



**MINUTES OF THE
THIRTY FOURTH MEETING OF THE BUILDING ADVISORY COMMITTEE
HELD AT CITY CAMPUS ON 7TH DECEMBER, 2016 at 1100 hrs.**

The Thirty fourth Meeting of the Building Advisory Committee was held on 7th December, 2016 at City Campus of Central University of Punjab, Bathinda. The following members were present:

The following members were present in the meeting:

1. Prof. R. K. Kohli, Vice-Chancellor, CUPB - Chairman
2. Dr. Jagdeep Singh, Registrar, CUPB - Member Secretary
3. Prof. P. S. Ahuja, Former DG-CSIR & Member Planning Board, CUPB - Member
4. Prof. P. Ramarao, Dean Academic Affairs, CUPB - Member
5. Prof. V. K. Garg, Dean of EVST Department, CUPB - Member
6. Dr. Sanjiv Kumar, COC, Centre for Plant Sciences - Member
7. Mr. Ajit Singh, Finance Officer, CUPB - Member
8. Prof. Manjit Bansal, Head of Civil Engineering, GZSCET, Bathinda - Member
9. Er. N. R. Goyal, Superintending Engineer, PWD (B&R), Bathinda - Member
10. Er. Manjit Singh, Additional Superintending Engineer, Thermal Plant, Bathinda - Member
11. Er. Prem Sagar, University Engineer, CUPB - Member
12. Ar. Ripu Daman Singh, Head of Architecture, GZSCET, Bathinda - Member
13. Ar. Surinder singh, Representative of Chief Architect, Punjab - Member
14. Dr. J. S. Bilga, Consultant (Horticulture), CUPB - Member
15. Er. Puneet Singh, Assistant Engineer, CUPB
16. Mr. Bala Kumar, Project Manager, EIL - Representative of EIL
17. Mr. B. C. Pant, Engineer-in-Charge, EIL - Representative of EIL
18. Mr. Sajjan Kumar, Deputy Manager, EIL - Representative of EIL
19. Mr. D. Mitra, Senior Engineer, EIL - Representative of EIL
20. Mr. Zarkaria, Partner, KSMB - KSMB & Sons
21. Mr. Shariq Zulfikar, Chief Engineer, KSMB - KSMB & Sons
22. Mr. B. K. Pandey, Billing Engineer, KSMB - KSMB & Sons
23. Mr. Mushtaq Ahmed, Resident Construction Manager, KSMB - KSMB & Sons

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 34th meeting of Building Advisory Committee and thanked them for sparing their precious time for the growth of the University and valuable guidance.



The Chairman requested Member Secretary to present the Agenda Items one by one to the Members for deliberations and decisions. The Member Secretary, Dr. Jagdeep Singh presented the Items in sequence.

Item:BAC:34:2016:1

To confirm the minutes of the Thirty Third Meeting of Building Advisory Committee held on 11-11-2016.

The Member Secretary shared that the Minutes of the 33rd meeting were circulated to all the members of BAC and no comments were received, the Minutes of 33rd meeting of BAC were approved (*Annexure - A*) and circulated to the members through email on 24-11-2016.

RESOLVE:

Committee noted and approved the minutes of the 33rd meeting of Building Advisory Committee (Annexure-A).

Item:BAC:34:2016:2

To discuss the Action Taken Report (ATR) on the decisions of Thirty Third Meeting of the Building Advisory Committee (*Annexure -B*).

The Thirty Third Meeting of the Building Advisory Committee was held on 11th November, 2016. The details of the actions taken on the decisions of the Building Advisory Committee in its Thirty Third Meeting were discussed.

RESOLVE:

The Building Advisory Committee NOTED the Action Taken Report and appreciated implementation of decision of the Committee. (*Annexure -B*).

Item:BAC:34:2016:3

To discuss the progress and monitoring work of construction of main campus for Phase-1A (Sections A & B) with respect to schedule and PERT chart already submitted by PMC (*Annexure- C*).

The Committee asked EIL to present the progress of construction work of Phase-1A (Section A & B) of Main Campus, Ghudda.

