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Central University of Punjab, Bathinda

Minutes of the 23rd Meeting of the Building Advisory Committee (BAC) held on 14th May, 2015 at 12:00 noon at Punjab Biotechnology Incubator, SCO-8, First floor, Phase- V, SAS, Nagar, Mohali-160059

The following members were present:

(a) Prof. R. K. Kohli	-	Chairman
(b) Prof. Moin Uddin	-	Member
(c) Dr. R. S. Kahandpur	-	Member
(d) Ar. S. L. Kaushal	-	Member
(e) Prof. P. Ramarao	-	Member
(f) Prof. R. G. Saini	-	Member
(g) Er. G.S. Sra	-	Member
(h) Prof. S.K. Bawa	-	Registrar (officiating)
(i) Er. Daljeet Singh	-	Executive Engineer

Prof. R. K. Kohli, Vice Chancellor (Chairman) welcomed the Hon'ble members of the Committee to the meeting of Building Advisory Committee (BAC). He thanked all the members for sparing their valuable time from their busy schedule to participate in the meeting and help the University in taking appropriate decisions on important matter relating to main campus development.

To confirm the minutes
of 22nd meeting of BAC
held on 20-04-2015:

M/s. EIL could not adhere to the commitment of placing LOI to L1 on 21-04-2015. Building Advisory took strict view of it.

Item No.
BAC:23:2015:1

To discuss regarding latest development in allotment of work to L1 firm i.e. M/s. Universal Contractors & Engineers Pvt. Ltd., Greater Noida.

Hon'ble Vice Chancellor Central University of Punjab, Bathinda informed the sequence of events right from engaging EIL as PMC upto calling tenders for main campus. M/s. EIL - the PMC were given all the input by CUPB in December, 2014 and with slight changes, the NIT cleared for floating of tenders in middle of January, 2015. EIL floated tenders in February 2015, with last date of receiving of tenders as 05-03-2015. At every step EIL had been informed that due to urgency of new campus, time frame is very important. After pre bid conference on 19-02-2015 the technical bid was opened on 05-03-2015 but it was surprising to note that EIL took it casually and it took 25 days to complete paper formalities for opening of price bids. After follow up, it was informed by EIL that all three tenderers were qualifying technically and were O.K. in working. The price bids were opened in the presence of representatives of 3 bidders on 01-04-2015 and L1 was M/s. VRC constructions (India) Pvt. Ltd. while L2 M/s. Universal Engineers and contractors and the highest rates were of M/s. B.L. Kashyap & Sons Ltd.. The reverse auctioning was fixed on 06-04-2015. In reverse auctioning all the three bidders were present online but M/s. B.L. Kashyap did not bid. However on completion of reverse bidding M/s. Universal Contractor & Engineers became L1 with +3.35% rates which were almost 6.1 crores less than the tendered rates.

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On 10-04-2015 M/s. EIL informed that consent to place order be conveyed on L1 M/s. Universal Contractors & Engineers by 21-04-2015 as only 15 days time is allowed by CRC after reverse auctioning.

Central University of Punjab called an emergency meeting of BAC on 20-04-2015 and handed over the consent letter in the evening to EIL so that LOI is placed on L1 firm M/s. Universal Contractors & Engineers on 21-04-2015.

Almost daily it was enquired on telephone from EIL about the work order but EIL did not disclose anything, simply saying that certain formalities are being completed and time extension was taken from L1 firm. However on 27-04-2015 it was informed that there is an internal inquiry and their vigilance department had asked for certain records and has asked to hold issuing of work order. It was further informed that there is every likelihood of getting the clearance by Friday i.e. 01-05-2015. But there was no response from EIL on 01-05-2015 and again it was promised on 02-05-2015 that by 04-05-2015 definitely, the case will be decided.

Suddenly on 11-05-2015, on telephone it was informed to Vice Chancellor, University Engineering Consultant and Executive Engineer that the work order cannot be placed on L1 Universal Contractor & Engineer because it has submitted some fake documents in some other tender and the firm cannot be given this order. It was repeatedly asked by CUPB on telephone to give detailed reasons but nothing came out from EIL. On 12-05-2015 it was decided to call EIL in BAC meeting and another emergency BAC meeting was called on 14-05-2015 at Mohali for the convenience of members of BAC and EIL. M/s. EIL was asked to bring all records and details of this tender for reference of BAC in the meeting of 14-05-2015.

