

MINUTES OF THE THIRTY EIGHTH MEETING OF THE BUILDING ADVISORY COMMITTEE HELD AT CITY CAMPUS ON 8<sup>TH</sup> SEPTEMBER, 2017 AT 1430 HRS.

The Thirty Eighth Meeting of the Building Advisory Committee was held on 8<sup>th</sup> September, 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. Manjeet Bansal, Head of Civil Engineering, GZSCET, Bathinda - Member
6. Er. Darshan Kumar Goyal, Representative of Er. N. R. Goyal, Superintending Engineer PWD (B&R) - Member
7. Er. Prem Sagar, University Engineer, CUPB - Member
8. Ar. Surinder Singh, Representative of Chief Architect, Punjab - Member
9. Ar. Jatinder kaur, Representative of Ar. Ripu Daman, GZSCET, Bathinda - Member
10. Dr. J. S. Bilga, Consultant (Horticulture), CUPB - Member
11. Er. Ramandeep Singh, Assistant Architect, Chandigarh - Special Invitee
12. Er. Vishal Garg, S.D.E. PWD (B&R) - Special Invitee
13. Er. Puneet Singh, Assistant Engineer, CUPB
14. Mr. B. C. Pant, RCM, EIL site office - Representative of EIL
15. Mr. R. K. Mishra, EIL - Representative of EIL
16. Mr. Sajjan Kumar Singh, Deputy Manager, EIL - Representative of EIL
17. Ar. Abhishek, Junior Architect - Representative of PSDA
18. Mr. B. K. Pandey - Representative of KSMB
19. Mr. Mushtaq - Representative of KSMB

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 38<sup>th</sup> meeting of Building Advisory Committee. He 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/ decisions were as under:-

Item: BAC: 38:2017:1

To confirm the minutes of the Thirty Seventh Meeting of Building Advisory Committee.

The Member Secretary informed that the Minutes of the 37<sup>th</sup> meeting were circulated to all the members of BAC and since no comments from the members were received therefore the minutes as circulated may be approved.

Accordingly the BAC approved the minutes of 37<sup>th</sup> meeting of BAC held on 14.06.2017 (Annexure – 38.1).

RESOLVE:

The committee noted and approved the minutes of the 37<sup>th</sup> meeting of Building Advisory Committee held on 14.06.2017

Item: BAC: 38:2017:2

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

The ATR on the decisions taken in the Thirty Seventh Meeting of the Building Advisory Committee, held on 14-06-2017, was examined by the committee. The observations of BAC are :

- i. EIL was advised to present a realistic time schedule for completion of Phase -1A and 1B urgently. Since CUPB would commence its next academic session in the new campus from July 2018 onwards therefore the buildings must be handed over to the University in a stage wise manner commencing from February - 2018 and up to May 2018. The time schedule to be given by EIL should have stage wise milestones and sequence in which the various buildings would be handed over to CUPB in a progressive manner
- ii. It was noted that EIL had taken action to get some samples of the material being used at site from SRM Lab, New Delhi. EIL was advised to submit the test reports received from SRM to the University for reference and record.
- iii. The issue of providing tinted or insulated glass in some windows of

- the Academic Block, as proposed by the Architect for obtaining GRIHA –IV rating, was discussed. Since the Architect had not provided provisions of these items in the present contract therefore these would be extra item resulting into additional expenditure. It was therefore decided that the Architect & PMC should present the status of GRIHA –IV compliance in the next BAC meeting along with scores allotted to various activities. The Architect would justify the requirement of insulated glass in this presentation.
- iv. The committee noted that the Architect had not submitted the revised drawings for converting the open area in the Pavilion into a useable area for the University. The Committee decided that the Pavilion Block would be restricted to Five Storeys. Further the Architect was instructed to submit the revised drawings within ten days failing with EIL shall take necessary action to get the drawings prepared from an alternative source.
  - v. The proposal of Air Conditioning in the Academic Block, Guest House and other places was discussed. It was noted that Architect had proposed a central Air Conditioning Scheme for the Academic Block vide letter dated 05-08-2017. After detailed discussions it was decided that the Academic Block may be provided with a Central Air Conditioning System preferably with the latest technology. The Architect was directed to submit the proposal of Air Conditioning of Academic Block along with estimates through EIL for approval of CUPB. Similarly a suitable Air Conditioning system for the Guest House would also be submitted by the Architect through EIL. Both the proposals of Air Conditioning system must be submitted to the University within the next Ten days.
  - vi. The details of proposed LED fittings in lieu of CFL fittings were not submitted by the Architect through EIL. The committee advised that the LED fittings should be of latest technology, energy efficient and with a substantial guarantee period. The Architect and EIL were directed to submit the details in the next Ten days.

