

PROJECT COMPLETION REPORT

IMED 04/2003 (Revised)



BANGLADESH WATER DEVELOPMENT BOARD

**Name of the Project: Pani Bhaban Nirman (1st Phase)
(2nd Revised).**

Name of Division: Dhaka O & M Division-2, BWDB, Dhaka.

Name of Circle: Dhaka O & M Circle, BWDB, Dhaka.

Name of Zone: Central Zone, BWDB, Dhaka.

Government of the People's Republic of Bangladesh
Ministry of Planning
Implementation Monitoring and Evaluation Division

PROJECT COMPLETION REPORT : IMED 04/2003 (Revised)

A. PROJECT DESCRIPTION :

01. Name of the Project : Pani Bhaban Nirman (1st Phase) (2nd Revised).
02. Administrative Ministry/Division : Ministry of Water Resources.
03. Executing Agency : Bangladesh Water Development Board.
04. Location of the Project : 72, Green Road, Thana: Tejgaon, Dist: Dhaka.

05. Objective of the Project :

- (a) "Pani Bhaban Nirman (1st Phase) (2nd Revised)" aims the efficiency development of Planning, Design, Monitoring, Finance & Implementation related water resources personnel of BWDB, WARPO, RRI (Liaison office), JRC & DBHWD.
- (b) Develop facility for accommodation of office space for 4 (Four) organizations under the MoWR.
- (c) Provide congenial atmosphere and environment to the staff members of the organizations to maximize their output.
- (d) Save direct cost in cash presently incurred to hire accommodation facility for offices of the organization at scattered places in Dhaka.
- (e) This project also increases inter-departmental co-ordination & communication. This project includes the construction of Auditorium Building which would facilitate to organize seminar & symposium, conference and recreation facilities.
- (f) Ensure proper utilization and protection of a land area of 9.46 acres under the MoWR at a very prime location of the Capital City 72, Green Road, Dhaka.

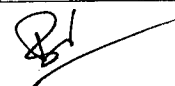
06. Estimated Cost :

(In lakh Taka)

	Original	1 st Revised	Latest Revised (2 nd Revised)
(a) Total	5637.00	21094.13	26082.00
(b) Taka	5637.00	21094.13	26082.00
(c) Foreign Currency	-	-	-
(d) Project Aid	-	-	-
(e) RPA	-	-	-

07. Date of Approval :

		PCP	PP
(a) Original	:	-	02/09/2013
(b) 1 st Revised	:	-	10/05/2016
(c) Latest Revised (2 nd Revised)	:	-	06/08/2018



B. IMPLEMENTATION POSITION

01. Implementation Period :

Implementation Period as per PP		Actual Implementation period	Time Over-run (% of original implementation period)	Remarks
Original	Latest Revised			
1	2	3	4	5
July, 2013 to June, 2016	July, 2013 to June, 2019	July, 2013 to June, 2019	100%	Original DPP was approved for construction of Pani Bhaban Building upto 2 nd floor including basement & semi basement. After completion of 2 nd floor construction, 1 st revised DPP was approved for construction from 3 rd floor to 11 th floor including Central air Conditioning, Furniture, Lift and Solar panel. 2 nd revised DPP was approved for construction of service building, addition of 600 ton central air conditioning, addition of furniture, roof top Canopy, low e glass, tempered glass, water body, internal road, landscaping, fire detection, fire fighting etc. As volume of works increased during 1 st & 2 nd revised DPP project duration also increased subsequently.

02. Cost of the Project :

(In lakh Taka)

Description	Estimated Cost		Actual expenditure	Cost over-run (% of original cost)	Remarks
	Original	Latest revised			
1	2	3	4	5	6
TOTAL	5637.00	26082.00	26033.29	361.83%	Original DPP was approved for construction of Pani Bhaban Building upto 2 nd floor including basement & semi basement. After completion of 2 nd floor construction, 1 st revised DPP was approved for construction from 3 rd floor to 11 th floor including Central air Conditioning, Furniture, Lift and Solar panel. 2 nd revised DPP was approved for construction of service building, addition of 600 ton central air conditioning, addition of furniture, roof top Canopy, low e glass, tempered glass, water body, internal road, landscaping, fire detection, fire fighting etc. As volume of works increased during 1 st & 2 nd revised DPP project duration also increased subsequently.
TAKA	5637.00	26082.00	26033.29	361.83%	
PA	-	-	-	-	-

03. Project Personnel :

Sanctioned strength as per PP	Manpower employed during execution	Status of the existing manpower			Manpower Employed	
		Manpower requirement for O&M as per pp	Existing manpower for O & M	Others		
1	2	3	4	5	Male	Female
Officer (s)	Existing manpower of the implementing agency were deployed during execution of the project.					
Staff (s)						
Total :						

04. Training of Project Personnel (Foreign/Local) : No provision of training in the project.

Field of Training /Study tour/workshop/S eminer etc.	Provision as per PP		Actual		Remarks
	Number of person	Man - months	Number of person	Man - months	
1	2	3	4	5	6
a. Foreign	Not Applicable.				
b. Local					

05. Component-wise Progress (As per latest approved PP) :

(In lakh Taka)

Items of work (as per PP)	Unit	Target (as per PP)		Actual Progress		Reasons for deviation (±)
		Financial	Physical (Quantity)	Financial	Physical (Quantity)	
1	2	3	4	5	6	7
(A) Revenue Head						
Establishment of Electrical Connection in the Building	Item	200.00	L.S	199.99	L.S	
Gas & Fuel	Item	3.00	L.S	3.00	L.S	
Petrol & Lubricant	Item	4.00	L.S	4.00	L.S	
Stationary/Printing/Publications	Item	10.00	L.S	9.94	L.S	
Architectural Consultancy	Item	127.00	L.S	126.79	L.S	
Electrical Consultancy	Item	40.00	L.S	39.80	L.S	
Sanitary & Plumbing consultancy	Item	40.00	L.S	39.80	L.S	
Honorarium /Fee (for PSC, PIC & other meetings)	Item	3.00	L.S	2.62	L.S	
Other revenue expenditure	Item	5.00	L.S	4.96	L.S	
Repair & maintenance of existing motor vehicles (2 jeeps & 3 pickups).	Item	10.00	L.S	9.91	L.S	
Sub-total (A)		442.00		440.81		

