



**MINUTES OF THE THIRTY SEVENTH MEETING OF THE BUILDING
ADVISORY COMMITTEE HELD AT CITY CAMPUS ON 14th JUNE, 2017 AT
1000 HRS.**

The Thirty Seventh Meeting of the Building Advisory Committee was held on 14th June, 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. Surinder Singh, Representative of Chief Architect, Punjab - Member
13. Er. Puneet Singh, Assistant Engineer, CUPB
14. Mr. S. Balakumar, Project Manager, EIL - Representative of EIL
15. Mr. Sajjan Kumar Singh, Deputy Manager, EIL - Representative of EIL
16. Mr. D. Mitra, Senior Engineer, EIL - Representative of EIL
17. Mr. Ankit, Junior Architect, PSDA - Representative of PSDA

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 37th meeting of Building Advisory Committee. He suggested that in the first instance in house discussion of the agenda items by the BAC members may be held and there after the representatives of EIL & M/S PSDA may be invited.

The Chairman requested Member Secretary to present the Agenda Items for deliberations and decisions. The Member Secretary, Dr. Jagdeep Singh presented the Agenda Items and the discussion and decisions were as under.



Item: BAC:37:2017:1

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

The Member Secretary informed the BAC that the Minutes of the 36th meeting were circulated to all the members of BAC through email. No comments were received from any member. The Chairman asked the members for their comments, if any. In the absence of any comments, the item was proposed to be passed as such. The Minutes of 36th meeting of BAC were approved as circulated (Annexure - 37.1).

RESOLVE:

The committee noted and approved the minutes of the 36th meeting of Building Advisory Committee.

Item: BAC:37:2017:2

To discuss the Action Taken Report (ATR) on the decisions of Thirty Sixth (36th) Meeting of the Building Advisory Committee.

The Thirty Sixth Meeting of the Building Advisory Committee was held on 22-03-2017. The details of the action taken on the decisions of the Building Advisory Committee in its Thirty Sixth Meeting were discussed and BAC conveyed its unhappiness regarding slow progress of work, non-compliance of few items & non-seriousness on the part of EIL & PSDA (Annexure - 37.2).

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. EIL and PSDA be asked to comply all non-complied items at the earliest.

Item: BAC:37:2017:3

To confirm the minutes of the Twenty Seventh (27th) Meeting of Sub Committee of Building Advisory Committee (Annexure - 37.3).

The Minutes of the Twenty Seventh (27th) Meeting of Sub Committee of Building Advisory Committee held on 29th March 2017 were pursued by the BAC and noted the compliance report. These minutes were approved by BAC.

RESOLVE:

The committee noted and approved the minutes of the 27th meeting of Sub



Committee of Building Advisory Committee held on 29th March 2017
(Annexure - 37.3).

Item: BAC: 37:2017:4

To confirm the Minutes of the Twenty Eight (28th) Meeting of Sub Committee of Building Advisory Committee (Annexure - 37.4).

The Minutes of the Twenty Eight (28th) Meeting of Sub Committee of Building Advisory Committee held on 13th June 2017 were placed before the members. After discussions, the Minutes were approved by BAC (Annexure- 37.4).

RESOLVE:

The committee noted and approved the minutes of the 28th meeting of Sub Committee of Building Advisory Committee held on 13th June 2017. (Annexure- 37.4)

Item: BAC:37:2017:5

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 Engineers India Limited (PMC) (Annexure-37.5).

Mr. S. Balakumar, Project Manager EIL presented the progress report of Phase -1A.. The up to date cumulative progress of work was 56.1 upto 31.05.2017 against cumulative progress of 100% (Annexure 37.5). He projected the completion date of Phase -1A as 31.05.2018. The Chairman of BAC stated that this final date of completion was not acceptable as CUPB would require the campus much earlier to commence the new session of 2018-19 from the Main Campus. The members were of the view that since the structures were near completion therefore the contractor must complete the balance work within the next 9 months. EIL was advised to revise the completion date to 31.03.2018 and also take the contractor in confidence. It was decided that EIL would confirm the completion date of 31.03.2018 with stage wise handing over of the buildings commencing from November 2017 based on priorities already decided by CUPB.

BAC members asked about the status of test conducted from SRM labs, The representative of EIL informed the committee members that tests randomly are being conducted from SRM Labs. The BAC members asked EIL to get the test of material done from SRM labs regularly even at extra cost to CUPB.

CUPB officials visited the site of construction on 13-06-2017 and it was found that the progress of the external services was very slow which should be expedited.

The Architect representative presented the status of layout plan drawings of Academic Block and stated that these detailed drawings were based on preliminary drawings earlier approved by CUPB. He requested that these drawings may be

approved by CUPB so that Architect could give the drawings, estimate and tender inputs to EIL. After discussions, it was decided that CUPB would convey approval/comments by 16.06.2017 and there after a meeting would be held in EIL office on 20.06.2017 to finalise all the issues.