**RESOLVE:**

**The Building Advisory Committee noted the Action Taken Report and issued instruction for compliance on various issues as detailed above by Architect & EIL.**

Item: BAC: 38:2017:3

**To discuss and confirm the minutes of the Twenty Ninth Meeting of Sub Committee of Building Advisory Committee.**

The Minutes of the Twenty Ninth (29<sup>th</sup>) Meeting of Sub Committee of Building Advisory Committee held on 14<sup>th</sup> July 2017 were pursued by the BAC. All the recommendations made by SCBAC were approved for further implementations.

**RESOLVE:**

The committee approved the minutes of the 29<sup>th</sup> meeting of Sub Committee of Building Advisory Committee held on 29<sup>th</sup> March 2017 (Annexure - 38.3).

Item: BAC: 38:2017:4

To discuss and confirm the Minutes of the meeting held between CUPB, EIL & PSDA on 24<sup>th</sup> July, 2017 at AIU House, New Delhi to discuss the provisions of Internal and External Services including Electrical Services.

The Member Secretary informed the members that a meeting was held in New Delhi between CUPB, EIL, PSDA and KSMB on 24<sup>th</sup> July 2017 during which Architect was asked to present an overall scheme of all the external services proposed in the Phase 1A & 1B works. He further stated that during the meeting it was noted that there were many aspects in the external services which were not clear and Architect was asked to submit further clarifications and details.

Thereafter, some issues of concern were discussed as below:

**i. Electrical works:**

A 66 KVA bulk HT power connection was proposed to be obtained from PSPCL. The members enquired about the type of Tariff Chargeable from the University. The committee was of the view that since CUPB is a fully funded by Central Government therefore, the tariff plan for power charges should be domestic. The University Engineers were instructed to check the details from PSPCL. Further the members advised that the electrical connection to the residential unit should be provided directly by PSPCL. The committee advised CUPB to approach PSPCL accordingly.

**ii. Storm Water:**

The scheme of Storm water drainage was discussed. It was noted that the Architect had proposed the disposal of the Storm water in to 5-6 ponds along the boundary wall at various places in the Green Belt in the Campus based on the assumption that the water would percolate in the ground through natural process. The committee did not agree with this arrangement because the water percolation in this area would be very slow and time consuming due to high water table resulting into the entire campus getting flooded during heavy rains. The committee advised that the Architect should revise the overall storm water drainage system by providing one/two ponds for collection of water with a provision for disposal into external open areas during heavy rains. Further these ponds should have Rain Water Harvesting System to ensure recharging of the sub soil water. The Architect and PMC would submit a detailed proposal in the next 10 days.

iii. **Water Supply:**

The Architect informed that the main source of water supply to the campus would be from the adjoining irrigation canal. This supply would be supplemented by the underground sub soil water provided its quality was acceptable. It was noted that the water from the canal or underground water would require to be treated for usage in the campus. The members advised that suitable water treatment plant should be provided after testing the water quality available from the canal as well as from bore wells. The Architect and EIL would present a firm proposal within 10 days.

iv. **Road Network:**

The Member Secretary informed the committee that the Architect was directed in the meeting held on 24<sup>th</sup> July 2017 to provide the basis for deciding the width of the roads i.e. Right of Way as well as the Structural calculations based on which the roads sections and its thicknesses were designed for particular class the wheel loads. However, the Architect had failed to provide any details for last one and half months despite reminders. The member thereafter examined the Right of Way Proposed by the Architect for the Main Road and other roads in the campus. EIL informed that the main Road is 40 Metres wide consisting of 14 metres of Bitumen pavements, 6 metres of Concrete cycle paths and 16 metres of footpaths. The secondary roads in the campus have a width of 20 metres consisting of 6 metres of Bitumen pavements, 6 metres of Cycle Paths and 8 meters of footpaths. The member was of the view that the widths of the roads were much more than required and must be reduced. After discussions, it was decided that the main road would have a total width of 24 metres in lieu of 40 metres. The 24 Metres width would consist of 14 Metres of Pavements, 6 Metres of Footpaths with 4 Metres median. The Secondary roads would be 12 metres in lieu of 20 metres. The 12 metres width would consist of 6 metres of Pavements and 6 metres of Footpaths. All the levels of the roads and Footpaths etc. would remain unchanged as many services had already been laid down. The other roads having 12 meters of ROW would remain unchanged.

It was also decided by the Committee all the road pavements inside the campus should be concrete pavements instead of Bitumen Pavements for ensuring more durable, stronger and maintenance free roads. RCM EIL informed that EIL had standard designs available for concrete roads in the large campuses. He recommended Type -1 RCC Pavements which could take Single Axle Load up to 12 Tonnes. This was agreed by BAC and EIL was directed to provide RCC pavement of Type - 1 as per EIL standard designs including the Sub Base and Sub Grade etc. The Sub Base already laid down by the contractor at some places would be utilised by EIL appropriately. The committee was informed that due to rationalisation of roads width, as per above, there would be an approximate net cost

saving of about Rs. 3 Crores in the road network after considering the additional expenditure on the RCC pavements instead of Bitumen pavements.