Items of work (as per PP)	Unit	Target (as per PP)		Actual Progress		Reasons for deviation (±)
		Financial	Physical (Quantity)	Financial	Physical (Quantity)	
1	2	3	4	5	6	7
(B) Capital Head						
Procurement of Motor Vehicles Double Cabin. Pickup with Carry Boy not more than 2500 ccs (From Progoti Industries Ltd.)	Nos	50.00	1 Nos	48.67	1 Nos	-
Purchase of furniture	Item	1000.00	1 item	999.98	1 item	-
Civil Works (Foundation, superstructure including internal electrification, Sanitary & water supply; supply, installation, testing & commissioning of Electric Sub-station, Quality assurance, material sample collection and testing (up to 11th Floor)	Sqm	20715.00	47211.00	20706.19	47211.00	-
Supply, installation, testing and commissioning of Central Air Condition	Item	3800.00	1 item	3787.55	1 item	-
Supply, installation, testing and commissioning of 40 Kwp Grid-tie Solar power system	Item	75.00	1 item	50.09	1 item	-
Capital Sub Total (B)		25640.00	-	25592.48	-	
Physical Contingency Sub Total (C)		0.00	-	0.00	-	
Price Contingency Sub Total (D)		0.00	-	0.00	-	
Grand Total (A+B+C+D)		26082.00	100.00%	26033.29	100.00%	

06. Information regarding Project Director (s) :

Name & Designation with pay Scale.	Full time	Part time	Responsible For more than one project	Date of		Remarks
				Joining	Transfer	
1	2	3	4	5	6	7
Md. Abdul Latif Mia Superintending Engineer 50,000-71,200 (4 th Grade)	Full time	-	-	02/12/2013	03/09/2014	-
Mohammad Ali Superintending Engineer 50,000-71,200 (4 th Grade)	Full time	-	-	03/09/2014	31/12/2015	-
Md. Abdul Matin Sarkar Superintending Engineer 50,000-71,200 (4 th Grade)	Full time	-	Yes	31/12/2015	Till date	-

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07. Procurement of Transport (in Nos.) :

Type of transport	Number as per P.P.	Procured with date	Transferred to Transport Pool with date	Transferred to O & M with date	Condemned/ damaged with date	Remarks
1	2	3	4	5	6	7
Pick-up	1 No.	12/06/2019	-	01/07/2019	-	Vehicle registration no. Dhaka Metro Tha-13-6282

08. Procurement of Goods, Works and Consultancy Services:**08.1 Goods & Works of the Project costing above Tk. 200.00 lakh. and Consultancy above Tk. 100.00 lakh:**

Description of procurement (goods/works /consultancy) as per bid document	Tender/Bid/Proposal Cost (in lakh Taka)		Tender/Bid/Proposal		Date of completion of works/services and supply of goods	
	As per PP	Contracted value	Invitation date	Contract signing	As per contract	Actual
1	2	3	4	5	6	7
1) Construction of Pani Bhaban (Foundation, superstructure including internal electrification, sanitary & water supply, supply, installation, testing & commissioning of electric sub-station, gas connection, gate, approach road, site improvement & quality assurance, materials sample collection & testing) including foundation for 12 storied building in addition to 2 underground basement & superstructure complete upto 2 nd floor in connection with "Pani Bhaban Nirman (1 st Phase) Project" under Dhaka O&M Division-II, BWDB, Dhaka during the year 2013-14, 2014-15 & 2015-16.	6703.00	6703.00	30/12/13	24/07/14	30/06/18	30/06/18
2) Construction of Pani Bhaban from 3 rd Floor to 11 th Floor with other related works in connection with "Pani Bhaban Nirman (2 nd Phase) (1 st Revised)" under Dhaka O&M Division-2, BWDB, Dhaka during the year 2015-2016, 2016-2017 & 2017-2018.	14012.00	14012.00	19/05/16	05/09/16	30/06/19	30/06/19
3) Manufacturing & Supply of Furniture For Pani Bhaban in c/w Pani Bhaban Nirman Project during the financial year 2017-18 & 2018-19.	1000.00	999.98	01/07/18	23/10/18	25/06/19	25/06/19

Description of procurement (goods/works /consultancy) as per bid document	Tender/Bid/Proposal Cost (in lakh Taka)		Tender/Bid/Proposal		Date of completion of works/services and supply of goods	
	As per PP	Contracted value	Invitation date	Contract signing	As per contract	Actual
1	2	3	4	5	6	7
4) Supply Installation Testing and Commissioning of 1800 TR Central Air Conditioning unit in c/w Pani Bhaban Nirman 1 st Phase 1 st Revised project under Dhaka O&M Division-2 BWDB Dhaka during the financial year 2016-17 & 2017-18.	3800.00	3799.48	01/03/17	11/05/17	25/06/19	25/06/19
5) Supply, installation, testing and commissioning of 40 KWP Grid-tie Solar power system For Pani Bhaban in c/w Pani Bhaban Nirman Project during 2017-18 & 2018-19.	75.00	50.19	26/11/18	24/01/19	30/04/19	30/04/19
6) Consultancy services for Detail Architectural working design, Interior design & drawing of Pani Bhaban.	127.00	126.975	19/02/17	16/05/17	15/06/19	15/06/19
7) Details Electrical design and drawing, Electro-mechanical design and drawing (for central A/C)	40.00	39.80	26/02/17	16/05/17	16/06/19	16/06/19
8) Details plumbing and sanitary design and drawing, Firefighting design and drawing.	40.00	39.80	27/02/17	16/05/17	16/06/19	16/06/19