The representative of EIL explained the status of the construction drawings and stated that PSDA has submitted all the drawings except Academic Block services layout plans. The committee took a very serious view, on non-delivering of services layout drawings by PSDA of Academic Block. EIL also informed to the Committee that PSDA has changed the old dealing hands of the project which is affecting the project working and pointed out that the drawings (Phase - 1B) received from the PSDA are

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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. Matter is required to be taken up with PSDA. The committee expressed displeasure on the absence of the Architect or even any representative of PSDA in the meeting.

EIL explained that there is a jump in progress from 1.8% per month to 2.5 % per month during **Nov- 2016**. The overall progress of the construction work is 38.8 %. The brick work and AAC block work has appreciably increased as compared to last three-four months. EIL also explained that work force deployed at main campus has decreased somewhat due to the effect of demonetisation.

The Committee asked EIL to present the status of sample testing from Shriram Laboratory.

EIL explained that the reinforcement sample has been sent to Shriram Lab but could not inform to CUPB in this regard.

Further Committee instructed EIL to submit the report to CUPB at the earliest, which EIL promised to do.

The committee asked EIL to present actual site status of various buildings.

The EIL presented the status of construction through site photographs. During presentation completion milestone shown on photographs was Sep – 2017. The committee pointed out that the milestones shown on the presentation photographs are in variance from the milestones fixed by EIL in its 31st meeting of the Building Advisory Committee held at Engineers India Limited, Gurgaon office on 25-05-2016. The committee asked EIL to complete at least the Academic Block of main campus by June – 2017 as already decided.

Mr. Mohd. Zakaria (Partner of M/s KSMB & Sons) explained to the committee the reasons for the delay in construction works. In the meeting he informed that they submitted the drawings schedules to EIL on very first day of start of the construction work. M/s KSMB & Sons did not receive drawings as per schedule and now they have planned the completion schedule considering the hindrances till September, 2017.

The committee asked contractor to increase the pace of progress of construction work for Phase - 1A (Section A & B) work.

The contractor promised that the increase in the progress will be seen at site after 15 days. The contractor also intimated to the committee that the PO for package type substation has already been placed, external development work, Brick work and plastering works of the buildings have also been started at site. They also intimated to the committee that the decision regarding vitrified tiles is pending with EIL which is affecting the overall progress of works.



The committee asked EIL to present the latest status of providing vitrified tiles by M/s KSMB & Sons as approved in the 24th & 25th meeting of the Subcommittee of BAC held on 30-11-2016 and 05-12-2016 vide **agenda item no. SCBAC: 24:2016:1** & further action taken by EIL on **agenda item no. SCBAC: 25:2016:1**.

The representative of EIL explained that as per the item no: 8.8 of Section A and 7.9 of Section B pertaining to the vitrified floor tiles in the contract awarded for Phase 1 A (Sections A & B) of the project.

- a. The two tile samples (matt finished) shortlisted by the Architect M/s PSDA for the final approval by CUPB.
- b. The Architect has not specified any Basic cost of the vitrified tiles in the item descriptions mentioned above.
- c. As per drawing no: B8-A702- R0, B8-A701-R0 etc., the vitrified tile has been preferred by the Architect in areas like class rooms, laboratories and faculty rooms, meeting rooms in the Academic Block and rooms like Bed room, kitchen, study room, dining hall in Type A, living room, dining room, bed room, kitchen and toilets in Type E blocks, dining hall in student dining etc. Applying the matt finished vitrified floor tiles in the above living areas would be an ideal choice as the said areas will be prone to frequent movement and water spillage, was agreed/reiterated by all.

Mr. Zakaria explained to the committee, they were utterly surprised at the U Turn being taken by EIL and it was clearly established from relevant IS codes, CPWD specifications and relevant SOR item provisions that the tile samples proposed by the Architect are beyond the provisions of SOR item of this contract. The Agreement item Nomenclature and Specifications call only for the use of the tiles as proposed by them and does not call for the use of Tiles desired by CUPB.

