



**MINUTES OF THE
THIRTY SIXTH MEETING OF THE BUILDING ADVISORY COMMITTEE
HELD AT CITY CAMPUS ON 22ND MARCH, 2017 AT 1500 HRS**

The Thirty Sixth Meeting of the Building Advisory Committee was held on 22nd March, 2017 at City Campus of Central University of Punjab, Bathinda. 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. Er. N. K. Verma, Retd. Chief Engineer, CSIR - Member
4. Prof. P. Ramarao, Dean Academic Affairs, CUPB - Member
5. Prof. V. K. Garg, Dean of EVST Department, CUPB - Member
6. Dr. Sanjeev Kumar, COC, Centre for Plant Sciences - Member
7. Mr. Ajit Singh, Finance Officer, CUPB - Member
8. Prof. Manjeet Bansal, Head of Civil Engineering, GZSCET, Bathinda - Member
9. Er. Darshan Kumar Goyal, Representative of Er. N. R. Goyal, Superintending Engineer, PWD (B&R) - Member
10. Er. Manjit Singh, Additional Superintending Engineer, Thermal Plant, Bathinda - Member
11. Er. Prem Sagar, University Engineer, CUPB - Member
12. Ar. Jatinder Kaur, Representative of 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 - Member
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. Pradeep Sachdeva, PSDA - Representative of PSDA
20. Mr. Vishwesh Viswanathan, PSDA - Representative of PSDA

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 36th meeting of Building Advisory Committee and thanked them for sparing their precious time for the growth of the University and valuable guidance. Chairman of the committee also expressed that before calling the representatives of EIL & M/s PSDA the in house discussion of the agenda item by the BAC members may be held.

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:36:2017:1



To confirm the minutes of the Thirty Fifth Meeting of Building Advisory Committee held on 15-02-17.

The Member Secretary informed that the Minutes of the 35th meeting were circulated to all the members of BAC and no comments were received, the Minutes of 35th meeting of BAC were approved (**Annexure – 36.1**) and circulated to the members through email on 02-03-2017.

RESOLVE:

The committee noted and approved the minutes of the 35th meeting of Building Advisory Committee.

Item: BAC:36:2017:2

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

The Thirty Fifth Meeting of the Building Advisory Committee was held on 15-02-2017. The details of the action taken on the decisions of the Building Advisory Committee in its Thirty Fifth Meeting were discussed and BAC conveyed its unhappiness regarding slow progress of work & non-seriousness of EIL & PSDA. (**Annexure - 36.2**).

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 non-complied items may be complied at the earliest.

Item: BAC:36:2017:3

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 (**Annexure-36.3**).

Member Secretary 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 42.8 % up to 28.02.2017 against scheduled cumulative progress of 74.7%. (**Annexure-36.4**)

The Member Secretary informed that it was agreed by EIL during 31st meeting of BAC held at Gurgaon office of EIL 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 drawings 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 as all the drawings were cleared by CUPB on 05-01-2017.



Subsequently, the committee members also instructed EIL to submit the latest report of the execution of works at site by the end of every month. The committee members also asked EIL to explain reasons behind delay in execution of work. As per latest projections of EIL, Academic Block shall be completed in February 2018. The Committee took note of the delays occurred for the completion of phase -1A works and measures required for the timely completion of Phase -1A (Section - A & B) works so that the main campus of the Central University of Punjab may be put to use at the earliest possible date.

The committee asked EIL to explain the reasons of delay already occurred in the construction of Phase – 1A (Section – A & B) works, specifying the agencies responsible for the same.

Representative of EIL explained that the major delay in construction was due to Non-availability of Good For Construction Drawings.

The committee asked EIL to explain the action taken against the Architect as required as per Terms & Conditions of the agreement with M/s PSDA, EIL is fully authorized for the same.

Er. N. K. Verma informed EIL that proper show cause notice is required to be issued that why penalty should not levied before panelising anyone.

Representative of EIL intimated that no show cause notice was issued to Architect in this regard. Representative of EIL intimated that they have already deducted some amount from the Consultancy fee Bills of M/s PSDA.

After due deliberations, the committee authorized the Subcommittee of BAC to discuss this matter in detail and take action accordingly.