8.2 Use of Project Consultant (s) (Foreign/Local):

(a) Foreign :

Name of the Field	Approved man month		Actual man month utilized	Remarks
	As per PP	As per contract		
Not Applicable				

(b) Local :

Name of the Field	Approved man month		Actual man month utilized	Remarks
	As per PP	As per contract		
a) Architectural working design & drawing & Interior design & drawing	25 Months	25 Months	25 Months	
b) Details Electrical design and drawing, Electro-mechanical design and drawing	25 Months	25 Months	25 Months	
c) Details plumbing and sanitary design and drawing, Firefighting design and drawing.	25 Months	25 Months	25 Months	

8.3 Construction/Erection/Installation Tools & Equipment :

Description of items	Quantity (as per PP)	Quantity procured with date	Transferred to O & M with date	Disposed off as per rule with date	Balance	Remarks
2400 TR Central Air Conditioning unit	1 No	25/06/2019	01/07/2019	-	-	-
Lift	8 No	30/06/2019	01/07/2019	-	-	-
40 Kwp Grid-tie Solar power system	1 No	30/04/2019	01/07/2019	-	-	-
Furniture	1 Item	25/06/2019	01/07/2019	-	-	-
1.Superior Quality Table with side table	9 Pcs					
2.Super Quality Table along with side table	50 Pcs					
3.Medium Quality Table along with side table	150 Pcs					
4. Executive table with 16" depth side cabinet	320 Pcs					
5.Superior Quality Chair	9 Pcs					
6.Superior Quality Chair	50 Pcs					
7. Super Quality Chair	150 Pcs					
8.Medium Quality Chair	320 Pcs					
9. Normal quality Guest Chair	400 Pcs					
10. Super quality conference chair	150 Pcs					
11.Medium Quality room inside single seater sofa (Office Waiting, Lobby Waiting, Reception)	10 Pcs					
12. Medium Quality ROOM INSIDE DOUBLE SEATER SOFA (Office Waiting, Lobby Waiting, Reception)	10 Pcs					
13.Superior quality single seated sofa	9 Pcs					
14.Superior quality double seated sofa	13 Pcs					
15.Super quality conference table (54'-0" X 8'-0")	2 Pcs					
16. Work Station	17000 sft					
17. Full Height Partition Wall made of 12 mm thick golden teak veneered board in walling	35000 sft					
18. Low Height Partition wall made by 4' height double fabric partition with 3 mm glass.	13000 sft					
19. Revolving Chair for Work station	500 Pcs					
20.Side Extension	150 Pcs					
21. Lacquer finishing for Wall partition	21792.96 sft					
22. Full Height Cabinet	2856.42 sft					
23. Low Height cabinet/Hanging Cabinet	4335.00 sft					

C. FINANCIAL AND PHYSICAL PROGRAMME :

01. (a) Original and revised schedule as per PP :

(In lakh Taka)

Financial Year	Financial provision & physical target as per original PP				Financial provision & physical target as per latest revised PP			
	Total	Taka	P.A.	Physical %	Total	Taka	P.A.	Physical %
	2	3	4	5	6	7	8	9
2013-14	400.00	400.00	-	7.10%	-	-	-	-
2014-15	2597.10	2597.10	-	46.07%	2000.00	2000.00	-	7.67%
2015-16	2639.90	2639.90	-	46.83%	2991.00	2991.00	-	11.47%
2016-17	-	-	-	-	5949.55	5949.55	-	22.81%
2017-18	-	-	-	-	7500.00	7500.00	-	28.75%
2018-19	-	-	-	-	7641.45	7641.45	-	29.30%
Total	5637.00	5637.00	-	100.00%	26082.00	26082.00	-	100.00%

01. (b) Revised ADP allocation and progress :

(In lakh Taka)

Financial Year	Revised Allocation & target				Taka release	Expenditure & physical progress			
	Total	Taka	P.A.	Physical %		Total	Taka	P.A.	Physical %
1	2	3	4	5	6	7	8	9	10
2013-14	-	-	-	-	-	-	-	-	-
2014-15	2000.00	2000.00	-	7.67%	2000.00	1999.97	1999.97	-	7.67%
2015-16	2991.00	2991.00	-	11.47%	2991.00	2990.98	2990.98	-	11.47%
2016-17	6000.00	6000.00	-	22.81%	6000.00	5949.36	5949.36	-	22.81%
2017-18	7500.00	7500.00	-	28.75%	7500.00	7476.00	7476.00	-	28.75%
2018-19	7641.00	7641.00	-	29.30%	7641.00	7616.98	7616.98	-	29.30%
Total	26132.00	26132.00	-	100.00%	26132.00	26033.29	26033.29	-	100.00%

D. ACHIEVEMENT OF OBJECTIVES OF THE PROJECT :

Objectives as per PP	Actual achievement	Reasons for shortfall, if any
a) 'Pani Bhaban Nirman (1st Phase) (2nd Revised)' aims the efficiency development of Planning, Design, Monitoring, Finance & Implementation related water resources personnel of BWDB, WARPO, RRI (Liaison office), JRC & Haor and Wetland Board.	a) Efficiency development of Planning, Design, Monitoring, Finance & Implementation related water resources personnel of BWDB, WARPO, RRI (Liaison office), JRC & DBHWD has been enhanced by 'Pani Bhaban Nirman (1st Phase) (2nd Revised)' project.	-
b) Save direct cost in cash presently incurred to hire accommodation facility for offices of the organization at scattered places in Dhaka.	b) Direct cost in cash presently incurred to hire accommodation facility for offices of the organization at scattered places in Dhaka will be saved by this project as there will be no need to hire office spaces.	-
c) This project also increases inter-departmental co-ordination & communication. This project includes the construction of Auditorium Building which would facilitate to organize seminar & symposium, conference and recreation facilities.	c) Inter-departmental co-ordination & communication will also be increased by this project. Organization of seminar & symposium, conference and recreation will be facilitated by this project as most of the departments' offices are situated in the same building.	-

