

MINUTES OF THE 40th MEETING OF THE BUILDING ADVISORY COMMITTEE HELD AT CENTRAL UNIVERSITY OF PUNJAB, MAIN CAMPUS, VILLAGE GHUDDA, BATHINDA at 11 AM ON 02 FEBRUARY, 2018

The 40th Meeting of the Building Advisory Committee was held on 02 February, 2018 at Central University of Punjab, Main Campus, Village Ghudda, Bathinda. The following 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. Dr. Sanjeev Thakur, CoC, 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. Ar. Ripu Daman Singh, Head Architect Department, GZSCET, Bathinda - Member
8. Er. Prem Sagar, University Engineer, CUPB - Member
9. Ar. Jatinder kaur, Associate Professor, GZSCET, Bathinda - Special Invitee
10. Dr. Amandeep Kaur, Head Computer Centre, CUPB - Special Invitee
11. Er. Puneet Singh, Assistant Engineer, CUPB
12. Er. Manoj Kumar, Junior Engineer, CUPB
13. Mr. S Balakumar, DGM (Projects), EIL - EIL representative
14. Mr. B. C. Pant, EIL - EIL representative
15. Mr. R. K Mishra, RCM, EIL - EIL representative
16. Mr. S. K. Singh, EIL - EIL representative
17. Ar. Abhishek Sharma, Junior Architect - PSDA representative
18. Mr. Zakaria, Partner - KSMB representative
19. Mr. Mustaq Ahmad - KSMB representative
20. Mr. Imran Khan - KSMB representative

[Handwritten signature]

पंजाबकेंद्रीयविश्वविद्यालय
Central University of Punjab

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 40th meeting of Building Advisory Committee. He expressed his apprehensions about the non-seriousness of Architect leading to delays in the completion of Phase 1 A and 1B works and inability of Engineers India Limited to expedite the completion of works. He requested Member Secretary to present the Agenda Items for deliberations and decisions.

The Member Secretary, Prof. Jagdeep Singh presented the Agenda Items and the discussion and decisions were as under:-

Item: BAC: 40:2018:1

To confirm the minutes of the Thirty Ninth Meeting of Building Advisory Committee (Annexure – 40.1).

The Member Secretary informed that the Minutes of the 39th meeting of BAC were circulated to all the members of BAC and since there were no comments from the members, the minutes as circulated may please be approved.

Accordingly the BAC approved the minutes of 39th meeting of BAC.

RESOLVE:

The committee noted and approved the minutes of the 39th meeting of Building Advisory Committee.

Item: BAC: 40:2018:2

To consider the Action Taken Report (ATR) on the decisions of Thirty Ninth Meeting of the Building Advisory Committee (Annexure – 40.2).

The ATR on the decisions taken in the Thirty Ninth Meeting of the Building Advisory Committee held on 06-10-2017 were noted.

RESOLVE:

The Building Advisory Committee noted the Action Taken Report and advised for prompt compliance on balance items.

Rm

Item: BAC: 40:2018:3

To discuss and confirm the minutes of the Thirty Second Meeting of Sub Committee of Building Advisory Committee (Annexure – 40.3).

The Minutes of the Thirty Second (32nd) Meeting of Sub Committee of Building Advisory Committee held on 14th November & 15th November 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 32nd meeting of Sub Committee of Building Advisory Committee held on 14th November & 15th November 2017 (Annexure - 40.3).

Item: BAC: 40:2018:4

To discuss and confirm the minutes of the Thirty Third Meeting of Sub Committee of Building Advisory Committee (Annexure – 40.4).

The Minutes of the Thirty Third (33rd) Meeting of Sub Committee of Building Advisory Committee held on 8th December 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 33rd meeting of Sub Committee of Building Advisory Committee held on 8th December 2017 (Annexure - 40.4).

Item: BAC: 40:2017:5

To discuss and confirm the minutes of the Thirty Fourth Meeting of Sub Committee of Building Advisory Committee (Annexure – 40.5).

The Minutes of the Thirty Fourth (34th) Meeting of Sub Committee of Building Advisory Committee held on 2nd February 2018 were pursued by the BAC. All the recommendations made by SCBAC were approved for further implementations.