The committee members asked EIL to present the latest status of Vitrified tiles issue. The decision regarding vitrified tiles is pending with EIL since the last six months which is affecting the overall progress of works.

The representative of EIL intimated to the committee that before taking a final call on offloading of vitrified tiles floor item from the scope of the contractor. The case was put up to Internal high powered committee.

As per the report of the committee, any item of the tender can be deleted/offloaded from the scope of present contractor and got executed at his risk & cost and tender will be floated shortly. The notice of seven days was given to the contractor to start the procuring of required tiles for the work otherwise the item will be deleted from the scope of the contract

After detailed deliberation, the committee instructed EIL to take concrete steps as per provisions of contract and to complete the work within scheduled time period.

The committee asked EIL to present fresh status of extension of time for Phase -1A (Section- A & B) to contractor as discussed in 35th meeting of BAC held on 15-02-2017.

The representative of EIL informed to the committee that provisional extension up to June – 2017 has been given to the contractor. The committee members directed EIL to give extension to the Contractor as per provisions of the Contract.



The committee also asked EIL to check how much further delay is involved for the completion of the project and EIL promised to submit the same.

During the 35th BAC meeting held on 15.02.2017, EIL was asked to complete at least the Academic Block, Hostels, Student dining and external services of main campus by June 2017, but EIL has shown in its inability to complete the same by June 2017 (**Annexure – 36.5**) and some portion of these buildings can only be made available by the end of August 2017. This time projection of the EIL was taken very seriously by the committee members and further asked EIL to explore the possibility for early completion of the campus for its shifting.

As per projections of EIL, the Academic Block can be completed in February 2018. The BAC expressed their displeasure of the delays occurred for the completion of Phase -1A (Section A & B) works and further measures required for the timely completion of Phase -1A works so that the main campus of the Central University of Punjab may be put to use at the earliest possible.

RESOLVE:

The Committee considered the above issues and resolved as under:

- a. M/s PSDA to issue all service layout plan of Academic Block to EIL up to 15.04.2017.
- b. The displeasure of the BAC for slow progress of the work be conveyed to EIL. EIL to submit report for execution of work at site by the end of the month.
- c. Committee authorized the Sub Committee of BAC to discuss the reasons of delay in construction works and take suitable action.
- d. EIL to resolve vitrified tile issue with M/s KSMB & Sons at the earliest.
- e. EIL is required to resolve all the pending issues with M/s KSMB & Sons being Project Management Consultants within 15 days.

Item: BAC:36:2017:4

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 and also explain the fresh status of "Good for Construction" drawings of Phase – 1B works.

The representative of EIL informed the committee that 100% "Good for Construction Drawings" have been received from PSDA and same were issued to the contractor. The committee members desired to show only actual progress of work at site. Further EIL informed that construction activity achieved progress is 0.5% up to 15.03.2017 against scheduled 0.5%.

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.

During discussions in BAC 36th meeting, it was noted that one of the reasons for delays in the completion for Phase 1-A works was the mismatch between the drawings and the contract items leading to creation of extra items, large deviations in contract quantities, avoidable disputes and delay in the execution of works. The

BAC desired that such a situation should not be repeated in Phase 1-B works. EIL & M/s PSDA were instructed to confirm that the "Good For Construction" drawings issued for Phase 1-B to the contractor are in conformity with the BOQ of the contract for Phase -1B works. It was agreed by EIL and M/s PSDA that they will submit this confirmation by 28-03-2017.

RESOLVE:

The Committee considered the above issues and resolved to:

Explore the possibility to reduce the completion period of Phase-1B works from 18 months to 15 months.

Item: BAC:36:2017:5

To discuss the status of offloading of work from contractor (M/s KSMB & sons) for Phase -1A (Section – A & B) (Annexure-36.6).

The status of offloading of works from scope of contractor for Phase – 1A (Section – A & B) was discussed with respect to the action taken by EIL.

The committee asked the representatives of EIL that the issue of providing vitrified tile flooring has been hanging fire for the last about 6 months. There were discussions in the 34th and 35th meetings of BAC on the issue. BAC showed its displeasure to EIL for delaying the decision on the issue. Moreover, the vitrified tile flooring is a specialized civil work and cannot be clubbed with interior works as proposed by EIL. The estimates and tenders for these interior works are likely to take some time and waiting for this tender for the flooring work will delay the work further.

