



KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)

Registered Office: Vydyuthi Bhavanam, Pattom,

Thiruvananthapuram – 695 004

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ABSTRACT

Essential modernization/ providing modern modular work amenities in Vydyuthi Bhavanam, Thiruvananthapuram- Modifications & Time Extension – Sanctioned - Orders Issued.

CORPORATE OFFICE (SBU-G/C)

BO (FTD)No.80/2023(No. DGC/AEE IVMBTVM/2014)

Thiruvananthapuram, Dated: 20.02.2023

- Read: 1. B.O (FTD) No.909/2021(DGC/AEE M/VB TVM/2014) dated 08.12.2021
2. B.O (FTD) No.214/2022(DGC/AEE M/VB TVM/2014) dated 22.03.2022
3. B.O (FTD) No.539/2022(DGC/AEE M/VB TVM/2014) dated 22.06.2022
4. Minutes of meeting convened by the CMD, KSEB Ltd on 03.12.2022
5. Note Nos. CECCS/Civil Dn/2021-22 dated 17.12.2022 & 07.01.2023 of the Chief Engineer (Civil - Construction) South, Vydyuthi Bhavanam, Thiruvananthapuram.
6. Note No. DGC/AEEM/VBTVM/2014 dated 02.02.2023 of the Director (Generation-Civil) to the Full Time Directors (Agenda Item No. 11/2/23)

ORDER

KSEBL, as per B.O read as 1st above, has accorded sanction to award the consultancy work for providing architectural and engineering works for the modernization/ providing modern work amenities to house ICT/e-filing system in Vydyuthi Bhavanam, Thiruvananthapuram to M/s. Klim Art Pvt. Ltd. Architects, 21, 8th Cross, 24th Main, JP Nagar, 2nd Phase, Bengaluru at their quoted rate of Rs. 18/Sq. feet excluding GST and the agreement was executed on 28.12.2021.

Based on the plan and specifications including cost estimate for the work furnished by the Consultant, Administrative Sanction for the modernization work - 1st phase (4th floor North block and Director's office in 7th floor)" was accorded by KSEBL as per B.O read as 2nd above for an amount of ₹ 4 Crores. Subsequently, KSEBL, as per B.O read as 3rd above, has accorded sanction to award the modernization work - 1st phase of Vydyuthi Bhavanam building, Thiruvananthapuram (limited tender) to the lowest bidder M/s. Uralungal Labour Contract Co-operative Society Ltd. (ULCCS Ltd.) at their reduced quoted amount of ₹4,50,33,812.35 (Rupees Four Crore Fifty Lakh Thirty Three Thousand Eight Hundred and Twelve and Paise Thirty Five only) including GST.

The Chief Engineer (Civil - Construction) South as per note read as 5th above has reported that the consultant M/s. Klim Art has not considered the Green building principles and the drawings are not in line to ensure Fire compliance, contrary to the bid conditions. The layouts submitted by the consultant do not include fire stair and access to fire stair from all the floors. It is also reported that M/s. ULCCS had supplied 15 numbers of 2.4 T air conditioners. The existing air conditioner system at the IT & Computerization Unit at 3rd floor are about 22 years old and in very bad condition and it was reported that the single VRV unit for 24 T already supplied by M/s. ULCCS which can power 10 numbers of 2.4 T air conditioners supplied by the contractor can be used at the IT & Computerization unit at 3rd floor by replacing the existing old

air conditioner system there. The IT & Computerization unit at 3rd floor is having an area of 2,860 sq. feet. with a working strength of 40 persons and they are proposing to increase the working strength to 52 numbers. The Chief Engineer reported that the workstations supplied by the M/s. ULCCS can be partly utilised in place of the damaged furniture there while replacing the old AC system at the IT & Computerization unit. The false ceiling in the IT & Computerization Unit also requires to be replaced since the existing old false ceiling will also get damaged while installing the new cassette Air conditioners. The Chief Engineer suggested that the balance materials/ furniture supplied by M/s. ULCCS after completing the above works can be taken over by KSEBL for utilization in the balance modernization works as per the revised plan for various floors.

The Chief Engineer (Civil -Construction) South has reported that the UPS and battery systems supplied by M/s. ULCCS can be used at 7th floor north block, since the computers in the office of the Chairman and Managing Director and the Directors of KSEBL does not have any UPS Back up.

As the shifting of records from the record room has not been materialized, it was reported that the only work front available for the contractor is the old Civil Division area at the 4th floor and the Chief Engineer has revised the 4th floor drawing by providing the existing Civil Division office in the vacant space available. The Electrical Maintenance Section and Housekeeping Section located at 3rd floor and a toilet for the Hydel Tourism Director are also included as per drawing no. CDN-01-2023 dated 04.01.2023.