RESOLVE:

The committee approved the minutes of the 34th meeting of Sub Committee of Building Advisory Committee held on 2nd February 2018 (Annexure - 40.5).

[Handwritten signature]

Item: BAC: 40:2018:6

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- 40.6).

EIL stated that there was good improvement in the execution of work by M/s KSMB & Sons but more efforts were needed to complete the works within agreed time frame.

BAC noted that the time schedule for various buildings as presented by EIL in 34th SCBAC meeting and advised EIL and KSMB & Sons to ensure the adherence to this time schedule as CUPB would positively commence new academic session of 2018 from CUPB Main Campus, Village Ghudda. The Architect was advised to issue all the pending drawings by 15-02-2018. Chairman of BAC expressed displeasure for late issue of drawings by the Architect leading to delays in the completion of works.

RESOLVE:

The Committee resolved as under:

1. EIL & KSMB to ensure completion of the Phase -1A buildings by July 2018 so that CUPB can start new session from the Main Campus.
2. Instructed Architect to issue all the GFC drawings of Phase – 1A by 15-02-2018 and Mr Pradeep Sachdeva, Architect himself should attend the BAC meetings for on the spot reply to the queries of members.

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-40.7).

EIL presented the progress report of Phase -1B before the committee and informed that the progress was 35.8% against required cumulative progress of 70.6% up to 15-01-2018.

The committee observed that the progress of the work was not satisfactory and desired to complete the work within scheduled completion period.

EIL and contractor (M/s KSMB & Sons) representatives ensured to increase the progress of work and complete the work as soon as possible.

KSMB

RESOLVE:

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

Item: BAC: 40:2018:8

To discuss the second Intermittent Time Extension of 239 days beyond approved interim time extension accorded earlier up to 22.07.2017 (183 days) to KSMB & Sons for the hindrances encountered by the contractor and as reviewed, analysed & recommended by the Engineers India Limited for Phase -1A works, the new completion date of Phase -1A works shall be 18.03.2018 at Annexure- 40.8.

These were discussed in the meeting of Sub Committee as per Annexure – 40.5 and approved by BAC.

RESOLVE:

The recommendations of the 34th SCBAC were discussed by committee members and approved as at Annexure – 40.5.

Item: BAC: 40:2018:9

To discuss and approve in principal the claim of Extra Item for Kota Stone Coping, laying of cable in trench and PVC water stop submitted by Engineers India Limited at Annexure- 40.9.

These were discussed and recommended by SCBAC in its 34th meeting of Sub Committee as per Annexure – 40.5.

RESOLVE:

The recommendations of the 34th SCBAC were discussed by BAC members and approved as at Annexure – 40.5.

Item: BAC: 40:2018:10

To discuss and recommend the rate analysis of extra item claims no. 11 to 17 of M/s KSMB & Sons duly checked and recommended by EIL (Annexure – 40.10).

These were discussed in the meeting of Sub Committee as per Annexure – 40.5.

RESOLVE:

The recommendations of the 34th SCBAC were discussed and approved by BAC as at Annexure – 40.5.

Item: BAC: 40:2018:11

To discuss and approve the release of payment of EIL for Project Management Consultancy services fee bill as submitted by EIL dated 01.01.2018(Annexure - 40.11).

These were discussed in 34th meeting of Sub Committee as per Annexure – 40.5.

RESOLVE:

The recommendations of the 34th SCBAC were discussed and the BAC recommended the payment and forwarded the same to FC for approval.

Item: BAC: 40:2018:12

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 – 40.12).

These were discussed in the meeting of Sub Committee as per Annexure – 40.5.

RESOLVE:

The recommendations of the 34th SCBAC were discussed and the BAC recommended the payment and forwarded the same to FC for approval.

Item: BAC: 40:2018:13

To discuss the details of the estimate & proposed tender documents for Water Reservoir Works, Pre Treatment of water, Effluent Treatment Plant and Associated works of main Campus of CUPB as submitted by EIL vide email dated 30.01.2018 at 1939 hrs at an estimated cost of Rs. 3.35 crores plus GST (Annexure – 40.13).

The details were discussed in the 34th meeting of Sub Committee as per Annexure – 40.5.