The Committee also directed since the Architect had not provided the road designs and details and EIL was providing its standard road designs therefore no fee for the road network shall be paid to the Architect.

**RESOLVE:**

The Building Advisory Committee noted the minutes of the meeting dated 24-07-2017 and issued instruction for modifications and compliance by Architect & EIL on issues of external services as detailed above.

Item: BAC: 38:2017:5

To discuss and confirm the Minutes of the 30<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee.

The committee noted and approved the recommendations of the 30<sup>th</sup> meeting of the Sub Committee of Building Advisory committee including the SCBAC agenda item no. 30:2017:5 containing rates for extra items as per sub Item no. I, ii & iii.

Regarding sub item no. iv for cupboards in Guest House, Residential Block, Hostel Block & Dinning Area it was noted that no details had been supplied by the Architect so far. The committee instructed M/s PSDA to provide the details within seven days failing with CUPB would request GZSCET for providing the details of cupboards/modular kitchen.

As the stage of construction of buildings was at an advanced stage BAC authorised that services of GZSCET be obtained in all cases where the Architect fails to provide drawings or decisions.

**RESOLVE:**

1. The committee approved the minutes of the 30<sup>th</sup> meeting of Sub Committee of Building Advisory Committee held on 7<sup>th</sup> September 2017 at (Annexure - 38.5).
2. M/s PSDA to provide the details of Cupboards/Modular Kitchens within 7 days failing with CUPB to get the necessary drawings and details from GZSCET.
3. Assistance from GZSCET would be taken in all such cases where the Architect fails to provide the details and drawings keeping in view the advance stage of the construction of buildings.

Item: BAC:38:2017:6

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-38.6).

Mr. B. C. Pant, RCM EIL site presented the progress report of Phase -1A. The up to date construction progress of work was 47.6 % up to 31.08.2017 against stipulated progress of 100% (Annexure 38.6). EIL projected the completion date of Phase -1A as 31.03.2018. EIL was advised to present a realistic time schedule for completion of Phase -1A urgently. The time schedule should have stage wise milestones and sequence in which the various buildings would be handed over to CUPB in a progressive manner. Since CUPB would commence its next academic session in the new campus from July 2018 onwards therefore the buildings must be handed over to the University in a progressive manner commencing from February 2018 and up to May 2018. EIL was asked to submit the revised PERT chart within the next ten days.

The matter regarding tender inputs for the balance items of the work was also discussed with EIL and Architect. Architect promised to submit the balance details by 12-09-2017 and EIL intimated that thereafter they require four months for processing and allotment of the tender and five months for the execution. The committee instructed EIL to complete the tender processing and execution within 6 months so that the new campus buildings could be made functional at the earliest.

EIL informed the BAC that no hindrance exists at site and the contractor was required to mobilise and increase all the resources including the man power at site. Mr B K Pandey, Site Engineer of M/s KSMB stated that manpower was being increased in a progressive manner and would be completed by next week. He requested approval of the balance extra items as well as extension of time for completion of work as requested by them to EIL on 22-08-2017. The EIL was advised by the Committee to process the balance extra items immediately and submit recommendations to CUPB for grant of extension of time to the contractor. RCM, EIL informed that the Extension of Time request of the contractor was already being processed and EIL's recommendations were likely to be submitted to CUPB within the next four weeks. M/s KSMB requested that no liquidated damages may be withheld from their running bills by EIL till a decision on grant of extension of time to them was decided by EIL/CUPB as KSMB required all the resources and cash flow to expedite the completion of works.

Taking into account the present situation the Committee advised EIL that pending a decision on the extension of time application of KSMB recovery on account of liquidated damages be kept in abeyance till 15-10-2017

from the contractor's bills. Further EIL must ensure that its recommendations are submitted to CUPB well in time for taking a decision in the matter by 15 October 2017.

EIL was requested to inform CUPB about the financial implications on the project due to implementation of GST from July 1, 2017.

**RESOLVE:**

The Committee considered the above issues and resolved to:

1. EIL to revise the time schedule of phase – 1A construction and complete the construction work for Phase – 1A till May 2018 with stage wise handing over of buildings commencing from February 2017 based on the priorities already decided by CUPB.
2. EIL to ensure that balance items of the work may be got executed at the earliest by reducing tender processing and execution time.
3. EIL to intimate additional financial liability involved due to GST implementation.

Item: BAC:38:2017:7

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 (Annexure-38.7).