Mr. Zakaria read the following provisions of tender documents, CPWD specifications and IS code:-

References
SOR ITEM NO. 8.8 FROM TENDER OF PHASE – 1A “Providing and laying vitrified floor tiles in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to IS : 15622, of approved make, in all colours and shades, laid on 20mm thick cement mortar 1:4 (1 cement : 4 coarse sand), including grouting the joints with white cement and matching pigments etc., complete. Size of Tile 600x600 mm”
CPWD SPECIFICATION CPWD specification also stipulates under sub clause 11.15.6 Measurements: “Areas, where glazed tiles or different types of decorative tiles are used will be measured separately”.



IS CODE 13712

"7.1 When an order is placed, item such as size, thickness, nature of surface, colour, relief and any special properties shall be agreed by the parties concerned"

Thus he stated that it can be seen from the above that all relevant Contractual Provisions namely SOR item, CPWD specification and IS Code are in consonance with our stand. Hence it is very clear that if any decision is taken otherwise, it will be beyond contractual provisions. Further, in the BIS code 13712, it is clearly mentioned that the nature of surface must be specified in the order/bill of quantities. This clearly establishes that the Tiles Range desired by Architect in the Phase-1A works is not as per SOR item or as per the intent of Contract for Phase-1A. If EIL is reviewing the commercial aspects of individual SOR items at this stage, then it will also have to consider other SOR items where we are incurring losses as per the wrong estimated rates stipulated in the Schedule of Rates by the Architects for a Number of items, the details of which can be provided to you. Needless to say that in percentage rate tenders it is not possible or acceptable to review individual items commercially. In percentage rate tenders, tendered quantities of various items involved in the work along with stipulated (estimated) rates of each individual item are given. The total value put to tender is worked out (i.e the Estimated Amount of Tender) by multiplying these tendered quantities with the estimated rates. The estimated rates stipulated in the tender are by some estimation done by Architects / EIL while inviting tenders. The contractor is required to quote a unique single percentage (above/ below/ at par) over the total tender value, which is applied on each estimated item rate contained in the tender, for making payment to the contractor against actual quantities of item executed at site.

The University Engineer pointed out that matt finish tile fall under the S.O.R item no. 8.8. with reference to IS code 15622:2006, the definition of tile is as under:-

Clause No. 3 of IS (15622:2016)

3. Definition:

- 3.1 The definition of pressed ceramic tiles is given in IS 13712.
- 3.2 The surface of tiles and components belonging to this group can be smooth, profiled, wavy, decorated or finished in some other way. It can be unglazed (UGL), glossy, matt or semi-matt (GL).
- 3.3 Tiles may have spacer lugs.

After detailed discussions, the committee was of view that as per SOR item of tiles description, the tiles should be confirming to IS 15622:2006. The IS code clearly specified that all the finishes such as glossy, matt and semi matt fall under smooth finish category and Engineers India Limited was also in agreement with the views of CUPB and intimated to the committee that tiles up to a range of Rs. 850/sqm are covered as per rate analysis of CPWD organisation.

After due deliberations, it was decided that this matter is required to be decided by



Engineers India Limited being Project Management Consultant of CUPB, on priority basis. Engineers India Limited promised that this issue shall be decided within 15 days i.e. up to **22-12-2016**.

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

The committee deliberated and reminded EIL that the issues raised during 33rd meeting of BAC held on 11-11-2016 are still awaited from EIL for deciding the matter. There has to be some valid evidence of levels, contours and the volume of the earth dumped. The committee also felt that CUPB has engaged EIL as PMC and their duty is to monitor, Check-recheck every claim of Contractor and take approval of the client rather just forwarding the demand. After due deliberations, 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 as already decided by Building Advisory Committee in its 33rd meeting held on 11-11-2016.

The committee inquired from EIL that whether provision of lifts exist in all the buildings under construction.

The representative of EIL informed the committee that the provision of lift exists in all the building except Type – F Residential Block being four storied structure. The committee felt that provision of lift is required in this block also. EIL informed the committee that provision of lift can be made in this block also. The committee approved the lift provision in Type – F Residential Block and the details for the provision of lift may be worked out by PSDA & EIL.

