

**MINUTES OF THE
THIRTY FIFTH MEETING OF THE BUILDING ADVISORY COMMITTEE
HELD AT CITY CAMPUS ON 15TH FEBRUARY, 2017 AT 11:00 A.M.**

The Thirty fifth Meeting of the Building Advisory Committee was held on 15th February, 2017 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. Ramarao, Dean Academic Affairs, CUPB | - | Member |
| 4. Prof. V. K. Garg, Dean of EVST Department, CUPB | - | Member |
| 5. Dr. Sanjiv Kumar, COC, Centre for Plant Sciences | - | Member |
| 6. Mr. Ajit Singh, Finance Officer, CUPB | - | Member |
| 7. Prof. Manjit Bansal, Head of Civil Engineering, GZSCET,
Bathinda | - | Member |
| 8. Er. N. R. Goyal, Superintending Engineer, PWD (B&R),
Bathinda | - | Member |
| 9. Er. Manjit Singh, Additional Superintending Engineer, Thermal
Plant, Bathinda | - | Member |
| 10. Er. Prem Sagar, University Engineer, CUPB | - | Member |
| 11. Ar. Ripu Daman Singh, Head of Architecture, GZSCET,
Bathinda | - | Member |
| 12. Ar. Surinder singh, Representative of Chief Architect, Punjab | - | Member |
| 13. Dr. J. S. Bilga, Consultant (Horticulture), CUPB | - | Member |
| 14. Er. Puneet Singh, Assistant Engineer, CUPB | | |
| 15. Mr. Bala Kumar, Project Manager, EIL | - | Representative of EIL |
| 16. Mr. B. C. Pant, Engineer-in-Charge, EIL | - | Representative of EIL |
| 17. Mr. Sajjan Kumar Singh, Deputy Manager, EIL | - | Representative of EIL |
| 18. Mr. D. Mitra, Senior Engineer, EIL | - | Representative of EIL |
| 19. Mr. Ankit, Junior Architect, PSDA | - | Representative of PSDA |



पंजाब केंद्रीय विश्वविद्यालय

Central University of Punjab

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 35th meeting of Building Advisory Committee and thanked them for sparing their precious time for the growth of the University and valuable guidance.

Before start of the meeting, The Chairman shared the sad news about the sudden demise of Dr. P.S. Ahuja, former Director General CSIR and Director CSIR-IHBT, Palampur on 21.01.2017. He was member of the Building Advisory Committee of CUPB. Two minutes of silence was observed to pay homage to the departed soul.

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:35:2017:1

To confirm the minutes of the Thirty Fourth Meeting of Building Advisory Committee held on 07-12-2016.

The Member Secretary informed that the Minutes of the 34th meeting were circulated to all the members of BAC and no comments were received, the Minutes of 34th meeting of BAC were approved (**Annexure – 35.A**) and circulated to the members through email on 22-12-2016.

RESOLVE:

Committee noted and approved the minutes of the 34th meeting of Building Advisory Committee.

Item:BAC:35:2017:2

To discuss the Action Taken Report (ATR) on the decisions of Thirty Fourth Meeting of the Building Advisory Committee.

The Thirty Fourth Meeting of the Building Advisory Committee was held on 7th December, 2016. The details of the action taken on the decisions of the Building Advisory Committee in its Thirty Fourth Meeting were discussed and BAC conveyed its unhappiness regarding slow progress of work & non-seriousness of EIL & PSDA for completion of main campus buildings. All the non-complied items are required to be complied at the earliest (**Annexure - 35.B**).

RESOLVE:

The Building Advisory Committee noted the Action Taken Report and showed its unhappiness regarding non-compliance of some of BAC decisions. All the complied items were approved and All the non-complied items may be complied at the earliest.

Item:BAC:35:2017:3

To discuss the progress and monitoring work of construction of main campus for



Phase-1A with respect to schedule and PERT chart already submitted by PMC.

The committee discussed the issue of vitrified tiles. Er. N. K. Verma advised that there are two issues in this regard, one is technical and second is commercial. In the commercial aspect, there is an ambiguity in the BOQ items of the tender document. It should have been more clarified at the time of finalization of the DNIT. He apprised the Committee that there is variation in the cost of tiles confirming to IS 15622 and having water absorption less than 0.08% (Table no. 12 of Is 15622) from Rs. 35 to Rs. 80 per square feet in market having both glossy and matt finish. Further, it is clarified that the choice of the selection of tiles is the prerogative of the user. Both Mat finish and glossy finish are covered as per IS code provisions but it should have also been included in BOQ at the time of preparation and finalisation of tender document. When there is wide variation in cost of tiles confirming to IS 15622 depending on its finish, the same should have been mentioned in the tender document itself.