The Architect presented the preliminary estimate for interior work of Smart Class rooms and Seminar Hall. The Committee advised that these preliminary estimate may be forwarded to EIL for examination and confirmation. Similarly the Architect proposal on the Signage was agreed in principle by the committee and he was asked to submit the detailed drawings and estimate to EIL for review and finalisation. Further for achieving GRIHA norms the Architect informed that South Facing side of the Academic Block Building would need either tinted Glass or double insulated glass unit or film on the existing glass provision in the contract. After discussions, it was decided that Architect will identify the places where these alternative have been provided and these would be vetted by CUPB Engineer before taking a final view in the matter.

The Architect requested for a decision on the design of RCC Jaali to be provided in the Academic Block in front of toilet, staircases and Pavilion. The Chairman stated that he has already advised the Architect that no RCC Jaali would be permitted in the Academic Block due to the fact that they require high level of maintenance. As regards the pavilion, the member advised that this block should be restricted to five floors and it should be enclosed space with aluminium glazing for usage by CUPB for various purposes. Further these spaces should have electrical lights, fans and provision for Air-conditioning. The Architect was advised to revise the drawings and put up with in the next seven days. As regards Jalli at other places other alternative including MS Jaali would be considered and Architect to submit the details accordingly.

During discussion the members advised that the good quality sanitary fixture & fittings should be used which would be maintenance free. EIL informed that Sanitary fittings of the Jacquar make were provided in the contract.

The BAC also advised EIL & Architect to check and confirm the provision of ACs in Academic Block and also all balconies should be accessible from inside of the room.

SOLVE:

The Committee considered the above issues and resolved to:

- a. EIL to revise the time schedule of phase – 1A construction and complete the construction work for Phase – 1A till March 2018 with stage wise handing over of buildings commencing from November 2017 based on the priorities already decided by CUPB.
- b. The progress of external services was very slow which should be expedited.
- c. EIL to get the test of material done from SRM labs regularly even at extra cost to CUPB

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- d. Instructed CUPB to approval/comments on the drawings of lab layouts submitted by M/S PSDA by 16-06-2017.
- e. PSDA to send the preliminary estimate of interior works of Seminar Halls and Smart Class Room be forwarded to EIL for examination and confirmation.
- f. M/S PSDA should submit the proposal of Signage along with detailed drawing & preliminary estimate to EIL for review and finalisation within 15 days.
- g. Architect will identify the place where tinted glass/double insulated glass/insulated film has been provided. CUPB will visit the same for vetting its performance.
- h. Architect to restrict the pavilion of Academic Block into five storey structure and further it should be enclosed space with Aluminium Glazing with electrical lights, fans & Air-conditioning provisions for usage by CUPB for various purposes. Architect to revise the drawings within seven days and put up to CUPB.
- i. Provision of Jaalis at other places may be reviewed with other alternative including MS Jaali and Architect to submit the details within seven days.
- j. EIL & Architect to check and confirm the provision of ACs in Academic Block and also all balconies should be accessible from inside of the room.

Item: BAC:37:2017:6

To discuss the progress and monitoring work of construction of main campus for Phase-1B works with respect to schedule and PERT chart already submitted by Engineers India Limited (PMC) (*Annexure-37.6*).

The Project Manager EIL presented the progress report of Phase -1B before the committee and informed that the progress was 27.6% against required cumulative progress of 34% up to 31.05.2017. He said that the short fall in progress was due to delay in approval of design mix for reasons beyond control. He assured that this short fall in progress would be made up and work will be completed within the stipulated period.

RESOLVE:

The committee instructed EIL to strict to the already committed completion schedule for Phase -1B works.

Item: BAC:37:2017:7

To review and approve the proposal of Architect and PMC regarding vitrified floor tiles for Phase - 1A (Section - A & B) works *Annexure - 37.7*.

The BAC noted that the recommendations of SCBAC on the proposal of Architect & EIL for providing Vitrified Tile Flooring in various areas. The BAC approved the proposal and advised that the Architect & PMC should submit multiple designs and



floor patterns for approval by CUPB within the next seven days if Architect failed to submit the same CUPB would get it done from any other suitable agency and deduct the amount from the Architect.

RESOLVE:

The committee noted and approved the recommendations of 28th meeting of Sub Committee of Building Advisory Committee (Annexure – 37.4).

Item: BAC:37:2017:8

To discuss and approve the extra item claims as submitted by M/s KSMB & Sons and duly recommended by Engineers India Limited at Annexure – 37.8.

The recommendations of the Sub Committee of Building Advisory Committee on extra item claims submitted by M/S KSMB & Sons and recommended by EIL were considered by BAC and approved.