E. BENEFIT ANALYSIS

01. Annual Out-put: N/A

Items of out-put	Unit	Estimated quantity expected at full capacity	actual quantity of out-put during the 1st year of operation at full capacity (or during, real production for newly completed project),
N/A			

02. Cost / Benefit: Since the project is service oriented, therefore NPV, BCR & IRR are not applicable.

Item	Estimated	Actual
(1) Benefit cost ratio of the project (i) Financial (ii) Economic	N/A	N/A
(2) Internal Rate of Return (i) Financial (ii) Economic		

03. Please give reasons for shortfall, if any, between the estimated and actual benefit: N/A.

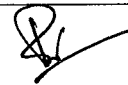
F. MONITORING AND AUDITING

1.0 Monitoring:

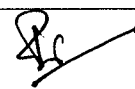
Name & designation of the inspecting official	Date of Inspection	Identified Problems	Recommendations
1	2	3	4
Ministry / Agency:			
Ministry of Water Resources			
Mr. Kabir Bin Anwar Secratary, MoWR	17/03/2019	No Problems found.	
Mr. Mahmudul Islam Additional Secratary, MoWR	05/03/2019	Work must be completed within 30 June, 2019	The project has been completed within June, 2019.
		Foot over bridge in front of Building should be removed.	Removal process of Foot over bridge is being initiated by Dhaka South City Corporation.
		Steps should be taken for necessary allocation of Budget for 2018-19 financial year to complete the project.	Necessary Budget has been allocated for 2018-19 financial year to complete the project.
Bangladesh Water Development Board Md. Mahfuzur Rahman Director General, BWDB	26/05/2019	Project work must be completed within 30 June, 2019	The project has been completed within 30 June, 2019.
	05/03/2019	Supplying, testing and commissioning work of lift, Central A/C work must be completed within time.	Supplying, testing and commissioning work of lift, Central A/C work has been completed.



Name & designation of the inspecting official	Date of Inspection	Identified Problems	Recommendations
1	2	3	4
		Solar Panel work must be completed within stipulated time.	Solar Panel work has been completed within stipulated time.
IMED Md. Afzal Hossain Director/Deputy Secretary IMED	18/11/2015	DPP Should revised to Construct building upto 11th floor at a time	DPP revised to Construct building upto 11th floor at a time.
		Architect Should Include in this Project as water board has no Architect in their Manpower set up.	Architectural consultant has been included in this project.
		Construction Materials quality should be as per design specifications.	Construction Materials quality has been assured as per design specifications.
		Before Casting Reinforcement placing, quantity of Reinforcement should confirm as per design & specifications.	Before Casting Reinforcement placing, quantity of Reinforcement was confirmed as per design & specifications.
		Monitoring should hard so that project can complete within stipulated time.	Close monitoring and supervision done by BWDB officials, Designers & Consultantants.
		Steering committee meeting should be held regularly and all technical members of PSC Committee should present at meeting.	Steering committee meeting held regularly and all technical members of PSC Committee were present in the meeting.
IMED Md. Afzal Hossain Director / Deputy Secretary IMED	11/04/2016	Construction Materials quality should be as per design specifications.	Construction Materials quality as per design specifications.
		Before Casting Reinforcement placing, quantity of Reinforcement should confirm as per design & specifications.	Before Casting Reinforcement placing, quantity of Reinforcement confirmed as per design & specifications.
		Finishing works should start after completion of civil works up to 11th floor.	Finishing works started after completion of civil works up to 11th floor.
		Monitoring should hard so that project can complete within stipulated time.	Close monitoring and supervision done by BWDB officials, Designers & Consultantants.so that project can complete within stipulated time.
IMED Md. Afzal Hossain Director / Deputy	11/06/2016	Fund released should confirm so that the works can complete within schedule time.	Fund Released timely



Name & designation of the inspecting official	Date of Inspection	Identified Problems	Recommendations
1	2	3	4
Secretary IMED		Service building construction should start as early as possible for central air conditioning works full functional.	Service building construction should start early for central air conditioning works make full functional.
		Quality of central air condition Service building construction should start as early as possible for central air conditioning works full functional.ning & Lift materials should confirmed.	Service building construction should start as early as possible for central air conditioning works full functional.
		Fair face works quality should be as per design & specifications.	Fair face works quality was as per design & specifications
		Water body and fountain works and other related works should completed as per drawing and design.	Water body and fountain works and other related works was as per drawing and design.
		Adequate Toilet/Wash room provision for autistic people should present at Building.	Adequate Toilet/Wash room Provided at Building.
		Foot over bridge should remove from in front of Building.	Foot over bridge removal Process going on. BWDB provided Tk 1.13 crore provided to Dhaka South city corporation for this purpose.
Md. Afzal Hossain Director / Deputy Secretary IMED	09/05/2018	Construction Materials quality should be as per design specifications.	Construction Materials quality as per design specifications.
		Monitoring should be hard for the project.	Close monitoring and supervision done by BWDB officials, Designers & Consultantants.
		Fund released should confirm so that the works can complete within schedule time.	Fund Released timely.
		Quality of central air conditioning & Lift materials should confirm.	Central air conditioning & Lift materials quality as per Design & Specifications.
		Glass fitting works should start as early as possible.	Glass fitting works started early.
		Water body and fountain works and other related works should complete as early as possible.	Water body and fountain works and other related works started early.



