

MINUTES OF THE 41st MEETING OF THE BUILDING ADVISORY COMMITTEE HELD at 1430 PM
ON 15 MAY, 2018 AT CITY CAMPUS, CENTRAL UNIVERSITY OF PUNJAB, BATHINDA

The following were present:

1. Prof. R. K. Kohli, Vice-Chancellor, CUPB - **Chairman**
2. Dr. Jagdeep Singh, Registrar, CUPB - **Member Secretary**
3. Prof. P. Ramarao - Member
4. Er. N. K. Verma, Retd. Chief Engineer, CSIR - Member
5. Prof.V.K. Garg - Member
6. Dr. Sanjeev Thakur, CoC, CUPB - Member
7. Prof.Manjeet Bansal, Head of Civil Engineering, GZSCET, Bathinda - Member
8. Er. Darshan Kumar Goyal, Representative of Er. N. R. Goyal, Superintending Engineer PWD (B&R) - Member
9. Er. GJSRoshia, Retd. Chief Engineer, Housing Board, Chandigarh - Member
10. Ar. Ripu Daman Singh, Head Architect Department, GZSCET, Bathinda - Member
11. Ar. Surinder Singh , Representative of Ms. Sapna, Chief Architect , Punjab - Member
12. Er. Prem Sagar, Consultant (Infrastructure), CUPB - Member
13. Ar. Jatinder kaur, Associate Professor, GZSCET, Bathinda - Special Invitee
14. Dr. Amandeep Kaur, Head Computer Centre, CUPB - Special Invitee
15. Er. Puneet Singh, Assistant Engineer, CUPB
16. Mr. B. C. Pant, EIL - EIL representative
17. Mr. R. K Mishra, RCM, EIL - EIL representative
18. Mr. S. K. Singh, EIL - EIL representative
19. Mr. D. Mitra, Deputy Manager (Projects) , EIL - EIL representative
20. Ar. Abhishek Sharma, Junior Architect - PSDA representative
21. Mr. B. K. Pandey - KSMB representative
22. Mr. Mustaq Ahmad - KSMB representative
23. Mr. Salman Khalid - KSMB representative
24. Mr. Aishwarya Awnish - KSMB representative

The representatives of EIL, PSDA and KSMB attended only part of the meeting for participating in the discussions on the specific Agenda Items.

The Chairman and Vice-Chancellor, Central University of Punjab extended a warm welcome to the members to the 41st meeting of Building Advisory Committee. He highlighted the following important issues concerning the Phase 1 works before the Agenda Items were taken up:

1. The overall expenditure should be kept within the sanctioned cost by all means.
2. The estimates and the bill of quantities in Phase 1-A tender were not properly prepared by the Architect and there was hardly any check exercised by EIL and as a result too many extra items required to complete the project had cropped up. Expressing his anguish he stated that had these been included in the original contract, then CUPB would have got competitive rates for them. But now the contractor would have to be paid for the extra items at current market rates causing possible losses to CUPB. He advised the EIL & BAC that the extra items rates should be approved very carefully.
3. There is abnormal delay in the construction of Phase 1A & 1B works due to the poor performance of Architect, EIL and Contractor. As a result the University would be incurring an avoidable expenditure of about Rs. 1 Crore per annum as lease rent for staying on the City Campus. Further, because being on rent and on temporary campus, we cannot build any permanent structure. Therefore, we cannot increase the no. of student as also expand or add new courses contrary to the need.
4. There is a problem of effervescence in brickwork in many buildings which will affect the strength of the structure. Every time he visited the campus he showed it to EIL and contractor. He was assured every time this will be corrected. He expressed his doubt that because of quality of bricks and or water, it may not be possible now. He stated that the PMC and Architect should look into this matter seriously and take preventive measures.
5. The Phase – 1A & 1B works are under two separate contracts. Accordingly, these should be dealt with separately. EIL and contractor should not try to interlink both the Phases of work.

He then asked the Member Secretary, Prof. Jagdeep Singh, Registrar CUPB to present the agenda items. The discussions and decisions arrived at were as under:-

Item: BAC: 41:2018:1

To confirm the minutes of the 40th Meeting of Building Advisory Committee (Annexure – 41.1).

The Member Secretary informed that the Minutes of the 40th meeting of BAC were circulated to all the members of BAC. The relevant parts of the Minutes of the Agenda Items discussions during which they were present were also issued to EIL and Architect. He said that since there were no comments from any of the members and EIL & PSDA, the minutes as circulated may please be approved.

Accordingly the BAC approved the minutes of 40th meeting of BAC.