RESOLVE:

The Committee considered the above issues and resolved to:

- a. Prioritize the construction work of the Academic block, hostels, student dining and external services (Development of construction work of Phase -1A).
- b. Displeasure of the BAC be conveyed to the PSDA for
 - I. Not attending the meeting.
 - II. Changing the working hand/dealing hands that affect the project working.
- c. CUPB reiterated its stand on the use of Matt finished tiles in view of the nature of the users- young boys/girls, staff faculty.
- d. Advise EIL to stick to the time schedule as fixed by EIL in its 31st meeting of the BAC held at EIL Gurgaon office on 25-05-2016. According to which Phase-1A (Section A & B) works were required to be completed by June – 2017. EIL to complete at least the Academic Block of Main Campus by Jne-2017 as already decided.
- e. EIL is required to resolve the bottle necks with M/s KSMB & Sons on priority basis being project management consultants of CUPB within 15 days i.e. up to 22-12-2016 (Annexure-E).
- f. EIL to submit transportation of earth details as per 33rd meeting of Building Advisory Committee meeting held on 11-11-2016 for deciding the issue of payment of extra earth claims submitted by EIL.

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- g. The provision of lift in Type – F Residential Block is approved. Details for the provision of lift may be worked out by PSDA & EIL

Item: BAC:34:2016:4

To discuss the status of drawing submitted by Architect to PMC for Phase – 1B and status of the approval of building plans from PUDA by Architect and action taken in this regard.

a. Phase – 1B:

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

EIL informed that the actual validity of the bid was up to 09.12.2016. But in view of the non-availability of approval of building plans from PUDA, the bid validity needs to be extended. The committee asked EIL to get the validity of bid extended further by one month and the L-1 firm M/s KSMB & Sons representative agreed for the same.

The Committee asked EIL to provide the status of GFC drawings for the Phase-1B works as it was decided in the 33rd meeting of BAC that approved and vetted all GFC drawings from EIL should be made available at the time of issuance of Letter of Award. It was also agreed by M/s PSDA during the 33rd meeting of the Building Advisory committee that "Good for Construction drawings" structural and Architectural drawings shall be prepared and submit the same to EIL by 30th November 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 - F**) as on date is as under:

1. Structural Drawing: 85 out of 85.
2. Architectural Drawing: 84 out of 105.

Further EIL informed that M/s PSDA provided the drawings on committed dates and these drawings were sufficient to allot the construction work of Phase – 1B to L-1 firm. EIL further informed that the GFC drawings provided by M/s PSDA were complete in all respect.

EIL also informed that the approval of the building plan for phase – 1B from PUDA is still pending. As it was decided in the 33rd meeting of BAC, the PSDA was required to get the approval from PUDA by 25-11-2016 but approval is still pending. EIL (on the behalf of PSDA) informed that PUDA raised some observations and the observations were compiled on 24th November 2016. The committee took a very serious view of PSDA for not taking this issue seriously.

The committee made it clear that based on our last poor experience because of late submission of drawings by PSDA which resulted delay in construction for the Phase-1A works. The work order for Phase-1B works will be released only on receipt of drawings and approved building plan from PUDA.

RESOLVE:

The Committee considered the above issues and resolved to:

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- a. EIL to enhance the validity of the Phase – 1B tender for further one month.
- b. PSDA to make available the approval of the Building plans from PUDA at the earliest so that allotment of Letter of Award to L-1 firm may be processed.
- c. Allotment of Letter of Award to L-1 firm i.e. M/s KSMB & Sons shall be processed after approval of Building plans from PUDA.

Item: BAC:34:2016:5

To consider and approve the recommendations of 24th and 25th meeting of the Sub Committee of Building Advisory Committee.

- A. The committee deliberated on the recommendations of the subcommittee of the Building Advisory Committee given vide its 24th meeting held on 30-11-2016:

Item No. SCBAC: 24:2016:1

To approve the samples of various architectural items as intimated by Engineers India Limited vide email dated 28-11-2016 for Phase - 1A.

