

Monitoring Report of Projects

Visited by Secretary P&DD on 23-05-2015

ESTABLISHMENT OF FRUITS, VEGETABLE & MEAT MARKET AT ARJA, DISTRICT BAGH AJ&K.

Back ground:

The project envisaged the Establishment of a fruit, vegetable and meat market with the financial assistance of Ministry of Food, Agriculture (MINFA) GoP under Agri business Development and Diversification Project with following objectives:

- i. To establish a market facility to promote Agri business in general and marketing of fruits, meat and vegetables in particulars.
- ii. To facilitate the farmers of the catchment area for having an easy excess to market for selling their fruits at reasonable price.
- iii. To create environment conducive for Agri business and poverty reduction through employment generation and increasing business opportunities.

Project Profile :

- Original Cost: Rs.91.935 Million (18-10-2007)
- Revised Cost: Rs.125.265 Million (04-05-2010)
- Re-Revised Cost: Rs.182.161 Million (03-01-2011)
(GoP share Rs.21.07 million)
(GoAJK share Rs.186.161 million)
- Date of completion 30-06-2012
- Allocation 2014-15 Rs. 21.00 Million
- Upto date expenditure Rs. 81.173 Million
- Financial Progress 44%
- Physical Progress 45%
- Main component of the Project:-

Items	Quantity	Cost (Rs. in millions)
Purchase of Land	38 Kanal	13.231
Civil Work (fiberglass sheds, Commission agent shops, General shops, Auction sheds, Bank, Restaurant, Hall, mosque, Security offices, Toilets)	72994 Sft	112.796
External Development (Roads, water supply, boundary walls and retaining wall)	4 jobs	38.250
Pay of staff	160 Man Months	4.670
Communication and trainings	L/S	1.280
Transportation	L/S	1.60
Operational Cost	L/S	7.550

Field Visit :

The Secretary P&DD along with his Chief PP&H and concerned PWD staff visited the subject scheme on 23-05-2015. The component wise status of the project as observed during the visit is as following:

S.#	Particulars	Unit	Quantity	Remarks/current status
1	Construction of commission Agent Shops	Sft	20075	1. Structural work upto ground floor complete 2. Formwork for ground floor slab in progress
2	General Shops	Sft	7445	1. Structural work upto ground floor complete 2. Construction of First floor columns in progress
3	Auction Area	Sft	14360	1. Structural work upto slab complete 2. Formwork for top slab in progress
4	Open Shop Sheds	Sft	2485	Masonry work complete
5	Parking Sheds	Sft	1854	Not started yet
6	Bank, Restaurant & Hall	Sft	18126	Not included in second work order
7	Mosque	Sft	3860	Ground floor complete and functional OHWT on roof to be constructed
8	Security offices	Sft	3490	Not included in second work order
9	Toilets	Sft	1288	Not started yet
i.	External Development			Not started yet
ii.	Pavement Area	Rft	8006	Not started yet
iii.	Road 35 feet wide	Rft	1774	Not started yet
iv.	Road 30 feet wide	Rft		Not started yet
v.	Boundary Wall	Rft	3142	Done
vi.	Drain	Rft	3350	Not started yet
vii.	RCC retaining wall	Rft	501	Not started yet
viii.	Other dev activities water supply OHWT, external electrification			Not started yet

Findings:

During the visit following observation were made:

- i. The original scheme was approved by AKCDC in its meeting held on 18-10-2007 at a cost of Rs. 91.935 million including GoP share of Rs.21.07 Million. Later on project was revised on 4-05-2010 by AKCDC at the cost of Rs. 125.262 million due to increase in cost of civil works.
- ii. In 2011 project was re-revised at the cost of Rs.182.161 million on the basis of detailed design/BOQs and work order cost.

First Contract

- i. Work order amounting Rs.151.037 million was issued to M/S Brother's construction company on 03-12-2008.
- ii. Mobilization advance @10% amounting Rs.15.10 million was paid to contractor. Up to 2014 seven bills were paid to contractor but only 5.64 million was recovered against the mobilization advance.
- iii. Rs. 27.49 million were paid to contractor against the work done of Rs. 21.215 million. Later on remaining amount was recovered from contractor.
- iv. Due to very slow progress and increase in rates contractor M/S Brother's construction company's contract was terminated in 2014 without imposing any penalty and recovering the balance mobilization advance of Rs.9.46 million.