The issue of vitrified tile flooring was also discussed with architect in kick off meeting held on 26.12.2016 at EIL office Gurgaon where the architect was asked whether he had mentioned the finish of the tiles in tender drawings during finalisation of tender document. The architect M/s. PSDA intimated that it was not mentioned in tender drawings. Member Secretary apprised the committee that the CUPB had also sought clarification regarding over usage of vitrified tiles as per DSR from Director General CPWD on 30.12.2016 (**Annexure-35.C**). To pursue and expedite the matter, Registrar along with University Engineer visited the office of DG CPWD on 30.01.2017, the details are as per **Annexure-35.D**. Clarification received from DG CPWD vide their letter No. 136/SE (TAS)/Specifications/2016-17/28-E dated 31.01.2017 is as per (**Annexure-35.E**). Brief of this clarification is as under:

- “1. The vitrified tiles covered under the CPWD DSR rates are as per IS Code 15622, so it is for the executing agency to see the code and act accordingly.
2. Necessary decision in this regard is to be taken by the executing agency considering the respective items and as per terms and conditions of the agreement”.

After due deliberations on the issue by the committee members, it was concluded that EIL has to take a call on this issue as they are PMC of University for this project. It is clear that as per CPWD reply, the executing agency i.e. EIL to take a necessary decisions in this regard as per terms and conditions of the agreement. Further it was decided that reply of CPWD may be sent to Higher Official of Engineers India Limited for taking further necessary action in this regard.

The BAC asked EIL to show the progress report of the construction work of main campus of the university. The representative of the EIL explained that overall actual cumulative progress of the work is 41.5 % up to 31.01.2017 against scheduled cumulative progress of 74.6%.

The Member Secretary informed that it was agreed by EIL during the 31st meeting of BAC held at Gurgaon office to complete the Academic Block, Dinning Block and Hostels by June 2017. EIL was asked to explain the present status of the buildings.



Representative of EIL intimated that the service drawings of the Academic Block have not been received by them. EIL stated the M/s PSDA has submitted all drawing of the Academic Block except services layout plan drawings due to which their work is suffering. The committee took a very serious view of non-delivering of services layout drawings of academic block by M/s PSDA. M/s PSDA was asked to provide the same within 15 days.

The committee members desired that M/s PSDA should submit GFC the revised estimate of buildings which includes interior of Labs, Classrooms, Auditorium, Kitchen & student dining including HVAC, Signage & Graphics.

The committee also asked M/s PSDA to submit all the drawings of Phase -1A (Section – A & B) in dwg format and PDF version to the CUPB immediately for its record.

The Committee enquired from EIL regarding the pending details of transportation and dumping of excavated surplus earth at a distant place and desired that this matter should be sorted out at the earliest.

The committee also deliberated and reminded EIL that the issues raised during 33rd & 34th meeting of BAC are still pending with EIL for deciding the matter and completion of Main Campus.

The Committee members conveyed that The University is not satisfied with the performance of the Architect and PMC so far. When the work of Phase 1C is to be started a critical review of Architect & PMC performance may be done before deciding the matter.

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) to ensure its timely completion and facilitation the shifting of Campus at the earliest.
- b. Displeasure of the BAC be conveyed to the PSDA for:
 - i. **Slow-performance and non-seriousness of Architect.**
- c. 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 hostels, student dining and external services of Main Campus by June-2017 as already decided.
- d. EIL is required to resolve all the pending issues with M/s KSMB & Sons on priority basis being project management consultants of CUPB within 15 days.
- e. EIL to submit transportation of earth details as per 33rd & 34th meeting of Building Advisory Committee meeting held on 11-11-2016 & 07-12-2016 for deciding the issue of payment of extra earth claims submitted by EIL.
- f. M/s PSDA is required to submit all the GFC drawings in dwg and pdf format to CUPB immediately.
- g. M/s PSDA also provide the certificate that all the site construction works are as per actual drawings and confirming to specifications to CUPB.

Item: BAC:35:2017:4

To discuss the progress and monitoring work of construction of main campus for Phase-1B with



respect to schedule and PERT chart already submitted by PMC.

The Committee asked EIL to present the progress of Phase -1B.

EIL informed that the after getting the approval of the building plan from PUDA for phase – 1B works, Letter of Award has been issued to the L1 contractor i.e. M/s KSM Bashir Mohammed & Sons on 06-01-2016 (*Annexure-35.F*).

EIL was asked to explain the fresh status of “Good for Construction” drawings of Phase – 1B works.