RESOLVE:

The committee noted and approved the minutes of the 40th meeting of Building Advisory Committee (Annexure 41.1).

Item: BAC: 41:2018:2

To consider the Action Taken Report (ATR) on the decisions of 40th Meeting of the Building Advisory Committee (Annexure – 41.2).

The committee noted the action taken report and stated that the progress of work in both Phase -1 A & 1B **was not up to the mark** in relation to the already committed completion schedule. It was pointed out that EIL & KSMB could not complete buildings by July 2018 so that CUPB can start new session from the main campus. Ar. Pradeep Sachdeva was instructed to attend the BAC meeting himself, which unfortunately he is not complying with. It was also noted that EIL in spite of commitment to stick to the already committed completion schedule for Phase – 1B works has not been complied with. Further, EIL was required to submit revised schedule for Phase -1B works which is still pending. Still Further, the GST payment issue to the contractor is also still pending. This needs to be clarified within ten days.

RESOLVE:

The Building Advisory Committee was not satisfied with the Action Taken Report and advised prompt compliance on all actionable items from the EIL *and* the Architect (Annexure 41.2).

Item: BAC: 41:2018:3

To discuss and confirm the minutes of the Thirty fifth Meeting of Sub Committee of Building Advisory Committee (SCBAC) (Annexure – 41.3).

The Minutes and action taken report of the Thirty fifth Meeting of Sub Committee of Building Advisory Committee held on 27.02.2018 were pursued by the BAC. All the recommendations made by SCBAC were approved for further implementations. It was further pointed out by BAC members that the progress of **Phase – 1B works was behind schedule**. The original date of Phase – 1B works was 05.07.2018. EIL stated that already there were some delays at the start of the work due to late receipt of labour license and mix design approvals. The committee asked EIL to prepare realistic date of completion of Phase -1B works within next ten days.

RESOLVE:

It was resolved to ask EIL to give PERT chart for specially 1B works with in next ten days. Further, the committee approved the minutes of the 35th meeting of Sub Committee of Building Advisory Committee held on 27th February 2018(Annexure 41.3).

Item: BAC: 41:2018:4

To discuss and confirm the minutes of the Thirty Sixth Meeting of Sub Committee of Building Advisory Committee (SCBAC) (Annexure – 41.4).

The Minutes and action taken report of the Thirty Sixth SCBAC Meeting held on 6th April 2018 were perused by the BAC.

RESOLVE:

After discussions, the committee resolved to approve the minutes of the 36th meeting of Sub Committee of Building Advisory Committee held on 6th April 2018 (Annexure 41.4).

Item: BAC: 41:2018:5

To discuss and confirm the minutes of the Thirty Seventh Meeting of Sub Committee of Building Advisory Committee (SCBAC) (Annexure – 41.5).

The Minutes and action taken report of the Thirty Seventh Meeting of Sub Committee of Building Advisory Committee held on 24th April 2018 were perused by the BAC. The Member Secretary specifically brought to the notice of the members the recommendations of SCBAC for Agenda item no. SCBAC: 37:2018:8 and apprised about the present status of contract agreements between CUPB and EIL and between CUPB and PSDA and their performance. He also shared that on the invitation of CUPB, CTE team had visited the site and made certain observations which will be discussed later at the end of the meeting.

After deliberations the BAC approved the recommendations of SCBAC that for the construction of next phases of work. CUPB should appoint new PMC and Architect and close the present contracts which CUPB was having with EIL and PSDA for Phase 1 works.

RESOLVE:

The committee resolved to approve the minutes of the 37th meeting of Sub Committee of Building Advisory Committee held on 24th April 2018 (Annexure – 41.5). It was further resolved that in view of the hardships and unexpected delays (for no fault of CUPB) which we are encountering, CUPB on completion of the current contracts with EIL and PSDA would need to rethink on appointment of PMC and Architect for the construction of next Phases of CUPB Main Campus.

Item: BAC: 41:2018:6

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- 41.6).

M/s EIL presented the overall progress of work and stated that 75.1% of the work assigned has been done up to 30.04.2018. Thereafter EIL presented the following overall completion schedule under phase 1A:

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S. NO.	PHASED WISE HANDING OVER OF BUILDINGS	NUMBER OF FLOORS	COMPLN OF RCC FRAME	FINISHING & COMPLETION OF BUILDINGS
1	GUEST HOUSE	G + 2	COMPLETED	31.07.2018
2	STAFF TYPE F	G + 3	COMPLETED	31.07.2018
3	HOSTEL (GIRL)	G + 7	COMPLETED	31.07.2018
4	HOSTEL (BOY)	G + 7	COMPLETED	31.07.2018
5	STUDENT DINNING	G + 1	COMPLETED	31.07.2018
6	TYPE – A	G + 1	COMPLETED	31.07.2018
7	TYPE – E	G + 10	COMPLETED	31.07.2018
8	CAMPUS DEVELOPMENT ACTIVITIES	--	N.A	31.08.2018 *
9	ACADEMIC BLOCK	G + 5	COMPLETED	31.08.2018 (Wing 1)
				31.10.2018 (Wing 2)

