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Central University of Punjab, Bathinda

Minutes of 31st Meeting of the Building Advisory Committee (BAC) scheduled to be held on 25th May, 2016 at Engineers India Limited, Research & Development Complex, Sector-16 (on NH-8), Gurgaon-122001 at 12:00 noon

The following members were present:

- | | | |
|---|---|------------------|
| 1) Prof. R. K. Kohli | - | Chairman |
| 2) Dr. R. S. Kahandpur | - | Member |
| 3) Ar. S.L. Kaushal | - | Member |
| 4) Prof. Moin Uddin | - | Member |
| 5) Prof. P. Ramarao | - | Member |
| 6) Prof. A K Jain | - | Member |
| 7) Er. Puneet | | |
| 8) Mr. Desh Pande, Executive Director, EIL | | |
| 9) Mr. A. K. Mishra, GM, Construction, EIL | | |
| 10) Mr. Sanjay Jain, DGM, EIL | | |
| 11) Mr. S. Balakumar, AGM. EIL | | |
| 12) Mr. H. S. Kamath, Engineer-in-Charge, CUPB site | | |
| 13) Mr. Diwaiyapan Mitra, Senior Engineer, EIL | | |
| 14) Mr. Sourav Alok, Senior Engineer, Planning, EIL | | |
| 15) Ar. S. K. Singh, Senior Architect, PSDA | | |
| 16) Dr. V K Garg, Registrar (o) | - | Member Secretary |

Prof. R. K. Kohli, Vice Chancellor (Chairman) welcomed the 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 to help the University in taking appropriate decisions on important matters relating to development of main campus. Before taking up of agenda, Hon'ble Vice Chancellor shared his concern about progress of construction which is very slow. If the work continues at same speed, it will not get completed by due date & as per the terms and conditions of the letter of award, be opined.

Item No. BAC: 31:2016:1

To confirm the Minutes of 30th meeting of BAC held on 11th March, 2016.

Minutes of the 30th meetings were circulated to all the members of BAC and no comments were received from the members, the Minutes of 30th meeting of BAC were approved (refer annexure-A) by Chairperson of BAC and circulated to all the members of Committee through e-mail.

Resolve:

Committee noted the minutes of 30th meeting of BAC.

Item No. BAC: 31:2016:2

To discuss Action Taken Report of 30th meeting of BAC held on 11th March, 2016.

The meetings considered ATR on the decisions taken in 30th Meeting of BAC held on 11-03-2016. The committee deliberated on the Item no. BAC: 30:2016:7a and took a very serious view

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Resolve:

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of delay in approaching Director General CPWD by EIL. Other items were passed.

Resolve:

The committee directed EIL to send a draft of the letter regarding excess cement and design mix issue immediately to CUPB for onward forwarding to DG CPWD.

Item No. BAC: 31:2016:3 To consider the tender document of Phase-1B for approval.

As recommended by the BAC in its 30th meeting vide item no. BAC: 30:2016:3, revised tender document was submitted to the BAC. Committee discussed the bidding document of Phase -1B. EIL presented the revised tender document with an estimated amount of Rs. 70.21 Crore which broadly covers the Civil, Structural, Architectural, Electrical, Plumbing and External development works of 3 buildings:

1. Transit Hostel
2. UG Hostel (Men)
3. UG Hostel (Women)

EIL informed the committee that HVAC system is not incorporated in the tender document due to lack of allotted budget and shared that it will be floated separately.

Further, it was also proposed by EIL that Conditions of Contract referred as "Variation clause: Value of alterations, additions/deletions or substitutions to cover (+) 100% & (-) 25% of value of Contract instead of (+) 50% and (-) 25% of Value of contract" needs to be done.

Some items in Phase -1A tender documents were missing i.e. disposal of surplus earth, centering shuttering and jungle (Bushes) clearance etc. These have been incorporated in tender documents was told by EIL. Completion period of Phase-1 B will be 18 months. Built up area of the building is 30046 Sqm and cost of the tender document is Rs. 70, 21, 27.344 - was also informed.

It was also brought to the notice of the BAC by EIL that "Good For Construction" drawings of the buildings should be provided to EIL by architect PSDA within stipulated time before allotting the work to contractor. The committee unanimously approved the suggestion of EIL that "Good for Construction" drawing of the phase - 1B and instructed the Architect to make it available to EIL before allotment of the work to contractor for construction of the main campus. In addition to above, EIL was also instructed that process of finalization of tender be completed and letter of award be issued to contractor at the earliest so that construction work can be completed within the stipulated time.

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Resolve:

Committee after due deliberations on the tender documents, resolved to approve the tender document of Phase-1B. It also resolved that the clauses followed in the tender for phase – 1A works shall be followed for Phase-1B as well. The committee further directed PSDA to provide the “Good for Construction” drawings to EIL well in advance but not later than 15.07.2016. Further, the committee also directed EIL to complete the process of finalization of tender without any delay.

Representatives of EIL and PSDA agreed to the above said resolves.

Item No. BAC: 31:2016:4

To consider the payment against non-schedule items of Phase-1A.

EIL presented the status of transportation and dumping of extra excavated earth submitted by contractor. It was reviewed by EIL Engineering cost department, the cost of such item for section A & B. The committee was of the view that most of the surplus earth generated from various buildings was stacked at 1 km from the building which is not justified. EIL is required to submit the justification in this regard with all supporting documents.

