

Central University of Punjab, Bathinda

Draft Minutes of the 32nd Meeting of the Building Advisory Committee (BAC) held on 15th September, 2016 at Conference Hall, Central University of Punjab, City Campus, Bathinda at 1100 hrs.

The following members were present:

- | | |
|---|--------------------------|
| 1) Prof. R. K. Kohli | - Chairman |
| 2) Dr. Jagdeep Singh, Registrar, CUPB | - Member Secretary |
| 3) Prof. Ashok Dhawan | - Member |
| 4) ER. P S Gill, AE CPWD
(Representative of XEN, CPWD) | - Member |
| 5) Dr. R. S. Khandpur | - Special Invitee |
| 6) Er. A. N. Chowdhary | - Special Invitee |
| 7) Er. G.J.S. Rosha | - Special invitee |
| 8) Mr. Puneet, AE CUPB | |
| 9) Mr. S. Balakumar, AGM. EIL | - Representative of EIL |
| 10) Mr. BC Pant, Engineer-in-Charge | - Representative of EIL |
| 11) Mr. Diwaiyapan Mitra, Senior Engineer | - Representative of EIL |
| 12) Mr. Sajjan Kumar, Deputy Manager, EIL | - Representative of EIL |
| 13) Ar. Ankit Yadav, Junior Architect, PSDA | - Representative of PSDA |

Prof. R. K. Kohli, Vice Chancellor of the University (Chairman) welcomed the members of the 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 the development of the main campus. Before taking up of the agenda, the Hon'ble Vice Chancellor shared his apprehension about the non-performance and non-seriousness of Architect and Engineers India Limited leading to delay in the construction of the main campus.

Item No. BAC: 32:2016:1

To confirm the Minutes of the 31st meeting of BAC held on 25th May, 2016.

The Minutes of the 31st meetings were circulated to all the members of BAC and no comments were received, the Minutes of 31th meeting of BAC were approved (Refer Annexure - A) AC and circulated.

Resolve:

Committee noted the minutes of the 31st meeting of BAC.

Item No. BAC: 32:2016:2

To discuss the Action Taken Report of the 31st meeting of BAC held on 25th May, 2016.

Resolve:

The Committee noted it (Refer Annexure - B).

Item No. BAC: 32:2016:3

Placing the work order to L1 firm (vide Bidding Document No.: UKM/A372-000-PK-TN-7083/1005) for Civil, Structural, Architectural, Electrical, Plumbing & other Development works (Phase – 1B) for the establishment of the main campus of the Central University of Punjab, Bathinda (Annexure - C).

The committee deliberated on the recommendations of the subcommittee of the Building Advisory Committee given vide its 23rd meeting. The sub-committee noted that EIL has followed the prescribed procedure and recommended award of work to M/s K.S.M. Bashir Mohammad & Sons for an amount of Rs. 68,19,58,917/- plus taxes i.e. below (-) 2.87 percent of the estimated cost put to tender.

The committee asked EIL to present the case to award the construction work of Phase – 1B to L1.

EIL presented their recommendations to allot the tender for Phase – 1B to L1 bidder M/s KSM Bashir Mohammad & Sons amounting to Rs. 68,19,58,917/- plus taxes i.e. below (-) 2.87 % of the estimated cost of tender 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)

Since it was decided in the 31st meeting of BAC that all approved and vetted GFC drawings should be made available to the contractor at the time of awarding the work. It was agreed by PSDA during the 31st meeting of the Building Advisory committee that “Good for Construction drawings” would be provided by 15th July 2016. So EIL was asked to explain the fresh status of “Good for Construction” drawings of Phase – 1B.

The representative of EIL informed the committee that the status of “Good for Construction Drawings” received from PSDA (Annexure - D) as on date is as following:

1. Structural Drawing: 18 out of 74.
2. Architectural Drawing: 25 out of 98.

Further EIL informed that these drawings were insufficient to allot the construction work of Phase – 1B to L1 firm. EIL further informed that the GFC drawings provided by PSDA were also incomplete, and the drawings were not even complete upto plinth level.