* Completion of works linked to the award & completion of additional work tenders

The BAC members expressed strong displeasure about the revised completion schedule given by EIL against the earlier projected completion dates of June 2018 for hostels and houses with academic block by September 2018. Prof. V. K. Garg stated that the University Management was being forced to cut a sorry figure before students and faculty who were looking forward for shifting to the new campus in the next Academic session. The committee advised EIL to ensure that the functional buildings complete in all respect would be made available to CUPB and there would be no further delays in the revised completion dates otherwise PMC would be responsible for the delays and all the consequential damages thereof.

RESOLVE:

Feeling in a piquet situation, the Committee had to resolve as under:

EIL must ensure to get completed the buildings in all respects. These must be made occupiable by the CUPB on the revised committed dates stated above i.e., by 31/08/2018. PMC would draw timelines, in consultation with the contractor and under his signatures, for completion of the remaining activities to ensure overall completion of the project by the said date. Bi weekly progress review shall be carried out and action as per contract provision shall be taken against the contractor for any missed targets. In respect of works under wing 2 of the Academic block, suitable time extension shall be sought by the contractor separately. The BAC further resolved that PMC shall be made accountable for any further delays and for all the consequential damages thereof.

Item: BAC: 41:2018:7

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-41.7).

EIL informed that the progress of work of Phase 1B was way behind the schedule as the work as per contract was to be completed by July 2018. The Committee sought the reasons of delay in the work and enquired whether penalty was imposed on the contractor by EIL for delay in the work as per contract provisions. EIL informed that no penalty had been levied on the contractor up to this stage as there were some initial delays at the start of work due to late receipt of labour license by the Contractor and delay in finalization of the mix design from Guru Nanak Dev Engineering College, Ludhiana. The PMC further informed that the contractor had submitted an application for extension of time which was being examined on its merit. The Committee advised the EIL to submit its recommendation on the extension of time within one month as any delay on this account would bring complications since the original contract period was expiring in July 2018.

EIL informed that the revised date of completion of Phase – 1B works would be 31st December 2018. The Committee again felt in a piquet situation and helpless. It was made very clear that the delays in handing over the completed buildings is harming the interest of the University. The PMC and the contractor have to work professionally to complete the task in time. Feeling helpless, BAC instructed that a detailed schedule of work may be submitted by EIL within one week. PMC would be held responsible for consequential damages if leired.

RESOLVE:

The Committee again felt forced to resolve to instruct the PMC to ensure to get the work of Phase-1B completed in time and under no circumstances exceed the projected deadline of December 2018 subject to the time extension to be considered by the client while reserving its right to recover liquidated damages under the provisions of the contract. The BAC also resolved that PMC should draw timelines for the completion of the remaining activities in consultation with the Contractor and under his signatures, for completion of the remaining activities. BAC reiterated that in the event of further delay, timely action against the Contractor for levy of compensation be timely taken by PMC failing which the PMC shall be accountable for all losses suffered by the client on its failure to timely deliver the project.

Item: BAC: 41:2018:8



To discuss and consider the recommendations of the committee constituted vide Agenda item no. SCBAC: 36:2018:5 & 6 to review the issue of extra item claims 1 to 7, 9 to 17, 18 to 23 and 25 to 33 of M/s KSMB (Annexure-41.8).

1. Consultant (Infra) informed that the BAC had earlier approved 16 extra item based on the recommendations of the EIL. However some of these approved extra item rates were disputed by the contractor. Thereafter, a task force consisting of CUPB engineers, EIL engineers and Contractor's representative was constituted by SCBAC in its 36th meeting to examine the contractors' submissions and make recommendation with the agreement of all. The recommendations of the Task Force was placed before the Committee and it was noted that there were upward

and downward revision of rates. BAC advised that the recommendation of Task Force be forwarded to EIL for certification within a week and presentation of a comprehensive report in the next BAC meeting with the financial implications.