RESOLVE:

The Committee considered the above issues and resolved to:

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

Item: BAC: 36:2017:6

To consider and approve the abstract of cost as per UGC guidelines for the Construction of remaining portion of the half side (left hand side) of main entrance corridor between Academic Block and Main Entrance Corridor for the completion of Phase -1A works at an estimated cost of Rs. 4.96 Crore. The construction of second half (Right hand side) of the road will be taken up later.

The Building Advisory Committee in its 35th meeting considered and approved the construction of left hand side road of the remaining portion of main entrance corridor between the Academic Block and already constructed entrance corridor for the completion of Phase - 1A at an estimated cost of Rs. 4.96 crores.

The detailed estimate based on DSR- 2016 rates as prepared and submitted by Architect (Annexure- 36.7) was deliberated by the Committee. On the basis



of this drawing and estimate **Annexure – 36.7 (i)**, abstract of cost as per UGC guidelines was unanimously approved by the Committee.

RESOLVE:

The Committee unanimously approved the Abstract of Cost, Rate Conformity Certificate and Certification as per UGC norms for the Construction of remaining portion of the half side (left hand side) of main entrance corridor between Academic Block and Main Entrance Corridor for the completion of Phase -1A works at an estimated cost of Rs. 4.96 Crores **Annexure – 36.7 (i)**. The construction of second half (Right hand side) of the road will be taken up later. The same is to be put up to Finance committee for final approval.

Item No: BAC: 36:2017:7

To consider the proposed Renovation of existing Hall No.8 for converting it into Girl Hostel to accommodate 168 students at the City Campus of Central University of Punjab, Bathinda for increasing the intake of students at the city campus of the university for session 2017-18.

The details of the proposed Renovation of existing Hall No.8 for converting it into Girl Hostel to accommodate about 160 to 168 students at the City Campus of Central University of Punjab, Bathinda for increasing the intake of students at the city campus of the university for session 2017-18 was deliberated in detail and the Committee unanimously approved the plan, Abstract of Cost, Rate Conformity Certificate and Certification as per UGC norms (**Annexure – 36.8**).

RESOLVE:

The Committee unanimously approved the plan, Abstract of Cost, Rate Conformity Certificate and Certification as per UGC norms for the Renovation of existing Hall No.8 for converting it into Girl Hostel to accommodate 160 to 168 students at the City Campus of Central University of Punjab, Bathinda for increasing the intake of students at the city campus of the university for session 2017-18 at an estimated cost of Rs. 0.68 Crores **Annexure – 36.8**. The same is to be put up to Finance committee for final approval.

Item: BAC:36:2017:8

To discuss the letter received from Architect in response to 35th meeting of BAC held on 15-02-2017.

Building Advisory Committee in its 35th meeting held on 15-02-2017 had observed that the delays in the completion of Phase 1-A works was largely due to delay in the issue of drawings by the Architect and his performance was unsatisfactory. However the Architect vide his email dated 14/03/2017 addressed to BAC had denied that there was any delay in issue of drawings.



The BAC noted that EIL had also confirmed in the 36th Meeting held on 22/03/2017 that major delay in the completion of Phase 1-A works was attributable to the late issue of drawings by the Architect. The BAC authorized the Sub Committee of Building Advisory Committee to frame a suitable reply to the said letter of the Architect. The issue contained in this letter will be examined in the meeting for framing a suitable reply.

Item: BAC:36:2017:9

To discuss the recommendations of 16th meeting of the Finance Committee regarding payment to EIL & PSDA.

The observation of Finance Committee were discussed by the BAC members and EIL directed to ascertain the cause of delay, whether it is due to Architect/PMC/Contractor/University and fix the responsibility & also impose penalty on lump sum basis as no specific provisions in the agreements executed with Architect/PMC.

Item: BAC:36:2017:10

Any other Item

NIL.

Item: BAC:36:2017:11

Current agenda if any.

NIL

Item: BAC:36:2016:12

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

Minutes Approved

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