The committee took a very serious view, of the non-delivering of GFC drawings by the PSDA. The committee

expressed displeasure to the Architect and asked as to how much more time he will take to submit all the Structural and Architectural drawings. He agreed to prepare the structural and Architectural GFC drawings & submits the same to EIL by 30th September 2016. Further the committee instructed PSDA to submit services drawings to EIL well in advance but not later than 10th of October 2016. He promised to submit even the service drawings by 10th October 2016. He promised to submit even the service drawings by 10th October 2016. If the architect fails to provide the drawings as per committed dates, the committee authorized the university to take a strict action against the Architect to the extent of initiating the process to change the architect as per the agreement.

EIL pointed out that the drawings (Phase - 1B) received from the PSDA are not up to the mark. They do not incorporate the comments raised by EIL. EIL complained that the STAAD PRO drawings prepared by structural consultant appointed by PSDA are not as per the standard norms of STAAD PRO of Engineering & Architectural.

The committee instructed PSDA to recheck his STAAD PRO drawings in the consultation with EIL. The committee asked PSDA to incorporate the changes immediately, if any changes are needed in the drawing. Further PSDA was instructed that it should not take more than one week to incorporate the changes. EIL agreed to it.

EIL also informed that the approval of the building plan for phase - 1B is still pending. PSDA informed the committee that the approval of the plans will be made available by 30-09-2016 as these drawings have been processed and demand note is being issued to CUPB. Further the committee asked PSDA to get the approval of the building plans from PUDA as early as possible.

The Committee also enquired EIL to clarify the validity of financial bid of Phase -1B.

EIL informed that the actual validity of the bid is till 12-09-2016 but in view of the schedule of approval from the concerned authorities, the bid validity has been extended up to 30-09-2016.

To the question as to what if the drawings are not available even 30th September 2016, the EIL opined that they will do needful. However if the architect fails to provide the drawings as per committed dates, the EIL on behalf of University, may take a strict action against the Architect by imposing a penalty as per the agreement. Further, as a last resort, may even initiate the process to change the architect as per the agreement.

The committee deliberated on the submission of EIL and the recommendations of the 23rd meeting of the subcommittee of the Building Advisory Committee. After due deliberations, the committee noted that EIL has followed the prescribed procedure and recommended the award of work to M/s KSM Bashir Mohammad & Sons for an amount of Rs. 68,19,58,917/- plus taxes i.e. below (-) 2.87 % of the estimated cost put to the tender.

Resolve:

The Committee considered the above issues and resolved to:

1. *Instruct PSDA to submit architectural and structural drawings to EIL by 30th September 2016 and services drawings ~~will in advance~~ to EIL but not later than 10th October 2016.*
2. *Instruct PSDA that the approval of the Building plans from PUDA will be made available before 30th September 2016.*
3. *accepted* *Approved the recommendations of the 23rd meeting of the subcommittee of the Building Advisory Committee (Refer Annexure – E) and also instructed EIL to get the structural and architectural drawings ready before the issuance of the Letter of Award to LI firm.*

It further resolved to recommend to the FC for allowing the award the work to LI through EIL.

Item No. BAC: 32:2016:4

To discuss the progress and monitoring work of the construction of the main campus for Phase-1A and discuss & approve the schedule/PERT chart of Phase-1B.

a. Phase – 1A:

EIL informed that PSDA has submitted 682 "Good for Construction Drawings" out of 683. The drawing of water pump room has not yet been submitted. However it does not hinder the progress of project. Further EIL informed that the overall progress of the construction is 33.2%.

Further EIL also informed that the phase – 1A work is delayed by six months from completion date as per LOA.

The committee asked EIL to explain the reason of delay by around six months in writing and also to fix the agency responsible for the delay, whether it is PSDA or EIL.

EIL informed that the delay in phase – 1A was accounted to short coming in the Phase -1 A tender (Jungle clearance, surplus earth transportation etc.) and non-availability of "Good for Construction drawings" as brought to the notice of the in 28th, 29th & 30th meeting of Building Advisory Committee.