Engineers India Limited presented the samples of the vitrified tiles with matt finish of Orient make. The committee checked the samples of the vitrified tiles as per the provisions of the Bill of Quantities/ Schedule of rates (**Refer Annexure - A**) and also considered the recommendations of M/s PSDA (**Refer Annexure - B**). The committee is of view that Buildings in the campus will be used mainly by students and employees including differently abled ones. Students generally move in groups and have tendency/habit to push each other which may cause an accident if someone slips and falls on glossy/slippy tiles. Differently abled people will also face hardship in moving on these glossy tiles. After due deliberations, the committee approved that vitrified tiles with matt finish are required to be provided in CUPB Campus, Ghudda, for proper utilization of the campus from safety point of view.

RESOLVE:

The Committee considered the above issue and resolved to:

- a. Approved the vitrified tiles with matt finish as per proposed colour scheme & floor designs provided by PSDA at **Annexure - B**.

Item No. SCBAC: 24:2016:2

To discuss the progress and monitoring work of construction of main campus for Phase - 1A and also discuss the letter received from EIL – Regarding slow progress of construction.

The committee asked EIL to present the status of construction of work with reference to the EIL email dated 10.11.2016 (**Annexure- C**) regarding Slow progress of works and Action plan.

The representative of EIL explained the current status of the construction work in detail. The committee asked EIL to explain the steps taken against the Contractor for slow progress. But representative of EIL was not able to convince the committee.

The committee took a very serious view of delay in construction of Phase-1A (Section A

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& B) works. The committee directed EIL to get the building completed within scheduled time period. It reiterated that without Academic block, Hostels, Student dining and the external services, the university campus cannot be shifted. These are our priority buildings. Delay in the 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. Moreover, the MHRD/UGC is also pressurizing the University to increase the strength of the students which cannot be done because of acute paucity of space in the present temporary campus at Bathinda.

The committee also desired that concrete steps are required to be taken by EIL as per contract agreement with M/s KSMB & Sons. Keeping in view slow progress of the works by M/s KSMB & Sons, the committee decided to recommend the proposed actions of EIL to BAC for its approval in principal as per the provisions of contract agreement with M/s KSMB & Sons for completing Phase- 1A (Section A & B) works of Main Campus, CUPB, Ghudda, within scheduled completion period.

RESOLVE:

The Committee considered the above issue and resolved to:

1. That concrete steps are required to be taken by EIL as per contract agreement with M/s KSMB & Sons and complete the works of Phase-1A in the scheduled time period.
2. Recommends to BAC for approving in principal the course of action proposed to be implemented by regarding slow progress of construction (Email dated 10-11-2016) with in the provision of the contract agreement with M/s KSMB & Sons for completing the Phase-1A works of Main Campus, CUPB, Ghudda within scheduled completion period.

Item No. SCBAC: 24:2016:3

To consider the proposal of EIL regarding offloading of some building works from the scope of the contractor.

The committee asked EIL to present the status of construction of work with reference to the EIL email dated 24.11.2016 (**Annexure- C**) regarding offloading of some building works from the scope of the contractor.

The Member Secretary of the committee explained the proposal of the Engineers India Limited for offloading the scope of work from M/s KSMB & Sons. The status of following works was discussed:

- a. Balance works of Water Centre.
- b. External development works including earthwork excavation and disposal of surplus earth.
- c. Road works.
- d. Water receiving station (near existing canal).
- e. Packaged sub-station.
- f. Sewage & water treatment system.
- g. Items which are being disputed by the contractor e.g. vitrified tiles.



Nominal quantities of other flooring works like granite, marble, kota stone etc have also been included.

- h. Mismatches in scope of Phase 1A (Section A & B) contract (like works to be executed in Section A but available in Section B and vice versa) like elevators, electrical works, water proofing in water centre etc.
- i. The committee asked representative of EIL to explain the fresh status of above said works regarding offloading of some building works from present contractor.