The RCM EIL presented the progress report of Phase -1B and informed that the progress was 21.5% against required cumulative progress of 44.1% up to 31.08.2017.

The committee observed that the progress of the work was not satisfactory and directed that it must be ensured by EIL that KSMB would complete the work within the scheduled completion period by augmenting its resources.

EIL and M/s KSMB & Sons representatives assured BAC that the progress of work would be expedited to complete the work within stipulated time.

**RESOLVE:**

BAC instructed EIL to ensure completion of Phase -1B works within the stipulated completion period.

Item: BAC:38:2017:8

To discuss and approve in principal the claim of Extra Item for Chemical Anchor Fastener submitted by Engineers India Limited at Annexure- 38.8





The issue of extra items of chemical Anchor Fastener for Parapet and Fastener/Anchor Bolts for Pergola and Pipe Supports etc. was recommended by the SCBAC in its 30<sup>th</sup> meeting held on 07-09-2017. The minutes were approved by BAC vide agenda item BAC: 38:2017:5 in this meeting.

**RESOLVE:**

The "in principal approval of the extra items as recommended by SCABAC in its 30th meeting was approved by BAC vide Agenda Item no. 38:2017:5 at Annexure – 38.5.

Item: BAC:38:2017:9

To discuss and approve the requirement of additional buildings to complete the Phase-1 of the main campus of CUPB at Annexure-38.9.

The requirement of Additional Buildings to complete the Phase – 1 Main Campus of CUPB was recommended by the SCBAC in its 30<sup>th</sup> meeting held on 07-09-2017. These minutes were approved vide agenda item BAC: 38:2017:5 earlier in this meeting. The proposal for Sports Complex under **KHELO INDIA SCHEME** was considered in the meeting and BAC approved the scheme in principle at a tentative cost of Rs. 76.33 Crores.

**RESOLVE:**

The committee resolved as under:

- a. The requirement of additional buildings to complete the Phase -1 of main campus of CUPB, as recommended by SCABAC in its 30th meeting, was approved by BAC vide Agenda Item no. 38:2017:5 at Annexure – 38.5.
- b. Sports Complex under **KHELO INDIA SCHEME** was approved "in principle" at a tentative cost of Rs. 76.33 Crores.

Item: BAC:38:2017:10

To discuss and approve the revised layout drawings of Academic Block containing modifications in door and windows locations in the classrooms, labs, library and computer centre etc. at Annexure-38.10

The revised layout drawings of Academic Block with modifications in doors and windows in classrooms, labs, library and computer centre etc. were recommended by the SCBAC in its 30<sup>th</sup> meeting held on 07-09-2017. The minutes were approved by BAC vide agenda item BAC: 38:2017:5 in this meeting at Annexure – 38.5.

**RESOLVE:**

The revised layout drawings of Academic Block regarding provisions of door and windows in classrooms, labs, library and computer centre etc. as recommended by SCABAC in its 30th meeting were approved by BAC vide Agenda Item no. 38:2017:5 at Annexure – 38.5.

Item: BAC:38:2017:11

To discuss the pending issues for the completion of Main Campus of CUPB with M/s PSDA/EIL at Annexure-38.11, 38.11.1, 38.11.2, 38.11.3, 38.11.4, 38.11.5 & 38.11.6

The pending issues for the completion of Main Campus of CUPB with M/s PSDA/EIL were recommended by the SCBAC in its 30<sup>th</sup> meeting held on 07-09-2017. These minutes were approved earlier in this meeting by BAC vide agenda item BAC: 38:2017:5 at Annexure – 38.5.

**RESOLVE:**

The pending issues for the completion of Main Campus of CUPB with M/s PSDA/EIL as recommended by SCABAC in its 30th meeting were approved by BAC vide Agenda Item no. 38:2017:5 at Annexure – 38.5.

Item: BAC:38:2017:12

To discuss the reply of Architect to the Show cause Notice issue to Architect for causing delay of Phase -1A works at Annexure – 38.12.

The member Secretary informed the committee members that as per earlier decision of BAC, SHOW CAUSE NOTICE was issued to Architect for causing delay of 153 days considering hindrances upto 30-06-2016. Reply to the Show Cause Notice had been received from the Architect and was sent to EIL for further comments.

**RESOLVE:**

The committee noted the action taken.

Item: BAC:38:2017:13

Any other item with the permission of the Chair - NIL.

Item: BAC:38:2017:14

Current Agenda - NIL.

Item: BAC:37:2017:15

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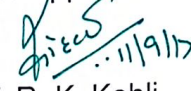
Fixing date of next meeting of the Building Advisory Committee

The meeting ended with thanks to the Chair.



Dr. Jagdeep Singh  
Registrar & Member Secretary

Minutes Approved



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