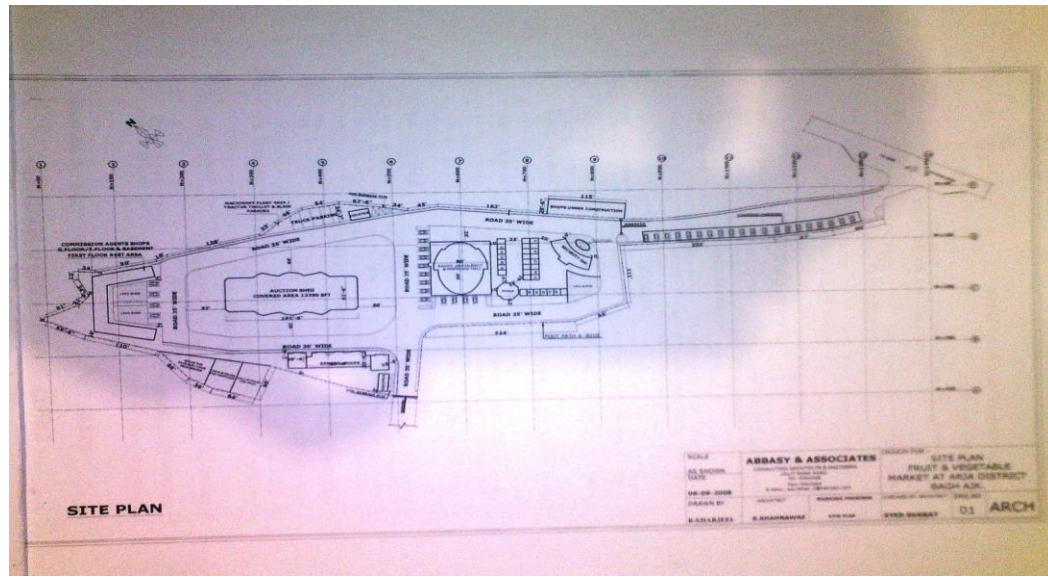
Second Contact:

- i. Work order amounting Rs.132.98 million was issued to 2nd contractor M/S Mian Engineering Rahim Yar Khan on 15-02-2014 with the completion period of one year which has already been expired.
- ii. Scope for construction of Bank, restaurant and security offices amounting Rs.33.843 Million has not been included in second work order. Meaning there by that scope of the re-revised scheme will not be completed despite exhaustion of the provision of Rs.151 million kept for civil works.
- iii. Currently work is in progress but with slow pace.

Quality of Work:

- i. Individual stairs provided to commission agent shops which clearly reveals the poor design resulting in huge cost of the project.
- ii. Poor quality of brick masonry observed in the commission agent and other shops building observed.
- iii. Massive honey combing observed in columns and beams of most of buildings clearly indicating the poor quality of workmanship and form work.
- iv. Wooden props along with wooden battons were used in form work for the construction of auction shed.
- v. Rusting of steel observed in under construction works.
- vi. Settlement in floors of open shed was observed.
- vii. Private Market facing toward the Fruits, Vegetable & Meat Market constructed.

Pictographic



Master plan of the Project



Different facilities under Construction



Sec. P&DD being briefed about the project



Private shops facing toward the vegetable market



Rusted steel stored in Under construction Fiber glass sheds



Settlement observed in floors of fiber glass shed shops



Under construction Mosque



massive Honey combing observed in roof of under construction Auction area shed



Poor quality of concrete finish along with massive honey combing observed in structural work of mosque



Wooden formwork used



Commission Agents Shops



Cutting of RCC Wall being done



Poor quality of brick masonry



honey combing and steel exposed due to less cover



Under construction shop building



Non-uniform spacing in steel reinforcement observed



Steel reinforcement exposed due to less concrete cover



Non-uniform spacing in steel reinforcement and poor concrete finish

Recommendations:

- i. PP&H Deptt. may be directed to initiate disciplinary proceedings against the officials responsible for awarding the work at a cost of Rs. 151.00 Million to the first contractor against the provision of Rs.70 million in the original PC-1.
- ii. Disciplinary action is recommended against the officer/official for non-recovery of Mobilization advance resulting in loss of Rs.9.46 Million to Govt. exchequer.
- iii. The first contract was cancelled due to slow pace of work by the contractor but no penalty was imposed. The matter may be looked into for the want of fixing responsibility in this regard.
- iv. The officials responsible for execution of work of inferior quality of work should be held accountable.
- v. The scope of the project may be revisited to ensure its completion within the approved cost.
- vi. Flow of funds along with the pace of work may be increased to facilitate the early completion of the project which will otherwise take several years for completion resulting in further cost over run.