Committee questioned that as enough vacant area was available nearby the buildings why the excavated earth was carried to long distance at the cost of CUPB. To the argument that the loose earth was used to level low lying areas, the committee suggested to EIL to recheck the levels of the earth as per the original contour plan.

In addition to the above, contractor has submitted extra item for the additional height of centering and shuttering, implication of which likely to be the cost of such items. The same is under review by EIL Engineering cost department. EIL also requested the committee to accord approval so that 75% ad-hoc payment against additional height of centering and shuttering can be released to the agency immediately.

Resolve:

Committee considered the request of EIL and authorized that Chairman of BAC to constitute a committee to verify the facts and if found justified interim payment for surplus earth and additional height of centering and shuttering be released to the agency.

Item No. BAC: 31:2016:5

EIL has asked to submit Rs. 10 crore in account of work for phase-1A

The committee reviewed the progress of PSDA and EIL for floating the tender for phase-1B. The committee considered

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the request of EIL and unanimously agreed to release the payment of Rs. 10 crores to EIL on account of work phase-IA. In order to smooth running of RA bills of the contractor for Phase-IA, a payment amounting to 10 crores be made to EIL ESCROW account.

Resolve:

The Committee considered and unanimously approved the request of EIL to release the payment of Rs. 10 Crore to EIL in ESCROW account for construction works of phase-IA.

Item No. BAC: 31:2016:6

To Consider the Renewable Energy.

It was discussed that solar photo-voltaic system has not been kept in the scope of Phase - IA works as during design development stage, it was agreed to get the same executed through a separate agency. EIL informed that solar photo-voltaic system is being executed on power purchase agreement mode in one of their projects in Bengaluru.

Resolve:

After discussion it was resolved that EIL will urgently look into it and provide inputs to CUPB for further action.

Item No. BAC: 31:2016:7

To discuss the internal service items incorporated in Phase -1A tender in main campus.

The committee intended to discuss the layouts of lab furniture, services etc. of Academic block. However, it was found that various lab drawings have not been supplied by PSDA.

Resolve:

It was resolved that M/s PSDA should visit the CUPB till June 06, 2016 and the site without further delay submit the complete drawings, in consultation with DAA. M/s PSDA agreed and promised to do the same in time bound manner.

Item No. BAC: 31:2016:8

Any other item with the permission of the Chair.

- a) To discuss the application of Er. Prem Sagar as a temporary arrangement against the post of Executive Engineer till a person on regular/Deputation or one year. Er. Daljit Singh was working with CUPB as Executive Engineer on deputation. His deputation/tenure was completed and he return to his parent department PWD (B&R). The main campus construction work is at its peak and CUPB urgently need a qualified Engineer.

Resolve:

Committee considered and authorized the University to appoint Er. Prem Sagar or any other qualified engineer on purely temporary basis for one year or till the regular

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or Executive Engineer on deputation joined the University (whichever is earlier).

b) Status of the main campus construction.

Engineering Progress Status

EIL informed that PSDA has submitted Good for construction drawings 659 out of 683. Of these 657 drawings have been issued to the contractor. Rest of the drawings shall be submitted by PSDA to EIL on or before 10.06.2016 as promised by PSDA. They informed that as on date overall progress of construction is 27%.

EIL presented the building-wise completion target plan of all the buildings in Phase - 1A works under execution by KSM Bashir Mohammed and sons.

The Chairman of BAC made it very clear that as per commitment of the EIL (Mr. Desh Pande, Executive Director and Mr. Sanjay Jain, DGM) during meeting in the office of Joint Secretary, MHRD, it was resolved that the University will be in a position to shift to the new campus by 30st May 2016. The admissions of the session 2017-18 are to be executed from Ghudda campus and that the MHRD is closely monitoring the progress.

The committee felt that the construction work is very slow and the pace of progress is unsatisfactory. In this context it was felt that unless the speed of work is doubled, it may not be possible to complete the work as per schedule. EIL was asked to apprise the contractor to increase the manpower so as to achieve the target well in time. Delay in intended date of completion will bring numerous problems, as the university is working from a rented building given by Punjab Govt. for a limited time period. In view of the above, Executive Director EIL ensured the Chairman that he will personally look after this project and try to complete well in time. He promised that the phase - 1A will be handed over to CUP-B by May 31, 2017 and the process will complete by June 30, 2017.

Resolve:

The Committee asked EIL to stick the time schedule and complete the construction work for Phase - 1A till May 2017 by all means. The Committee also asked EIL to submit the PERT chart of all the buildings in prescribed format by June 2016 end. EIL agreed to both the resolves.

c) Sample approval for finishing items.

EIL informed to CUPB that contractor shall furnish flooring and finishing samples based on the sample board submitted by PSDA which will be approved by CUPB.

Resolve:

Committee asked to EIL to submit the finishing samples based on M/s PSDA samples board by June end, 2016. M/s PSDA agreed to it.

Item No. BAC: 31:2016:10

Current agenda if any.

Item No. BAC: 31:2016:11

Fixing date of the next meeting of the Building Advisory Committee.

Meeting ended with vote of thanks


Member Secretary