Name & designation of the inspecting official	Date of Inspection	Identified Problems	Recommendations
1	2	3	4
		Foot over bridge should remove from in front of Building.	Foot over bridge removal Process going on. BWDB provided Tk 1.13 crore to Dhaka South city corporation for this purposes.
		Quality of tiles, Basin, Electrical Materials, sanitary pipe etc should as per design & specifications.	Tiles, Basin, Electrical Materials, sanitary pipe etc quality as per design & specifications.
		Monitoring should hard for this project	Close monitoring and supervision done by BWDB officials, Designers & Consultants.
		Works should complete as per design & specifications.	Works completed as per design & specifications.
		2 nd Revised DPP should submit according to consultant design, drawing & recommendation.	2 nd Revised DPP submitted & approved.
		Compliance report should submit with in one month.	Compliance report submitted within in one month.
Md. Afzal Hossain Director / Deputy Secretary IMED	24/02/2019	(a) The progress of work needs to be accelerated to complete the project within June, 2019.	(a) The project has completed within June, 2019.
		(b) Installation of Air-conditioner and Lift should be done with care.	(a) Installation of Air-conditioner and Lift has been done successfully.
		(c) Installation of sub-station, power system, and purchase of furniture should be done properly.	(b) Installation of sub-station, power system, and/ purchase of furniture has been done properly.
		(d) There should be adequate quantity of fire extinguisher at each floor for firefighting and also fire separation wall and alarm instrument.	(d) There provision for adequate quantity of fire extinguisher at each floor for firefighting and also fire separation wall and alarm instrument.
		(e) Quality must be ensured of office equipment, furnitures, fittings, electric equipment, supply pipe etc.	(e) Quality has been ensured of office equipment, furnitures, fittings, electric equipment, supply pipe etc.
		(f) Every work should be completed according to the design and specification.	(f) Every work has been completed according to the design and specification.
Others (Please Specify)			

2.0 Auditing during and after Implementation :

2.1 Internal Audit : No audit conducted

Period of Audit	Date of submission of Audit Report	Major findings/ objections	Whether objections resolved or not.
1	2	3	4
N/A			

2.2 External Audit :

Audit period	Date of submission of Audit Report	Major findings/ objections	Whether objections resolved or not.
1	2	3	4
2017-18	20/06/19	Bill paid for Boring & Drilling though it was included in item no.5 "Construction of RCC cast in situ pile"	Resolved

G. DESCRIPTIVE REPORT

1. General Observations/Remarks of the Project on :

1.1 Background:

The Bangladesh Water Development Board (BWDB) was created at the Presidential Order (P.O) No. 59 of 1972 after independence of Bangladesh. Before that the EPWAPDA was created in 1959 had two Wings: the Water Wing and the Power Wing. For accommodation of the Head Office of EPWAPDA an office Building known as WAPDA Building was built at Motijheel C/A. Dhaka. Over the year from 1959, the activation of the WPWAPDA expanded for which office accommodation had to be rented.

Later on after independence in 1971, the activities of the BWDB (and also of the Power Development Board, PDB) expanded rapidly. Over the years, Under the Ministry of Water Resources, separate Organization, such as, the Water Resources Planning Organization (WARPO), the Joint River Commission (JRC), the River Resource Institute (RRI), the Haor and Wetland Development Board were created. The Headquarter of the RRI was shifted to Faridpur to facilitate acquisition of land for Physical modeling while all other organizations including the BWDB have the HQs in Dhaka. The PDB expanded with acquisition development of new office buildings and facilities in the Dhaka City while it enjoyed the 50% share of the office accommodation in the WAPDA Building. The BWDB has about 70,000 sft office space (by its 50% Share) in the WAPDA Building which is not enough to provide accommodation of about 30% office of the BWDB HQ alone. As a result the BWDB has to pay rent, to hire about 1,20,500 sft space for its offices at Dhaka city in private building, some of which are very much sub-standard in respect of water supply, electricity, lift, ventilation and toilets facilities etc. Apart from this, the WARPO, the JRC all these organizations are functioning in rented houses (private residential houses) with in congenial atmosphere. The Haor and wetland Board is functioning in a physical model shade at 72 Green Road, also with difficulty. On the other hand though the HQ of RRI has been shifted and located at Faridpur, but the nature of activities of the organization demands that facilities for a substantial part of its activities should be located close to the MoWR, BWDB and other sister organizations and Govt. departments. It is especially needed to provide accommodation for Mathematical modeling of water quality in Dhaka. Considering all these aspects, the MOWR has

already taken initiative to open a "Liaison Office" of RRI in a very small space in Dhaka by taking just about 550 sft space in a Design office of the BWDB.

Considering the present volume of Workload, Programme, and mandate of the organizations including manpower strength and physical facilities needed to accomplish the assigned tasks, an office space of 2,00,000 sft in addition to the facility of office space of 70,000 sft owned by the BWDB (in WAPDA Building) is urgently needed to built/developed. Though it is a pressing and urgent need but this could not be done previously as the BWDB did not have a proper land space to develop such a big area at any suitable location. However, in 1948, 9.46 Acre of land at Mouza-Tejturibazar, C.S Plot No. 207,208,210,211,212, S.A khatian No. 4, S.A plot No. 353,354,355,356 & 357, R.S plot no 1526, 1527 & 1528 holding no. 72, Green Road, Dhaka was acquired in the name of the then Hydraulic Research Laboratory (HRL). On creation of the EPWAPDA the HRL was put under its management also, but that 9.46 Acre of land was needed for physical model research/studies and it could not be otherwise utilized. Later on the HQ of RRI (the erstwhile HRL) was shifted in Faridpur under Act No. 53 of 1990 of the Parliament. From then the above 9.46 acre land was placed vide mutation case no. 7626/03 under the possession of the BWDB. Under the changed circumstance, the BWDB developed its Surface Water and Ground Water Directorates (Units) in their separate buildings under on UNDP Grant utilizing an area of about 1.00 acre land. The remaining land has remained with some semi pucca, tin and physical model sheds and open space.