2. Similarly rates of another 15 extra items were also discussed by the Task Force and extra item rates arrived on consensus basis. For these items also EIL was asked to certify within a week the extra item rates and submit to CUPB for approval.
3. The BAC noted that a large number of extra items were required to be executed at site because of poor quality of estimates prepared by the Architect and improper checking by PMC. The BAC was of the view that no consultancy fee to EIL or Architect should be paid on the executed cost of these extra items as CUPB was being forced to get these extra items executed at current market rates causing losses to the University. The Committee instructed that a notice be issued to both EIL & Architect asking them to explain as to why the consultancy fees on the extra items should be paid to them as CUPB intends to disallow the payment of the consultancy fees on account of extra items to both PMC and Architect. Bi-weekly review of the progress would be carried out by EIL for the completed works as per original contract and as well as any other item executed beyond the original scope of the work.

RESOLVE:

EIL to certify the rates for above 31 Extra Items and submit to CUPB for approval giving the financial implications. CUPB to issue a notice to PMC and the Architect for disallowing the consultancy fee on these extra items executed and for any other items executed beyond the original scope of the work. It was further resolved by BAC that Bi-weekly review of the progress would be carried out by EIL for the completion of the remaining works as per original contract and suitable timely action taken against the contractor on any further default under the provisions of the agreement by the PMC. PMC to be accountable for any consequential loss suffered by the client in the process.

Item: BAC: 41:2018:9

To discuss the intermittent extension of time granted to KSMB up to 18.03.2018 in light of representation made by KSMB vide E-mail dated 23.04.2018 (Annexure-41.9).

The issue of extension of time granted to the contractor up to 18-03-18 based on the recommendations of EIL was discussed in detail. Consultant (Infrastructure) explained that the contractor had applied for extension of time in August 2017 for a period up to 09-09-2018. However EIL delayed the processing of Contractors' application for extension of time and gave its recommendations to CUPB on 16th January 2018. Subsequently contractor gave a representation that EOT request up to 09-09-2018 was justifiable and EIL has wrongly denied them the required extension of time. Therefore SCBAC in its 37th meeting advised the Task force to look into this aspect also. The task force consisting of Engineers from CUPB, EIL &

Contractor examined the issues and reported that extension up to 31-08-2018 is justifiable.

The BAC members discussed the issue in detail and were of the view that the Contractor/EIL should have given a completion schedule of work up to 31-08-2018. The BAC agreed to approve the extension of time up to 31-08-2018 with the instruction to EIL/KSMB to submit a completion schedule of work within the next one week. Any delay in the activities as per this schedule of work should be treated seriously by EIL and action taken against the contractor as per the terms of the contract.

Further, the **BAC decided that no additional items may be added in the present contract of KSMB** as the same was delayed abnormally and these additions would give a justification to the contractor to seek additional time thus delaying the work further. EIL was advised that all the additional items like cupboards in houses, sanitary fixtures & change of CFL lights with LED lights etc. required for completion of the work may be got executed through **KSMB provided these could be completed within the revised schedule of completion of 31.08.2018 or through separate tenders as deemed fit by EIL.**

RESOLVE:

The BAC being in a piquet situation allowed the extension of time for completion up to 31.08.2018 with the instruction to EIL/KSMB to submit the completion schedule of work within one week. Any delay in the activities as per this schedule of work should be treated seriously by EIL and action taken against the contractor as per the terms of the Contract. EIL was advised that all the additional items like cupboards in houses, sanitary fixtures & change of CFL lights with LED lights etc required for completion of the work be got executed through **KSMB provided these could be completed within revised schedule of completion of 31.08.2018 or through separate tender as deemed fit by EIL.**

Item: BAC: 41:2018:10

To discuss the left out measurements in 25th and 26th running bill by EIL as claimed by M/s KSMB E-mail (*Annexure-41.10*).

The contractor informed that the left out measurements in 25th & 26th RA bill were still being examined by them. It was decided that this issue would be taken up in the next meeting if required.

RESOLVE:

The Committee noted the issue. However, it advised to PMC to sort out the issue at the earliest.

Item: BAC: 41:2018:11

To discuss and approve In Principle for providing Extra Items required to be executed at site as submitted by EIL through E-mail dated 23.04.2018 (Annexure-41.11).

The member secretary informed the Committee that EIL has sought in principle approval of 8 extra items vide email dated 23.04.2018 and 12.05.2018 with a total cost implications of Rs. 68 Lakhs approximately. He informed the committee that these items were not included in the BOQ/ Tender of KSMB and these were required to be executed to complete the works. The Committee gave in principle approval for these extra items and advised EIL to keep a strong check on the overall cost to keep it within the sanctioned cost.