RESOLVE:

The committee noted and approved the recommendations of 28th meeting of Sub Committee of Building Advisory Committee with some amendments (Annexure – 37.4). Further the committee reiterated that EIL to check the quantities with contour plan already submitted and certify that disposal of earth was required and actually carried out at site.

Item No: BAC:37:2017:9

To discuss the Time Extension of 183 days to M/s KSMB & Sons for the hindrances encountered by the contractor up to 01.06.2016 as recommended by Engineers India Limited for Phase -1A (Section – A & Section - B) works, the new completion date of Phase – 1A works shall be 22.07.2017 Annexure-37.9.

The BAC approved the extension of time of 183 days to M/s KSMB & Sons based on EIL proposal and as per recommendations of the Sub Committee of Building Advisory Committee. The BAC advised that suitable show cause notice may be issued to Architect for delaying the work by 153 days. The delay of 30 days attributed to CUPB should also be examined from records and a report given to BAC in its next meeting.

RESOLVE:

The committee noted and approved the recommendation of 28th meeting of Sub Committee of Building Advisory Committee (Annexure – 37.4). Further CUPB to examine the delay of 30 days attributable to CUPB from the records and report given to BAC in its next meeting of BAC.



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Item No: BAC:37:2017:10

To ratify the payment to EIL for Project Management Consultancy fee amounting to Rs. 13,23,106/- for Phase – 1A and Rs. 3,90,627/- for Phase – 1B works at Annexure – 37.10.

The committee noted and ratified the payment to EIL as detailed above.

RESOLVE:

The committee ratified the payment to EIL.

Item No: BAC:37:2017:11

To discuss and approve the release of payment to EIL for Project Management Consultancy services fee bill as submitted by EIL dated 11.05.2017 Annexure – 37.11.

The committee accepted the recommendations of SCBAC on the release of payment to EIL amounting to Rs. 18 Lacs after withholding 10% on account of delay in the works out of the total gross payable amount of Rs. 36,14,260/-.

RESOLVE:

The committee approved the recommendation of Sub Committee of Building Advisory Committee (Annexure – 37.4) for payment to EIL for Project Management Consultancy Services fee.

Item: BAC:37:2017:12

To discuss and approve the release of payment to M/s PSDA for Architect Consultancy Services fee bill submitted and duly recommended by EIL Annexure – 37.12.

The committee accepted the recommendations of SCBAC on the release of payment to PSDA after withholding 10% on account of delay in the works. EIL should be advised to resubmit the bill of Architect after taking into account the decision of the BAC.

RESOLVE:

The committee approved the recommendation of Sub Committee of Building Advisory Committee (Annexure – 37.4) for payment to M/S PSDA for Architectural Consultancy Services fee.

Item: BAC:37:2017:13

Replacement of CFL electrical fittings with LED fittings in Phase – 1A (Section – A & B) works keeping in view of the latest technology development.

The BAC accepted the recommendations of SCBAC for replacement of CFL

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electrical fittings by LED fittings in Phase -1A works. EIL should give a detailed proposal with various makes of LED lights available along with cost benefit analysis.

RESOLVE:

The committee approved the recommendations of 28th meeting of Sub Committee of Building Advisory Committee (Annexure - 37.4) for replacement of CFL electrical fittings with LED fittings.

Item: BAC:37:2017:14

Intimation of an unfortunate accident at CUPB Main Campus in Phase - 1A (Section - B) works being constructed by M/s KSM Bashir Mohd. & Sons, Lucknow on 06.06.2017.

The BAC committee took very serious view of the unfortunate incident and advised that PMC and the Contractor must take full precautions at site and provide adequate safety and security measures to prevent such incidence in future. EIL should certify that the labour employed by the contractor at site is not under age, they are being paid as per minimum wages act and all the workers should have proper identity card and duly registered in the records of contractor.

RESOLVE:

EIL to certify that:

- a. The labour employed by the contractor at site is not under age
- b. They are being paid as per minimum wages act
- c. All the workers have proper identity card and duly registered in the records of the contractor.
- d. EIL and the Contractor to ensure to provide full precautions, adequate safety and security measure at site to prevent such incidence in future.

Item: BAC:37:2017:15

Current Agenda

Requirement of constant supervision at Main Campus, Ghudda at site.

The construction of building for the main campus of CUPB is in advance stage of construction constant supervision by the CUPB representative is required to supervise and coordinate with the different agencies. BAC recommends to appoint a suitable Qualified Civil Engineer with adequate experience for this purpose. The expenditure for deployment of Qualified Civil Engineer may be met from the project contingency and appointed for duration of the project.



Finance Committee of CUPB may be requested to consider and approve the proposal.

Item: BAC:37:2017:16

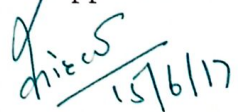
Current Agenda

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.


Prof. Jagdeep Singh
Registrar & Member Secretary
Building Advisory Committee

Minutes Approved

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