Considering acute shortage of office space of the BWDB and other six sister organizations the land at 72, Green Road as mentioned above has been chosen as the most viable and sole piece of property of the BWDB to provide unique opportunity for utilization and development of smooth and efficient functioning of all the offices of the organization at a single location.

Through repeated examinations, survey, consultation review and obtaining expert opinions from various quarters a preliminary "Master Plan" for the above land at 72 green Road, Dhaka was prepared and approved.

BWDB approached to "Department of Architecture of GoB" for the preparation of Master Plan of the Pani Bhaban Complex including preparation of Architectural and Engineering Design and Documentation of the 12-storied Pani Bhaban on the 9.46 Acres of land. The other related works like Preparation of structural design & drawing, water supply sanitary and plumbing details and electrical design, sub-soil investigation, Topographic survey & preparation of Tender documents were prepared by BWDB by its own manpower and if need from out sourcing, Presently Master Plan of Pani Bhaban Complex and outline plan of 12 storied Pani Bhaban Building were prepared by Department of Architecture of GoB. This DPP was prepared on the basis of the same including provision of 2 basement for parking facilities covering about 70,000 sft and having usable area of 420,000 sft. However the PANI BHABAN BUILDING will be designed with the provision of 12 storied loading. The proposed DPP is prepared on the Basis of the PWD rate schedule effective from October, 2011.

Civil Aviation Authority has already given clearance for construction the building with height up to 174 ft from mean sea level. This altitude level supports only 12 storied building. So, the construction of 12 storied Pani Bhaban will be completed at different phases. At first phase, up to 2nd floor of Pani Bhaban will be constructed. This will cover 70,000 sft parking facilities and 105,000 sft usable area. The remaining floor will be prepared latter on under another DPP.

After the completion of 12 storied of Pani Bhaban, all offices of BWDB & other organization (WARPO, RRI, JRC & Haor and Wetland Baord) under Ministry of Water Resources in Dhaka city will be accommodated in the floor space available on the 12 storied Pani Bahan. Initially all

renter offices of BWDB in Dhaka city will be accommodated in space available (105000 sft) up to 2nd floor of Pani Bhaban which is proposed for construction in first phase. Offices of BWDB at WAPDA Bhaban will be functioning as it is until completion of 12 storied Pani Bhaban. About 1.00 Acre land will be required for construction of PANI BHABAN.

1.2 Justification/Adequacy:

The BWDB has about 70,000 sft office space (by its 50% Share) in the WAPDA Building which is not enough to provide accommodation of about 30% office of the BWDB HQ alone. As a result the BWDB has to pay rent, to hire about 1,20,500 sft space for its offices at Dhaka city in private building, some of which are very much sub-standard in respect of water supply, electricity, lift, ventilation and toilets facilities etc. Apart from this, the WARPO, the JRC all these organizations are functioning in rented houses (private residential houses) with in congested atmosphere. The Haor and wetland Board is functioning in a physical model shade at 72 Green Road, also with difficulty. On the other hand though the HQ of RRI has been shifted and located at Faridpur, but the nature of activities of the organization demands that facilities for a substantial part of its activities should be located close to the MoWR, BWDB and other sister organizations and Govt. departments. It is especially needed to provide accommodation for Mathematical modeling of water quality in Dhaka. Considering all these aspects, the MOWR has already taken initiative to open a "Liaison Office" of RRI in a very small space in Dhaka by taking just about 550 sft space in a Design office of the BWDB.

Considering the present volume of Workload, Programme, and mandate of the organizations including manpower strength and physical facilities needed to accomplish the assigned tasks, an office space of 2,00,000 sft in addition to the facility of office space of 70,000 sft owned by the BWDB (in WAPDA Building) is urgently needed to built.

1.3 Objectives:

- (a) 'Pani Bhaban Nirman (1st Phase) (2nd Revised)' aims the efficiency development of Planning, Design, Monitoring, Finance & Implementation related water resources personnel of BWDB, WARPO, RRI (Liaison office), JRC & Haor and Wetland Board.
- (b) Develop facility of accommodation of office space for 4 (Four) organizations under the MoWR.
- (c) Provide congenial atmosphere and environment to the staff members of the organizations to maximize their output.
- (d) Save direct cost in cash presently incurred to hire accommodation facility for offices of the organization at scattered places in Dhaka.
- (e) This project also increases inter-departmental co-ordination & communication. This project includes the construction of Auditorium Building which would facilitate to organize seminar & symposium, conference and recreation facilities.
- (f) Ensure proper utilization and protection of a land area of 9.46 acres under the MoWR at a very prime location of the Capital City 72, Green Road, Dhaka.

1.4 Project revision with reasons:

The reasons for 1st revision of DPP are as follows:

- i. The lifting arrangement, solar system (on grid), overhead water tank, rain water harvesting, air condition & related other facilities in a planned is essential to make the building fully & properly functional will properly and planned way to provide in the building if 12 storied building construct at a stretch.
- ii. The construction work like Pani Bhaban involve huge amount of construction activities which needs more space and create huge disturbance including plenty of noise. As per present

arrangement 1st phase of construction work upto 2nd floor will be completed and the official activities suppose to be started after completion. Then if the rest construction work started later on it will be very difficult to continue official activities i.e smooth functioning of office during the implementation of rest work where huge construction activities and plenty of noise created.