It was reported that the period of completion of 1st Phase modernization works was expired on 23.10.2022 and M/s ULCCS have completed 45% of the work. The execution of works was delayed due to various reasons such as longer lead time for procurement of materials, modifications and clarifications made by the Architect, objection from Hydel Tourism wing for shifting their office etc. However, the modernization works for the Director's office and their staff at 7th floor have been completed on 15.12.2022.

The Chief Engineer (Civil - Construction) South has requested sanction to proceed with the work as per drawing No. CDN-01-2023 dated 04.01.2023 - Fourth floor renovation and modernisation, attached as Annexure-1 for the modernisation of 4th floor to accommodate Civil Division, Electrical Maintenance Section and Housekeeping, to replace the existing air conditioner system at IT & Computerization unit at 3rd floor with new air conditioner supplied by the contractor, for extending time of completion up to 30.05.2023 for completing the said work without any financial commitment on either side and for taking over the balance materials supplied by the contractors by the Board for future modernization works. It was also requested for interim payments for the balance materials supplied by M/s. ULCCS like A/C, furniture, false ceiling etc., which are not yet installed, after taking into the custody of Civil Division as stock in order to avoid breach of contract with M/s. Uralungal Labour Contract Co-operative Society Ltd. (ULCCS Ltd.), since the work has been put on hold as per the directions of KSEBL.

The Chief Engineer (Civil - Construction) South further requested to foreclose the contract with M/s. Klim Art Pvt. Ltd. based on the non compliance with GRIHA and Fire Rules under Article X- Breach of Contract.

Accordingly, the matter was placed before the Full Time Directors in the meeting held on 06.02.2023 as per note read as 6th above. Having considered the matter in detail and recommendation of the Chief Engineer (Civil - Construction) South, the Full Time Directors in the meeting held on 06.02.2023, resolved to accord sanction for the following:

1. To proceed with the work as per drawing No.CDN-01-2023 dated 04.01.2023 (Fourth floor renovation and modernisation) for the modernisation of 4th floor to accommodate Civil Division, Electrical Maintenance Section and Housekeeping.
2. To change the location of balance modernization works (I Phase) from 4th floor record room and Hydel Tourism area to 3rd floor IT Computerisation unit and to replace the existing AC system at IT Computerisation Unit, 3rd floor with new Air conditioner supplied by the contractor for the modernisation works of 4th floor and to utilise the false ceiling and furniture already supplied, to the extent required in the IT Computerisation Unit, 3rd floor.
3. For making interim payment based on the quoted rate for the material component part for supply only of the respective items to M/s. ULCCS for the balance materials supplied like AVC, furniture, false ceiling etc. which are not yet installed, after taking into the custody of Civil Division, Vidyuthi Bhavanam, Thiruvananthapuram as stock, in order to avoid breach of contract with M/s. Uralungal Labour Contract Co-operative Society Ltd. (ULCCS Ltd.), since the work has been put on hold as per the directions of KSEBL.
4. To use the UPS and battery systems supplied by M/s. ULCCS at 7th floor north block, since the office of the Chairman & Managing Director & Directors does not have any UPS Back up.
5. To grant time extension to the contractor M/s. ULCC Ltd. up to 30.05.2023 for completing the above-mentioned work in 4th floor to accommodate Civil Division and 3rd floor in IT Computerisation unit, without any additional financial commitment on either side.
6. To foreclose contract with M/s. Klim Art Pvt. Ltd. on grounds of non-compliance to Fire and GRIHA and preparation of detailed Plan, Specifications & detailing for the balance area and to be entrusted with the Consultancy Wing, KSEBL through their existing empaneled architectural consultant as per the existing terms & conditions for performing the tasks including HVAC & Fire compliance and additionally for GRIHA compliance, as done for KIIFB projects at rates specified there in, considering the exigency of the work.
7. To entrust Civil Division to execute the balance works based on the fresh designs to be approved by Full time Directors, through close bidding among non-PMC accredited agencies as per relevant Government orders, as done previously.

Further resolved that the Director (Generation - Civil) shall put up plan for executing similar works in section offices / Inspection Bungalows/Front offices and other floors of Vidyuthi Bhavanam.

Orders are issued accordingly.