RESOLVE:

The recommendations of the 34th SCBAC were discussed as at Annexure – 40.5. The committee recommended the proposal and forwarded the same to FC for approval.



Item: BAC: 40:2018:14

Administrative approval for execution of HVAC system in Academic Block of main Campus of CUPB at an estimated cost of Rs. 7.63 crores (Annexure – 40.14).

The committee noted that out of total cost of Rs. 7.63 Crores of HVAC system in Academic Block Rs. 1.12 crores in on account of comprehensive maintenance for three years. It was decided that the administrative approval and expenditure sanction should be given to EIL for only Rs. 6.51 crores for execution of HVAC system. The maintenance cost of HVAC would be met in subsequent years under the maintenance budget and a supplementary agreement between CUPB and Contractor would be entered after the defect liability period. EIL was advised to make provisions in their tender conditions accordingly.

Further BAC advised EIL to ensure the following in HVAC tender:

1. All the items should be as per CPWD DSR and specifications as far as possible.
2. Reasons for opting VRV system instead of Chilled Water System should be placed on record.
3. It should be ensured that HVAC system should be as per GRIHA Norms.

RESOLVE:

The recommendations of the 33rd SCBAC were discussed in detail as at Annexure – 40.14 and BAC recommended the proposal for an estimated cost of Rs. 6.51 crores for HVAC system in Academic block to FC for approval.

Item: BAC: 40:2018:15

To discuss the status of construction of 66KV Substation by PSPCL at main campus CUPB, Ghudda as deposit work and further discussing the running and maintenance of 66KV Grid Substation after its completion by PSPCL.

The details were discussed in the meeting of Sub Committee as per Annexure – 40.5.

RESOLVE:

The recommendations of the 34th SCBAC were discussed and approved as at Annexure – 40.5.

B. Singh

Item: BAC: 40:2018:16

Any other item with the permission of the Chair.

NIL.

Item: BAC: 40:2018:17

Current Agenda

To discuss and finalise the tender document of Laboratory Furniture for Phase - 1A (Annexure – 40.16).

Member Secretary informed that the tender documents for PLANNING, DESIGNING, SUPPLYING AND INSTALLATION OF LABORATORY FURNITURE & FUME HOODS INCLUDING EXHAUST, GAS AND OTHER REQUIRED SYSTEMS/NETWORKS for Laboratory Furniture had been prepared as a work contract in view of the specialised nature of the work. The University would get a functional Laboratory based on customised designs in the Academic Block. The total estimated cost of work would be Rs. 20 Crores based on the estimates as per current market rates.

The following are the salient points in the tender conditions:

1. Since this is a specialised work therefore bids would be invited in two bid system i.e. Technical Bid & Financial Bid.
2. Since technical expertise of the contractor would be very important Technical and Financial Bids would have 70% and 30% weightage respectively.
3. The Technical Bid will consist of short listing based on laid down parameter and there after a presentation before the CUPB Committee.
4. Financial Bids of only those Bidders will be opened who would be found eligible based on lay down criteria in the Technical Bid and the bidder scoring the highest marks would be considered for award of work.
5. The parameters for prequalification and selection of bidder have been kept as per CPWD Manual 2014 and Ministry of Finance Guidelines of 2017.
6. As regards the value of similar works for prequalification purposes one work of Rs. 10 crores and two works of Rs. 5 crores each executed during the last 10 years would be stipulated as in such specialised works higher values may restrict healthier competition.

The committee agreed that with above said proposal and recommended the tender to Finance committee.

Further the committee decided that the shifting of the existing lab furniture from city campus to main campus should also be made a part of this tender.

It was noted that the cost of shifting of furniture may be around Rs. 50 Lacs which can be met from the contingency provisions of the estimated cost of Rs 20 crores for this work.

Resolve:

BAC recommended that the matter may be placed for consideration and approval of FC in its next meeting so that the Phase -1A of main campus may be operational by July, 2018.

Item: BAC:40:2018:18

Fixing date of next meeting of the Building Advisory Committee

The meeting ended with thanks to the Chair.


Prof. Jagdeep Singh
Registrar & Member Secretary


Approved By
Vice Chancellor and Chairman
Building Advisory Committee