- iii. Different offices of BWDB are located in different places of Dhaka City. It will not be possible to accommodate all the offices if it is constructed upto 2nd floor. Then large no. of offices well have to continue at different location. In this situation it will be difficult to communicate among the offices including attending meeting all other official business, where huge valuable working time will have to spent for intolerable traffic jam as we experience daily. If the 12 storied building will construct as stretch then we can avoid this loses and a congenial atmosphere will prevail in the Pani Bhaban compound and a good working environment will create including accommodation of all offices of BWDB in the same building.
- iv. The three important organization under Ministry of Water Resources such as Joint river commission, Haor & Wetland Development Board, Rive Research Institute will also be possible to accommodate in Pani Bhaban If 12 Storied building constructed at stretch. Thus almost all the important offices of different organization under MoWR will be in a single location and officials can communicate/meet with all agency in shortest possible time without wasting working hour and extra fuel for the vehicles.
- v. The location of Pani Bhaban is in a very prime location of Dhaka City and the lands are also very valuable. BWDB need base setup has already been approved which needs more space to accommodate the new officials/staff. So, we the construction of 12 storied building with maximum use of valuable land as well as accommodating new official staff will be possible.

The reasons for 2nd revision of DPP are as follows:

- i. As per 1st RDPP, Architectural, Electrical and Sanitary & Plumbing consultants were appointed. According to the design of consultants, helipad, rooftop canopy, multipurpose hall, overhead water tank construction, sewage treatment plant, fire detection system, construction of building without affecting the existing pond as per ECNEC meeting decision, construction of eye catching fountain, lucrative landscaping work, installation of Low-e glass instead of normal glass, installation of cosmic door instead of normal PVC door, installation of gypsum board instead of normal false ceiling at lobby, construction of lucrative boundary wall, walkway, veenerd board partition wall, large size service building instead of substation; for overall security installation of automatic sliding gate, under vehicle surveillance system, road barrier and sophisticated IP camera etc. were needed to be included in the project and that is why the RDPP was required.
- ii. As per 1st RDPP, the height of each floor was 11' -9", but a minimum of 14' height was needed install the chiller. As per Electro-mechanical consultant and IMED recommendation, one 3-storeyed separate service building was needed to be constructed. There had provision for the following items to be included according to the design: At Ground Floor, there is HT panel, transformer, LT panel, PFAE panel, HT meter, Generator, fire pump (electrical), fire pump (diesel pump), jockey pump, pump control panel, fire detection panel, domestic centrifugal pump, domestic standby pump, STP pump, panel room; at 1st floor, 4 Nos. chiller, 10 Nos. chiller pump, air conditioning panel room; at 2nd floor, 4 Nos. cooling tower, water treatment plant for air conditioning, makeup water tank. Therefore the size of service building had increased. At 1st RDPP, the area of substation building was 1500 sft and cost was 0.22 crore Taka (1467 Tk per sft). As per proposed 2nd RDPP, the area of substation building was 18098 sft and cost was 277.44 crore Taka (1533 Tk per sft). As the heavy equipments had to



be installed at 2nd floor, the slab thickness, beam and column size and floor height increase had incurred. Subsequently the cost had increased according to the approved design.

- iii. As per 1st RDPP, there was provision for furnitures in little amount. According to the instruction of the then Honorable Minister, open office concept was used for the office layout and furniture design. So the existing furnitures could not be used in the new office building. That is why the furniture cost had increased.
- iv. As per 1st RDPP, only the office rooms had the provision for air conditioner (1800 ton capacity). But according to the instruction of the then Honorable Minister, each lobby, total ground floor, multipurpose hall at the 11th floor were also included under the air conditioner provision. So the RDPP includes the air conditioner of 2400 ton capacity and subsequently the cost increased.

2. Rationale of the project in respect of Concept, Design, Location and Timing:

Other Engineering department like LGED, RHD, PWD and DWASA has similar of Bhaban where all the offices in Dhaka city of those departments are accommodated. This creates better working facilities in those departments. If proposed Pani Bhaban Nirman project implemented then similar working facilities will be available in water resource sector under Ministry of Water Resources.

3. Brief description on planning and financing of the project and its applicability.

◆ Project Identification:

The BWDB has about 70,000 sft office space (by its 50% Share) in the WAPDA Building which is not enough to provide accommodation of about 30% office of the BWDB HQ alone. As a result the BWDB has to pay rent, to hire about 1,20,500 sft space for its offices at Dhaka city in private building, some of which are very much sub-standard in respect of water supply, electricity, lift, ventilation and toilets facilities etc. Apart from this, the WARPO, the JRC all these organizations are functioning in rented houses (private residential houses) with in congested atmosphere. Considering the present volume of Workload, Programme, and mandate of the organizations including manpower strength and physical facilities needed to accomplish the assigned tasks, an office space of 2,00,000 sft in addition to the facility of office space of 70,000 sft owned by the BWDB (in WAPDA Building) is urgently needed to build.

◆ Project Preparation:

The DPP Review meeting of Pani Bhaban Nirman (1st Phase) was held on 08-08-2012. The Project Evaluation Committee (PEC) meeting was held on 13-02-2103 for the proposed project.

◆ Appraisal:

The DPP Review meeting of Pani Bhaban Nirman (1st Phase) (2nd Revised) was held on 29-11-2017 at MoWR. The Project Evaluation Committee (PEC) meeting was held on 14-05-2018 for the proposed Pani Bhaban Nirman (1st Phase) (2nd Revised) project at MoWR.

◆ **Credit Negotiation:** Not Applicable.

◆ **Credit Agreement:** Not Applicable.

◆ **Credit Effectiveness:** Not Applicable.

◆ **Loan Disbursement:** Not Applicable.

◆ **Loan Conditionalities:** Not Applicable.