The representative of EIL informed the committee that 95% “Good for Construction Drawings” have been received from PSDA and issued to L-1 contractor (*Annexure -35.G*). Total cumulative overall progress of work comes out to be 25.1 % against 25.2%.

The committee enquired from EIL what parameters were incorporated to calculate the progress as the work has just started.

The representative of EIL informed that the overall cumulative progress of work includes Statuary Approval, Tendering Process, Engineering Practice, Good For Construction drawings and construction activity.

The committee members desired to show only actual progress of work at site. Further EIL informed that construction activity achieved progress is 0.2% up to 31.01.2017 against scheduled 0.2%.

The committee member of BAC desired to explore the possibility to reduce the completion period of Phase-1B works from 18 months to 15 months as the L1 firm is already executing Phase-1A works at site and fully mobilized and EIL agreed for the same.

Further EIL informed that M/s PSDA provided the drawings on committed dates and these drawings stand already released to the L-1 firm (M/s KSM Bashir Mohammad & Sons) and are sufficient for the ongoing construction. Chairman of BAC desired that why these 5% drawings are pending despite the directive of CUPB for issue of complete drawings in one go.

RESOLVE:

The Committee considered the above issues and resolved to:

- a. M/s PSDA to submit balance drawings to EIL within 15days.

Item: BAC:35:2017:5

To discuss the status of offloading of work from contractor (M/s KSMB & sons) for Phase -1A (Section – A & B).

The committee asked EIL to present the status of offloading of work from scope of



ਪੰਜਾਬ ਕੇਂਦਰੀ ਯਿਸ਼ਵਵਿਦਯਾਲਯ
Central University of Punjab

contractor for Phase -1A (Section-A & B).

The representative of EIL explained that before take a final call on offloading of vitrified tiles and other services, the case is put up to Internal Vigilance Department of EIL. The report of the department will be submitted to CUPB within 10 days.

RESOLVE:

The Committee considered the above issues and resolved to:

- a. EIL promised to submit final recommendations to offload some scope of work from contractor within 10 days.

Item: BAC:35:2017:6

To discuss the recommendations of Architect to provide the Kota stone flooring instead of vitrified tile flooring for the completion of Phase – 1A (Section – A & B) works at Annexure 35.6.

The Committee considered the recommendations of sub Committee of BAC and approved the same (*Annexure – 35.H*).

Item: BAC:35:2017:7

To discuss M/s PSDA letter regarding provisions of additional works required for the completion of Phase – 1A works for the shifting of University Campus at Village Ghudda at Annexure 35.7.

The Committee considered the recommendations of sub Committee of BAC and approved the same (*Annexure – 35.H*).

Item: BAC:35:2017:8

To discuss the Requirement of additional buildings to complete the Phase – 1 of main campus of University at Annexure – 35.8.

The Committee considered the recommendations of sub Committee of BAC and approved the same (*Annexure – 35.H*).

Item: BAC:35:2017:9

To discuss the letter received from Engineers India Limited regarding provisional extension of completion period for construction of Phase – 1A (Section – A & B) works at Annexure 35.9.

The Committee considered the recommendations of sub Committee of BAC and approved the same (*Annexure – 35.H*).

Item: BAC:35:2017:10



ਪੰਜਾਬ ਕੇਂਦਰੀ ਵਿਸ਼ਵਵਿਦਯਾਲਯ
Central University of Punjab

To consider the missing link portion of main corridor between Academic Block and left hand side portion of main entrance corridor for construction of Phase – 1A at Annexure 35.10.

The Committee considered the recommendations of sub Committee of BAC and approved the same (Annexure – 35.H).

Item: BAC:35:2017:11

To ratify of payment of Rs. 40, 96,551/- to Pradeep Sachdeva Design Associates at Annexure 35.11.

The Committee considered the recommendations of sub Committee of BAC and approved the same (Annexure – 35.H).

Item: BAC:35:2017:12

To ratify of payment of Rs. 30 crore in ESCROW account of CUPB & EIL for making running bill payments of contractor at Annexure 35.12.

The Committee considered the recommendations of sub Committee of BAC and approved the same (Annexure – 35.H).

Item: BAC:35:2017:13

Any other Item

NIL.

Item: BAC:35:2017:14

Current agenda if any.

NIL

Item: BAC:34:2016:15

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

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

The meeting ended with thanks to the Chair.

-sd/-
Dr. Jagdeep Singh
Registrar & Member Secretary
Building Advisory Committee



पंजाब केंद्रीय विश्वविद्यालय
Central University of Punjab

Minutes Approved

-sd/-

Prof. R. K. Kohli
Vice Chancellor & Chairman
Building Advisory Committee