The committee pointed out that as per the agreement EIL should have examined the tender document. EIL did not examine the tender document thoroughly thus the basic items like Jungle clearance, transportation of surplus earth etc. were missing in tender document.

The Member secretary of BAC informed the committee that at site conversation with contractor, it was observed that many drawings are not available. Further when enquired from Engineer-In-Charge of EIL in this regard at site, no satisfactory justification was put forward for the non-availability of GFC drawings with contractor.

The Committee asked EIL to check the penalty and compensation clauses of the agreement between EIL and Contractor related to the delay in the construction targets. The same should be informed to the CUPB at the earliest.

EIL desired that the issue of transportation and dumping of excavated earth at a distant place may be sorted out at the earliest.

The committee deliberated on the issue and pointed out surplus earth financial implication of approx. Rs. 98 lac is involved. The committee inquired if the prior approval of the BAC for dumping of the excavated earth was taken. There has to be some valid evidence of levelling of the contours and the volume of the earth dumped. The committee also felt that EIL should have checked and rechecked all calculation instead of just forwarding the demand. The committee instructed EIL to recheck the levels of the land as per the original contour plan and also asked to recheck contour levels, of the ground where surplus earth has been dumped. The Committee also instructed EIL to provide the back filling of earth calculation with respect to offset from the outer line of the building.

The committee took a very serious view, of not taking prior permission from the client for the transportation of earth at a distant place. The committee instructed EIL that before taking any crucial decision related to any matter which involves any financial implications to the client, EIL should obtain prior permission from CUPB. Further a committee under the Chairmanship of Dean Academic Affairs was made by the Competent Authority with Er. GJS Rosha as a special invitee, to make recommendation as per the case submitted by EIL. The meeting was convened on 15th September 2016 itself at Central university of Punjab at 1430 hrs. The recommendations of the committee are also attached (Annexure - F).

EIL also informed the Committee that as of now 570 workers are working in Phase – 1A project, but it needs 175 more workers to speed up the work.

EIL assured that all the buildings will be completed by June 2017, except the Academic Block.

The committee showed concern to get the building completed before June, 2017 including academic block, as promised. The committee stressed that Academic block and external service (Development of construction work of Phase -1A) is separate work against a tender Section – A. It also reiterated that without Academic block, Hostels, Student dinning and the external services, the university cannot shift. These are our priority buildings. Delay in the date of completion will bring numerous problems, as the university is working form a rented building given by Punjab Govt. for a limited time period. Moreover, the MHRD/UGC is also pressurizing the University to increase the strength of the students which cannot be done in the temporary campus.

EIL presents the photographs of the site in the meeting.

The committee instructed EIL that in every presentation, the date of completion should be written on every photographs of the building.

EIL informed that they have got water sample tested from Shriram Lab, New Delhi. The committee again instructed EIL to get the results of samples of the construction material sent to Shriram Lab and as per Indian Standard code immediately. The result may be informed to CUPB.

The committee also asked EIL to prepare a PERT chart for Phase – 1A & 1B as decided in MHRD meeting with Joint Secretary in the presence of EIL representatives (Mr. Deshpande & Mr. Sanjay Jain) and CUPB.

The University raised the issue that till date four Engineers-in-Charge have been changed by Engineers India Limited. It opined that that it is not good for the project as it amounts to casual approach. EIL has been working hard to achieve the targets but it fails to materialize and finalize the project milestones. There has been failure on EIL part. EIL assured that now onwards there will be no change in Engineer-in-Charge.

Resolve:

The Committee considered the above issues and resolved to:

- a) *Take as a priority the construction work of the Academic block, hostels, student dining and external services (Development of construction work of Phase -1A).*
- b) *To have no further changes in Engineer-in-charge, EIL.*
- c) *Advise EIL to stick to the time schedule and complete the construction work for Phase - 1A by June 2017.*
- d) *Ask EIL to submit the PERT chart of all the buildings with planned progress graph and actual site graph by 30th September, 2016.*

EIL and PSDA agreed to the above said resolutions.