◆ Project Approval:

The Pani Bhaban Nirman (1st Phase) project was approved by ECNEC on 02.09.2013. After that the Pani Bhaban Nirman (1st Phase) (1st Revised) was approved by ECNEC

on 10.05.2016. Then the Pani Bhaban Nirman (1st Phase) (2nd Revised) was approved by ECNEC on 06.08.2018.

♦ Others (if any): Not Applicable.

4. Analysis of the Post-Implementation situation and result of the project :

4.1 Whether the beneficiaries of the project have clear knowledge about the Target/Objectives of the project: Yes.

4.2 Programme for use of created-facilities of the project: The stakeholders will directly take advantages of the created facilities of the project.

4.3 O & M programme of the project: After completion of the project, major repair/rehabilitation works will be accomplished from regular O&M budget of BWDB.

4.4 Impact of the project -

4.4.1 Direct:

- The accommodation of all offices of Bangladesh Water Development Board located in Dhaka will be at the Pani Bhaban.
- The accommodation of all other organizations under the Ministry of Water Resources will be in the Pani Bhaban.
- The accommodation of all offices of Bangladesh Water Development Board located in hired houses and Green Road compound of Dhaka City will be at the Pani Bhaban.
- The efficiency of water sector organizations through will be enhanced through co-ordination in technical, economic and administrative aspects.
- Huge amount of expenditure on account of rent for office spaces will be saved which are presently being incurred each year by GoB.

4.4.2 Indirect:

- Improvement of overall social and environmental congenial atmosphere in the working place.
- Area development and increase beautification of Dhaka City.
- Traffic congestion of Dhaka City would be reduced.
- Employment scope would be increased.

4.5 Transfer of Technology and Institutional Building through the project: Yes.

4.6 Employment generation through the project: A large number of skilled/unskilled workers were employed during construction period.

4.7 Possibility of Self employment: Yes.

4.8 Possibility of women-employment opportunity: Yes.

4.9 Women's participation in development: Yes, they were employed during construction.

4.10 Probable Impact on Socio-Economic activity: Human resources development of water resources personnel. Saving of fuel cost and travel time, transport & vehicle cost.

4.11 Impact on environment: No adverse effect on environment. By doing arboriculture in the surrounding area, Environmental enhancement can be achieved through the implementation of the project.

4.12 Sustainability of the project: The project is sustainable but requires periodic maintenance.



4.13 Contribution to poverty alleviation/reduction: Socio-economic development of the area as well as livelihood opportunities during project implementation period.

4.14 Opinion of the public representatives, local elite, local administration, teachers, religious leaders, women's representatives etc.: Positive remarks regarding the project.

4.15 Contribution of Micro-credit programmes and Comments on overlapping with any NGO activities: N/A.

5. Problems encountered during Implementation (with duration & steps taken to remove those): No major problem encountered during Implementation.

5.1	Project Management	5.12	Project aid disbursement and re-imbursment
5.2	Project Director	5.13	Mission of the development partners.
5.3	Land Acquisition	5.14	Time & Cost Over-run
5.4	Procurement	5.15	Project Supervision/Inspection
5.5	Consultancy	5.16	Delay in Decision
5.6	Contractor	5.17	Transport
5.7	Manpower	5.18	Training
5.8	law & Order	5.19	Approval
5.9	Natural calamity	5.20	Others.
5.10	Project financing, allocation and release.		
5.11	Design formulation/approval		

6. Remarks & Recommendations of the Project Director :

Remarks:


"Pani Bhaban Nirman (1st Phase) (2nd Revised)" Project was undertaken to solve the accommodation problem of Bangladesh Water Development Board's all offices of Dhaka City as well as all other organizations (WARPO, RRI (Liaison office), JRC and DBHWD) under the Ministry of Water Resources. After successful completion of the project, the efficiency of Planning, Design, Monitoring & Implementation of water resources official of BWDB, WARPO, RRI (Liaison office), JRC & DBHWD will be improved. Pani Bhaban will provide congenial atmosphere and environment to the staff members of the organizations to maximize their output. It will save direct cost in cash presently incurred to hire accommodation facility for offices of the organizations at scattered places in Dhaka. This project will be conducive to human resources development of water resources personnel and improvement of overall social and environmental atmosphere at the working place.

During the Implementation period of the project, members of different committees & monitoring authorities visited project site and gave their opinions which has help implementation of the project within project period. Project was implemented properly following respective design, drawing and specification.

Recommendation:

In order to attain proper benefit from the "Pani Bhaban Nirman (1st Phase) (2nd Revised)" Project, the following measurements can be taken:

- (i) Additional manpower allocation for day to day operation of newly constructed Pani Bhaban.
- (ii) Necessary fund allocation for routine maintenance and servicing of Pani Bhaban.



(iii) Strong enforcement is required regarding cleanliness, no public place smoking, unplanned posting etc.
(iv) All officers/staffs need to own it for ensuring better environment.

Date : 20/07/20

Md. Abdul Matin Sarkar
Project Director
&
Superintending Engineer
Dhaka O&M Circle
BWDB, Dhaka.

20/07/20

7. Remarks/Comments of Agency Head :

BWDB has built its new HQ in the country's capital city under this project. This project should mitigate BWDB's office accommodation problem in accordance with newly approved Need based manpower setup. Bringing on BWDB HQ's all office in the same building will have both time & money and it will definitely enhance co-ordination & management of HQ officer. The project was inaugurated by Honorable Prime Minister of PRB and like the bringy, BWDB is planning to inaugurate the building by Honorable Prime Minister on week.

20/07/20

Signature and Seal

8. Remarks/Comments of the officer in-charge of the Ministry/Division
(Md. M. Hossain Kamran)
Director General
BWDB, Dhaka.

Date :

Signature and Seal