It was also informed to the house that the date of visit of VVIP on foundation stone laying ceremony were planned a few times but it did not materialize because of delay in placing the work order for the construction works and M/s. EIL has not stuck to the time frame after technical bid opening upto allotment of work on 21-04-2015 and CUPB was kept in dark for all developments holding the work order.

The house took a strict note that EIL has not fulfilled its commitments. CUPB called a meeting on 20-04-2015 but EIL had taken extension of 15 days from L1 for validity and CUPB was not taken into confidence. Moreover no approval from CUPB was taken, instead it was informed about 2nd extension of 15 days from L1 only in the meeting. On one side EIL was getting extension, whereas on the other side proceeding against the firm for having submitted fake documents in some other tender. Also it came out in the meeting that EIL was getting some works executed from the same firm. The reasons could not be explained by GM Mr. Nalin Kant. Also the reasons of not linking up the case of submission of fake documents in other tender with this tender at the time of allocation of work of CUPB could not be satisfactorily answered by GM Er. Nalin Kant of EIL but he apologized in writing for having failed in getting through this tender.

Mr. Nalin Kant GM of EIL agreed that the above statement of CUPB is true. Although EIL has been working hard to achieve the targets but it has failed to materialise and finalize this work order. There has been a failure on EIL part. Mr. Kant also informed that there is a complaint against this L1 firm M/s. Universal Contractors & Engineers and vigilance has established that some documents submitted by this firm M/s. Universal Contractor & Engineer were fake in some other tender and as such it is fraud case and work cannot be awarded to this firm. However he admitted that this firm has other works

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with EIL under his charge which are going on smoothly. He apologized in writing for the omissions in scrutinizing the record properly.

In view of the above developments, the Building Advisory Committee deliberated on the issue of proceeding ahead with work and discussed the following options:

1. To withdraw work from EIL.
2. To give this work to B&R.
3. To give work to CPWD.
4. To make two/three packages and get the work executed through EIL.

If the work is withdrawn from EIL, CUPB will have to go through a lengthy process of cancellation of agreement and get return of the advance deposits with EIL. EIL understands the work better and all things will be difficult to link up for the new agency. Moreover the case can hang for longtime thus delaying the work due to certain complications.

It was informed that B&R does not have proper staff and on this account, being a department of Govt. of Punjab, it will be difficult to have control over them. Er. Daljeet Singh Executive Engineer who is on deputation from B&R Punjab with CUPB also endorsed this view.

CPWD is also not performing well on the construction of road in campus as deposit work.

As far the last option is concerned, the work is already delayed by two months, thus it was decided to break up the work in two divisions, to which M/s. EIL agreed. With the consent of M/s. EIL, the following decisions were made:

1. The work can be divided into two divisions:
 - a) Academic block & External Development
 - b) All other buildings.
2. The pre-qualifying criteria can be relaxed if required for fair competition.
3. The time period for completion of the project will be 18 months. M/s. EIL assured to complete the initial process within 45 days.

The detail time log for these 45 days will be as given below:

1. Floating of tender on 25-05-2015.
2. 21 days for inviting bid
3. 11 days for techno-commercial evaluation.
4. 3 days for price opening
5. 10 days for award

BAC is of the view that this will save time and other complications will also be reduced to minimum. BAC decided that EIL may prepare two sections of tender as committed above and will strictly follow the time frame given above for finalizing this tender.

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Current Agenda:
NIL

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Any other item with the permission of the Chair:
NIL

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Item No.
BAC:23:2015:4

Fixing of date for the next meeting of BAC:

The meeting ended with a vote of thanks by Hon'ble Vice Chancellor, CUPB

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Member Secretary
(BAC)

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Prof. Moin Uddin
Pro Vice Chancellor
Delhi Technological University

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Dr. R.S. Khandpur
Ex-Director General,
Science City

--sd--

Ar. S.L. Kaushal
Retd. Chief Architect
Punjab

--sd--

Prof. Ramarao
Dean Academic Affair
CUPB

--sd--

Prof. R.G. Saini
Invited Professor
CUPB

--sd--

Er. Daljeet Singh
Executive Engineer
CUPB

--sd--

Er. G.S. Sra
Consultant (Engineer)
CUPB

Prof. R.K. Kohli
Vice Chancellor
CUPB

(Chairman BAC)