Item No. BAC: 32:2016:5

To consider the release of Rs. 15 crore to the Project Escrow Bank Account (Name of Bank: Bank of Baroda, Ac. No.: 1920200000609).

The committee considered the recommendations of the Sub-committee of Building Advisory Committee in its meeting held on 14th September, 2016 at Mohali and request of EIL and unanimously agreed to release the payment of Rs. 15 crores to EIL for the construction work of Phase - 1A. In order to have a smooth running of RA bills of the contractor for Phase-1A, a payment of Rs 15 crore will be made in favour of CUP-EIL ESCROW account (Annexure - G).

Resolve:

The Committee considered and unanimously recommended to the Finance Committee the request of EIL to release the payment of Rs. 15 Crore to EIL in ESCROW account for the construction works of phase-1A.

Item No. BAC: 32:2016:6

To ratify the payment of Rs. 55, 24,415 & Rs. 29, 28,003 to Engineers India Limited and Pradeep Sachdeva and Design Associates released on dated 08-09-2016 (Refer Annexure - H).

Resolve:

Committee noted the payment made to EIL and PSDA as per the term of the agreement.

Item No. BAC: 31:2016:7

To approve the samples of finishing items for Phase - 1A.

The committee asked EIL ^{were} to explain the status of the samples. as the samples ~~need~~ to be ready by the end of June, 2016 as per the promise made by EIL in the 31st the meeting of the Building Advisory Committee. But EIL failed ^{ed} to provide samples as ^{per the commitment} committed date.

EIL informed that the samples are not yet ready due to non-finalization of samples make.

The committee asked EIL to check the samples not only by its financial aspects but its technical aspect as well. Moreover, the samples of the finishing-material will be approved by the CUPB. The Architect and EIL can only to suggest the make and the colour of the samples.

Resolve:

The committee asked to submit the samples by 30th of September, 2016.

EIL agreed to the above said resolve.

Item No. BAC: 31:2016:8

To discuss the release of payment to CPWD against service tax of main entrance corridor (Annexure - I).

The University asked the representative of CPWD as to why the quality of the road is not up to the mark. The granite installed in the entrance corridor is cracked at various points. Some portion of the road constructed by them has developed cracks and asked to get it repaired at the earliest.

After the deliberation on service tax, the committee asked to CUPB to get the case of service tax examined by a Legal Advisor and also to consult Tax Consultant to take an appropriate decision. The Committee instructed EIL& CPWD to examine this case at their own level and come up with the solution.

Resolve:

EIL and CPWD agreed on the above said instruction.

Item No. BAC: 31:2016:9

Current agenda, if any.

9.1.: To appoint a qualified Engineer against the position of XEN vacated by Er. Daljeet Singh.

- a. There is no Executive Engineer at Central University since 21.04.2016 for arrangement against the post of Executive Engineer; University has sent request letter (twice) to Punjab & Central government departments for deputing any of their employees to the position of Executive Engineer on deputation but till date, no suitable response has been received from any department.
- b. This matter was also discussed in the 31st BAC Meeting vide agenda Item no. 31:2016:8(a) and committee members strongly recommended to appoint the Executive Engineer or Qualified Engineer at Central University of Punjab.

- c. The member secretary, put the CV of Er. GJS Rosha, Chief Engineer (Retd.) from Chandigarh Housing Board, before the committee. After going through the CV of Er. G.J.S Rosha, the committee recommended that Er. G.J.S Rosha may be appointed as consultant (Engineering) for helping the university in monitoring the ongoing project of the university.

Resolve:

After due deliberation, the committee recommended to the Executive Council that Er. G.J.S Rosha may be appointed as Consultant (Engineering) for helping the university in monitoring the ongoing project of the university, at the rates prescribed and on terms and conditions as per rules.

Item No. BAC: 31:2016:10

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

The Committee authorized the Chairman to decide the date of next meeting.

Meeting ended with the thanks to the Chair.


Member Secretary