**By Order of the
Full Time Directors**

s/d

**LEKHA G
Company Secretary**

To:

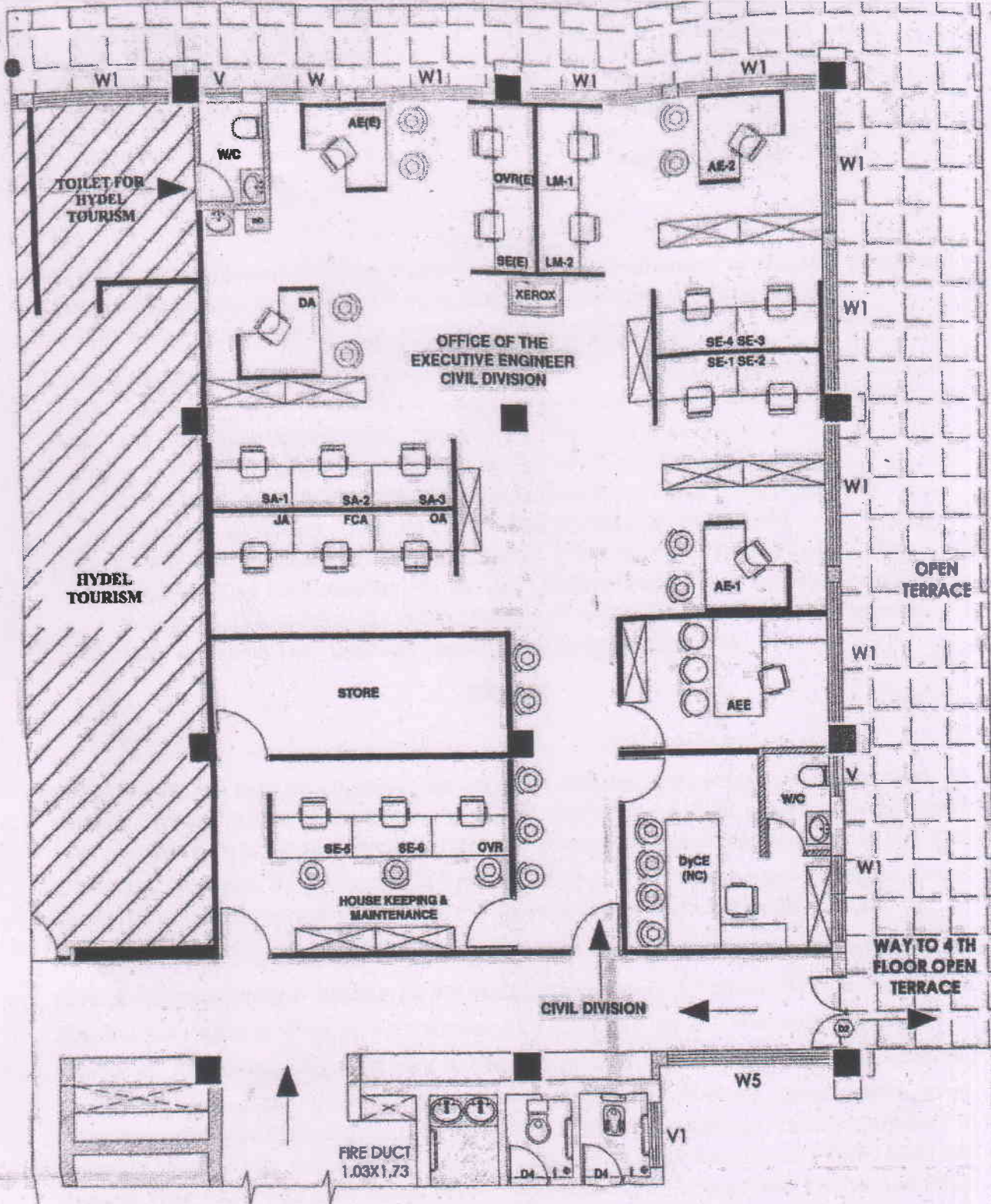
The Chief Engineer (Civil -Construction) South, Vidyuthi Bhavanam, Thiruvananthapuram.

Copy to: The Chief Internal Auditor/ Financial Adviser/ Chief Engineer (IT)
The RCAO/ RAO
The TA to Chairman&MD /Director (GC)/ Director (D, SCM & IT) /Director (T,SO, Plg & Safety) /Director(REES,NILAVU,SOURA,S&W)/Director (GE &HRM)
The PA to Director (Finance) / Company Secretary
The Executive Engineer (Civil Division) Thiruvananthapuram
The Legal Liaison Officer, KSE Board Ltd, Kochi
Stock File


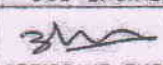



Forwarded / By Order



Assistant Executive Engineer



-  Half Height Partition 1.2 m ht
-  Cement Fibre Board Partition 3.30m ht
-  3/4th Height Partition 2.10 m ht
-  Solid Full Height Partition without Glass

KSEB		KERALA STATE ELECTRICITY BOARD LTD	
DATE : 04-01-2023		FOURTH FLOOR	
 SUB ENGINEER		RENOVATION AND MODERNIZATION	
 ASSISTANT ENGINEER		SCALE - NTS	DRG NO: CDN - 01- 2023
 ASSISTANT EXE. ENGINEER		RECOMMENDED	APPROVED
 EXECUTIVE ENGINEER		 CHIEF ENGINEER-CIVIL CONSTRUCTION SOUTH	