Chief PP&H (Dev.)

Monitoring Report of Projects Visited by Secretary P&DD on 23-05-2015

Acquisition of Land & Construction of sports Stadium Rawalakot

The project was conceived to promote sports activities and develop infrastructure for sports at Rawalakot.

Project Profile:

- Original Cost: Rs.15.000 Million (08-02-1990)
- Revised Cost: Rs.146.341Million (24-12-2004)
- Re-Revised Cost: Rs.382.710 Million (03-01-2011)
- Completion date 30-06-2014
- Allocation 2014-15 Rs. 71.014 Million
- Upto date expenditure Rs. 311.065 Million
- Financial Progress 81 %
- Physical Progress 88 %
- Main component of the Project

Items	Quantity	Cost (Rs. In Million)
Compensation of land, Houses and trees	135 Kanal	56.461
Civil work(football stadium. hockey stadium volleyball, basketball , tennis stadium)	79500 Sft	259.969
Cost of sports equipment and tools	Job	0.800
Office equipment and furniture	job	0.820
Other charges		5.909
Pay and allowances	L/S	8.848
Consultancy charges	Job	2.460
Vehicles	01 No	2.460

Field Visit:

The Secretary P&DD along with Chief PP&H, Chief Sport P&DD and concerned PWD staff visited the subject scheme on 23-05-2015.

Findings:

During the visit the progress of the project was analyzed against already laid down item wise time lines for the completion of the project by 30-06-2015. Most of the activities have been completed however following observations were made.

Football Stadium:

- i. The work of the bathrooms in pavilion was slow due to non provision of out lets for sewerage during the construction of foundation resulting in extensive cutting of the concrete structural members.
- ii. At few places in bathrooms of pavilion deterioration of plaster was observed.
- iii. Railing was not fixed in the hall at the main entrance.
- iv. Location and width of entrance doors in the offices was not appropriate.
- v. Shed sheets on the pavilion needed to be installed.
- vi. Mosaic flooring/grinding, carpentry work, fixing of bathroom tiles and sanitary fitting was not complete.
- vii. Sports Department had no plan for utilizing the shops through public private partnership for generating revenue.
- viii. The plantation of grass and required leveling in the ground was not complete.

Hockey Stadium:

- i. The work of drain, plinth protection and footpath is incomplete.
- ii. The matter of shifting of Electricity pole and line is still pending with Electricity deptt. despite transfer of required funds resultantly required earth cutting for approach road and parking facilities with stadium could not be completed..
- iii. Estimate for procurement and installation of transformer for hockey stadium is pending in electricity Department since last four years.
- iv. Installation of Sanitary fitting in bathrooms is not complete.
- v. Internal paint like SPD & Emulsion is not fully finalized.
- vi. Work of VIP Pavilion could not be started due to land dispute.

Pictographic



View of the Football ground



Shed sheets required to be installed on steel trusses



Arches of the football stadium



Bathrooms under construction



Fence of stadium being checked



Detoroited Plaster



Steps of football stadium



Inappropriate size and location of door in office



Synthetic trough being Laid



Footpath and drain incomplete



Disputed land of VIP Hockey Pavillion



Electric Pole required to be shifted to facilitate the construction of Parking and approach road

Recommendations:

- i. The remaining work of Football stadium may be completed by 30th June 2015 for that matter XEN concerned to submit item wise cash/ work plan.
- ii. The awarded land for the football stadium be properly fenced to safeguard the land.
- iii. Sports department to prepare a comprehensive revenue generation plan through public private partnership for optimum utilization of the shops.
- iv. The Electricity department may be directed to resolve the issue of shifting of Pole and Line along with estimation for procurement/installation of Transformer.
- v. The issue of location and width of entrance doors in the offices may be looked into in consultation with the designer for possible rectification.
- vi. The defective portion of plaster may be got rectified.
- vii. The issue of land for VIP Pavillion with Hockey stadium be resolved immediately so that construction work could be completed by 30-06-2015.

Chief PP&H (Dev.)