The representative of EIL explained:

- a. Construction of water centre has been started by the contractor.
- b. External development work has been started by the contractor.
- c. Road work has been started by the contractor.
- d. Drawing provided to the contractor and work will be started shortly.
- e. Work order for Packaged Sub-Station has been placed by M/s KSMB & Sons and copy of the order submitted to EIL head office.
- f. Contractor finalized the proposal for STP and planned presentation to the Service Consultant on 09-12-2016 for final approval.
- g. The committee checked the samples of the vitrified tiles as per the provisions of the Bill of Quantities/ Schedule of rates (**Refer Annexure - A**) and also consider the recommendations of M/s PSDA. After due deliberations, the committee approved that vitrified tiles with matt finish are required to be provided in CUPB Campus, Ghudda, for proper utilization of the campus from safety point of view.
- h. Some of the items of Phase-1A contracts are mismatched in the original work order and fall under different sections of work order. After due deliberations the committee suggested EIL to take undertakings from contractor regarding execution of construction of work for Section-A & Section-B of Phase – 1A.

In view of position explained by representative of EIL, different modalities were discussed in detail for removing the bottlenecks with M/s KSMB & Sons and put up the same in the next proposed Subcommittee of Building Advisory Committee meeting on 05.12.2016, so that the matter may be considered for concurrence/approval accordingly.

RESOLVE:

The Committee considered the above issue and resolved to:

- a. Keeping in the view the changed circumstances, the Subcommittee asked EIL to put up the proposal in next proposed Sub-committee of BAC meeting on 05.12.2016 for consideration of concurrence/approval of the proposal.



Item No. SCBAC: 24:2016:4

To discuss levelling of high land area near Academic Block for the construction of road not included in the original tender of Phase – 1A.

The matter regarding the levelling of high land area near academic block for the construction of road not included in the original tender of Phase-1A was discussed in detail and it was observed by the committee that as these quantities are extra quantities and not included in the original tender. As per provisions of the agreement with M/s KSMB & Sons, these extra items are required to be executed and paid as similar item from the work order and as extra item for its disposal up to 1 km. The Committee suggested that the work involved for levelling of this high land area is not properly covered in similar item of earth work of work order. No similar item exists in the DSR for proper working of the rates to be paid to the contractor. The only alternative for work execution and its payment is on the basis of actual analysis of rates as per NS item criterion or on the basis of rates existing in Common Schedule of Rates of Punjab PWD (B&R), as applicable for this item. For this EIL may have techno economical negotiations with M/s KSMB & Sons for execution of these extra items and put up the proposal in the next proposed Subcommittee of BAC meeting on 05-12-2016. However, the committee asked EIL to complete the BOQ item of earth work which covered in the scope of M/s KSMB & Sons considered the work to be done up to BOQ and addition work will be negotiated by EIL separately.

RESOLVE:

The Committee considered the above issue and resolved to:

- a. EIL may have techno economical negotiation with M/s KSMB & Sons for execution of these extra items of earth work and its disposal not included in the original tender. B.
- b. The proposal may be put up in the next proposed Subcommittee of BAC meeting on 05-12-2016.

Item No. BAC: 24:2016:5

To discuss the extra items of providing & fixing of Hexagonal wire mesh and Hold fast of Rs. 35,72,700/-.

The committee deliberated on this issue and found that EIL not certify the rates claimed by M/s KSMB & Sons. However the committee asked EIL to get it certified and verified again. The availability of these extra items rate may be checked by EIL from any other schedule of rates of any government/Semi government agency and compared.

RESOLVE:

The Committee considered the above issue and resolved to:

- a. extra items rate may be checked by EIL from any other schedule of rates of any government/Semi government agency and compared
- b. EIL may put up the proposal in the next proposed Subcommittee of BAC meeting on 05-12-2016.

Item No. BAC: 24:2016:6



Any other item with the permission of the Chair.

To discuss the layout of Smart Class room proposal submitted by PSDA for Academic Block.

The details of the proposal of the smart class room to be provided on the ground floor of Academic Block were shown to committee members on auto cad mode and discussed in detail. The committee observed that following additional provisions are required to be made:

1. Provision of additional (Second) fire exit.
2. Proper provision for handicapped persons may be kept in the front third row.
3. The provision of VIP entry may directly be from outer road of Academic Block having shortest route and suitable car parking facilities.

