, para-medicals along with 6 OTs.
- d. Three modular OTs, one each for Cardiology, Neurology and Urology, have been developed by CPWD. The remaining three integrated OTs, again one each for Cardiology, Neurology and Urology, are yet to be developed by the HLL to which the work stands assigned. Operation beds for the OTs are yet to be

procured and are pending because state share is awaited from H&ME Department.

- e. Apart from stairways with steps and slopes the main building comprises of three lifts, two were functional and the testing of the third one was in progress during the time of inspection.
- f. The civil works on the main building were found to be good but some minor cracks were evident on the single storied service block. The granite and tile work in the entire hospital was satisfactory. Aluminium doors, windows and panels have been installed. The glass used in the windows on the outer walls of the building was also of good quality (modi-guard) with insulation capability. Branded electric equipments have been used in the hospital building.
- g. The machinery and equipment procured and installed in the Hospital seemed to be of satisfactory, especially the quality of patent beds looked good.
- h. Certain sanitary fitting works in the toilets were pending. Separate toilets have been constructed for the physically handicapped.
- i. The service block is single storied building comprising of LT/HT Electric Panel rooms, electric transformer room, AC plant room, Medical Gas Plant, Fire Pump House.
- j. The AC Plant was being tested on the day of the visit. The centralized cooling system seemed to be functioning properly.
- k. The testing of Nitrous Oxide and Oxygen Gas network, although laid, is yet to be tested. The CPWD engineers informed that the testing was pending because advance drawal of state share required for procurement of gas was awaited from H&ME Department. An amount of Rs 5.71 crores drawn for purchase of equipment and gas in 2010-11 was parked in the Civil Deposit when it could not be utilized in time. The H&ME Department has to again obtain concurrence from Finance Department for advance drawal utilization of the funds during 2011-12 and provide the same to CPWD for effecting the necessary purchases.
- l. The water storage facilities for the Hospital includes storage capacity of 1 lac litres for fire fighting, 1 lac liters for domestic

use, 1 lac liters of treated water and 0.75 lac litres of soft water. The concrete water tanks constructed on the roof of the Hospital building has a storage capacity of 54,000 litres.

- m. The Hospital has three entry/exit points and the fourth one is being developed by the R&B Department. A boundary wall and three entry gates have been constructed around the hospital. However, a portion of the boundary wall was found to be dismantled by R&B Department. This portion is likely to be re-constructed after the work of the fourth entry passage to the Hospital taken up by the R&B Department is completed.
- n. The STP has been constructed at a distance of about 200 meters from the Hospital but the parking space is yet to be developed. The site for parking which lies between the Hospital building and the STP, is presently being occupied by the labourers engaged for the construction of the Hospital.

12. Problem Areas/ Suggestions:

S. No	Problem Areas	Suggestions
1	Completion of remaining works by CPWD: Certain sanitary fitting works, const. of cabins for administration staff, purchase of machinery & equipment, development of parking area, etc. are still pending although the time for completion of the project is already over.	CPWD needs to ensure that all the remaining works approved under the project are completed without further delay and the infrastructure handed over to the H&ME Department without further delay.
2	OTs not ready: Three integrated OTs are yet to be developed by HLL. Three modular OTs developed by CPWD cannot be made functional unless operation tables are provided by HLL. State Share is required for procurement of the operation tables and HLL needs to expedite the construction of integrated OTs.	H&ME Department may ensure that the necessary state share is provided for purchase of operation tables and CPWD may ensure that HLL completes the work on integrated OTs without further delay.

3	Certain Medical Equipments not yet procured:- Tenders for procurement of medical equipment costing Rs 3.49 crore are reported to have been accepted in June 2011 but the equipment has not been procured as yet.	Health & Medical Education Department may ensure that the procurement is expedited.
4	Electric Connection for STP:- The UEED is looking after construction of STP for the Hospital. Although the STP is ready, the electric connection demanded by UEED from Medical College, Jammu has not been provided as yet.	Principal, Medical College, Jammu may look into the matter and sort out the problem, if any.
5	Maintenance, watch and ward of Hospital:- The construction work of the Hospital is nearing completion and the CPWD intends to handover the infrastructure to the State Government in December 2011. H&ME Department needs to make necessary arrangements for maintenance, watch and ward of the Hospital building and machinery as soon as the same is taken over from CPWD.	It would be prudent if tender documents for outsourcing Security, House keeping, Kitchen, Laundry, Medical Gas Supply and maintenance are prepared and also necessary measures taken by the H&ME Department in advance so that once the infrastructure is taken over from CPWD the same can be kept intact until the Hospital is made functional.

### 13. Conclusion:-

The construction work of the Super Speciality Hospital taken up by CPWD is nearing completion. The H&ME Department needs to made all out efforts to takeover the infrastructure from the CPWD as soon as the infrastructure is ready for use. The Hospital has to be made functional at the earliest so that super speciality facilities can be provided to people living in J&K who have to other-wise go outside the state for undergoing super-speciality medical treatment.

Physical Verification Conducted by:	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied:	1.S.C.Meena Executive Engineer (Civil) 2.R.N.S.Yadav Ex. Engineer (Electrical) 3. Nasiruddin, AE (E) 4. Karan Singh Chauhan, JE (C) 5. Samundar Singh, JE(C) CPWD, Jammu.