B. The committee deliberated on the recommendations of the subcommittee of the Building Advisory Committee given vide its 25th meeting held on 05.12.2016

Item No. SCBAC: 25:2016:1

To approve the samples of various architectural items as intimated by Engineers India Limited vide email dated 03-12-2016 for Phase - 1A at Annexure - 25.1.

The committee asked representative of the EIL to explain the status of finalization of vitrified tiles.

The representative of EIL explained the status to the committee that the contractor has conveyed to EIL that they are unable to provide tiles of higher range as proposed by the Architect. The contractor also explained to EIL that the Agreement item Nomenclature and Specification call only for providing tiles as claimed by them and does not call for the use of Tiles desired by EIL/CUPB.

The committee took this issue very seriously and asked EIL to present the case with their clear recommendations on the same, as the nomenclature and specifications of the original tender were vetted and finalized by EIL.

After due deliberations, the committee asked EIL to present the detailed case with their clear recommendations for considerations of the same in next proposed BAC meeting on 07-12-2016.

RELOVE:

The Committee considered the above issue and resolved to:

Asked EIL to present the case in next proposed meeting of BAC on 07-12-2016 with their clear recommendations for the considerations and decision of Building Advisory Committee.

Item No. SCBAC: 25:2016:2



To discuss levelling of high land area near Academic Block for the construction of road not included in the original tender of Phase – 1A.

The matter was further discussed by Subcommittee of Building Advisory Committee with the representative of EIL regarding techno economical negotiation with M/s KSMB & sons for execution of extra item of earth work and its disposal not included in the original tender.

The representative of EIL explained that Techno economical negotiation are not feasible as per contract agreement.

RESOLVE:

The Committee considered the above issue and resolved to:

- a. Keeping in view the position explained by EIL during discussions in the Subcommittee's 24th & 25th meeting, the Subcommittee recommends that the case may be considered and decided by BAC in its proposed meeting on 07-12-2016.

Item No. SCBAC: 25:2016:3

To consider the proposal of EIL regarding offloading of some building works from the scope of the contractor.

The matter was again discussed in the Subcommittee of Building Advisory Committee and keeping in view the changed circumstances explained by the representative of EIL. The matter could not be decided in the meeting and it was proposed that matter may be considered in detail in the next proposed BAC meeting on 07-12-2016.

RESOLVE:

The Committee considered the above issue and resolved to:

- a. *The SCBAC recommends that matter regarding offloading of some building works from the scope of the contractor may be discussed and decided by BAC in its purposed meeting on 07-12-2016.*

Item No. SCBAC: 25:2016:4

To discuss the extra items of providing & fixing of Hexagonal wire mesh and Hold fast of Rs. 35,72,700/-.

The matter was again discussed in the SCBAC by the EIL representative and intimated the committee that they have submitted the extra items claims to their head office for further necessary action.

RESOLVE:

The Committee considered the above issue and resolved to:



- a. Keeping in view of the slow response of EIL, the committee again asked EIL to submit the extra item claims duly vetted and checked by EIL for providing and fixing hexagonal wire mesh and hold fast at the earliest for consideration approval of the same.

Item No. SCBAC: 25:2016:5

To discuss the payment to EIL for Project Management Consultancy services as Annexure- 25.2.

The matter regarding payment to EIL for Project Management Consultancy was discussed by the committee. After detail deliberations, it was observed that the payment to EIL as per agreement but the progress of the work is not satisfactory. As per original planning, the university campus was planned to be shifted during 2017 session but the same has not been achieved by EIL. BAC may deliberate on the issue and take appropriate action.

RESOLVE:

The Committee considered the above issues and resolved to:

- a. Considered the recommendations of the Subcommittee of BAC on Agenda Item SCBAC: 24.2016.1 and approved the vitrified tiles with matt finish as per proposed colour scheme and floor designs provided by M/s PSDA at *Annexure-B*
- b. Considered the recommendations of Subcommittee of BAC on agenda item no. SCBAC: 25:2016:1, action is required to be taken by EIL at their own level as they are project management consultants of CUPB and required to get the work completed within stipulated time period.
- c. Considered the recommendations of Subcommittee of BAC on agenda item no. SCBAC: 24:2016:2, for approving in principal the course of action proposed to be implemented regarding slow progress of construction (Email dated 10.11.2016) within the provisions of contract agreement with M/s KSMB & Sons for completing the Phase -1A (Section A & B) works of Main Campus, CUPB, Ghudda within scheduled completion period further action is required to be taken by EIL being Project Management Consultant at their own level and get the work completed within stipulated time period.
- d. Considered the recommendations of Subcommittee of BAC agenda item no. SCBAC: 24:2016:3 & SCBAC: 25:2016:3 and further deliberated and decided that matter is required to be decided by EIL at their own level.
- e. Considered the recommendations of Subcommittee of BAC agenda item no. SCBAC: 24:2016:4 & SCBAC: 25:2016:2 and decided to discuss the matter in the next BAC meeting after reviewing the progress of work at site.
- f. Considered the recommendations of Subcommittee of BAC agenda item no. SCBAC: 24:2016:5 & SCBAC: 25:2016:4, EIL to submit the extra item claims duly vetted and checked by EIL for providing and fixing hexagonal wire mesh and hold fast at the earliest for consideration and approval of the same by CUPB.



Item:BAC:34:2016:6

To discuss the payment to EIL for Project Management Consultancy services of Rs. 32, 57,489/- (Annexure - I).

The matter regarding payment amounting to Rs. 32, 57,489/- against the payment of consultancy bill for construction of Phase -1 A works to EIL was discussed by the committee meeting. The slow progress of Phase – 1A work was viewed very seriously by the committee. The efforts put by EIL as Project Management Consultants of CUPB for the completion of Phase -1A works are not as per project requirements and delay has occurred. After due deliberations and recommendations of Subcommittee of BAC agenda item no. SCBAC: 25:2016:5, the committee decided that payment to EIL may be released with the rider that EIL should make additional efforts for the timely completion of the project otherwise penalty clause of agreement shall be operated.

RESOLVE:

The Committee considered the above issues and resolved to:

- a. The committee decided to make payment amounting to Rs. 32, 57,489/- against the payment of consultancy bill for construction of Phase -1 A (Section A & B) works as per agreement to EIL with the request that EIL should make additional efforts to achieve the scheduled targets.

Item:BAC:34:2016:7

Any other Item
NIL.

Item: BAC:34:2016:8

Current agenda if any.

- a. Clearance of Main Campus land from unwanted jungle for better view and required working space.

The Member Secretary explained to the committee that unwanted bushes and jungle needs to be cleared for the required working space for the campus.

RESOLVE:

After due deliberation, the committee observed that the jungle with grasses and shrubs etc. needs to be removed and University to get the jungle clearance done at their own level to reduce cost.

- b. To discuss the payment of M/s KSMB & Sons for extra item of Jungle Clearance (Annexure - J).



The Member Secretary explained to the committee that EIL submitted the extra item claim of Jungle Clearance which was not included in the original tender document of Phase – 1A. M/s KSMB cleared the jungle for construction of the buildings.

RESOLVE:

After due deliberations, the committee approved the extra item of Jungle Clearance for Rs. 6, 52,700/- as checked and recommended by EIL.

- c. To finalize the layout plan of Smart Class Room Plan (*Annexure – K*).

The Committee further considered the recommendations of Subcommittee of BAC on agenda item no. SCBAC: 24:2016:6 regarding the proposal of the smart class room to be provided on the ground floor of Academic Block. The details were shown to the committee members and discussed in detail.

RESOLVE:

The committee deliberated on the issue and decided as under:

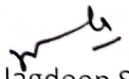
- a. Proper provision for handicapped persons may be kept in the front row itself.
- b. The provision of VIP entry may directly be from outer road of Academic Block having shortest route and suitable car parking facilities.
- c. The committee suggested that before finalising the proposal of smart class room visit to some similar existing Auditorium in IITs or other Universities may be visited to study its details & functional requirements.

Item:BAC:34:2016:9

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

The Building Advisory Committee authorized the Vice Chancellor to fix the date of the next meeting as per requirement.

The meeting ended with thanks to the Chair.


Dr. Jagdeep Singh
Registrar & Member Secretary
Building Advisory Committee