RESOLVE:

The committee approved in principle 8 extra items for Phase 1A works with a financial implication of about Rs 68 lacs and advised EIL to submit analysis of rates duly checked by EIL to CUPB for approval. The cost of extra items is excess of the costs of the scheduled rates will have to be borne by the CUPB as these were not included in the BOQ by the Architect/EIL. The responsibility for this additional expenditure was of PSDA and EIL and therefore PMC should recommend action to be taken in this regard to CUPB.

Item: BAC: 41:2018:12

To discuss and approve the tender document for providing and maintenance HVAC system in Academic block of Main Campus CUP, Ghudda as submitted by EIL through E-mail dated 03.05.2018 (Annexure-41.12).

The BAC approved the HVAC tender document as proposed by EIL. Further it was noted that the prequalification parameters for this specialized work in the tender document were not as per the latest CPWD Manual guidelines. The Committee advised EIL to adopt these guidelines as detailed at Annexure A and incorporate them in the tender document to ensure selection of a good and competent specialized contractor. Further the HVAC tender should be invited in three envelopes system as per CPWD Manual guidelines.

RESOLVE:

The BAC approved the HVAC tender document as proposed by EIL with the direction that Prequalification parameters for this specialised work to be as per CPWD manual guidelines as enclosed at Annexure A be incorporated in the tender document. Further the HVAC tender should be invited in 3 envelopes system as per CPWD Manual guidelines, as early as possible.

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Item: BAC: 41:2018:13

To discuss and approve the estimated cost and tender document of the LAN, AV, UPS, acoustics, electrical and other miscellaneous works(Annexure-41.13).

The tender for providing LAN, AV and UPS etc. submitted by EIL were discussed .It was noted that EIL had not submitted the detailed estimates for CUPB to broadly check the details. Further Dr. Amandeep Kaur CUPB stated that the tender contains the active components which were not required by University. EIL was advised to incorporate these changes and submit the detailed estimates also. Thereafter CUPB may give clearance to EIL to invite tenders.

RESOLVE:

The Committee asked EIL to submit the revised tender document and detailed estimates for Providing LAN, AV, UPS and etc. as early as possible.

Item: BAC: 41:2018:14

To discuss the pending issues for the completion of Main Campus of CUPB with M/s PSDA/EIL/KSMB.

This agenda item was discussed under Agenda Item BAC: 41:2, 3& 4.

Item: BAC: 41:2018:15

Any other item with the permission of the Chair.

NIL.

Item: BAC: 41:2018:16

Current Agenda

The following items were discussed :-

1. CTE Report

The Member Secretary informed that a team from Chief Technical Examiner (CVC), on the request of CUPB, had visited Phase 1A& 1B works to examine the works. The observations of CTE were received in March 2018 and CUPB had replied to these observations with inputs from EIL. The CTE report along with replies to its observations was placed on table for consideration & ratification of BAC. The BAC took note of it and ratified the same.

CTE had asked CUPB to recover the cost of construction of EIL office along with the facilities which EIL got it constructed from the contractor (as part of the contract between EIL and KSMB) since as per agreement with CUPB, EIL was required to

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construct its own office. BAC instructed that the cost may be ascertained from EIL and KSMB and necessary recoveries be made.

CTE had also observed that service tax was being paid to the Architect although as the contract between CUPB and PSDA there was no provision of the same. BAC advised that necessary clarifications may be sought from Architect and PMC and then put up the matter before BAC in its next meeting.

2. Construction of Water Reservoir etc.

EIL was required to award this work by 15.03.2018 as per timelines agreed earlier. However the revised time line of award up to 15.05.2018 was also not being met. EIL informed that they had received 3 tenders out of which 2 were rejected. The third tender was still under process. **BAC advised that EIL should complete the tender process carefully and in accordance with the latest CVC, GFR and CPWD Manual Guidelines.**

3. Shifting of PSPCL HT Line from Ghudda site

Consultant (Infrastructure) informed that estimate for shifting of PSPCL HT line passing through the road under construction at Ghudda site amounting to RS. 320293/- was required to be deposited with PSPCL. BAC considered the case and approved the estimates and advised that PSPCL would be asked to adjust the previous advance deposited by CUPB with PSPCL for extension of load.


4. Estimates for Kitchen Equipment

It was informed that the estimates and tender document for kitchen equipments were submitted by PSDA. It was decided that the tender details may be got checked from Ar. Jatinder Kaur, Associate Professor, GZSCET, Bathinda and accordingly inputs may be given to EIL and PSDA.

Item: BAC: 41:2018:17

The Committee Authorised the Chairman BAC to decide next date of BAC meeting.

The meeting ended with thanks to the Chair.


Prof. Jagdeep Singh
Registrar & Member Secretary


Approved By
Vice Chancellor and Chairman
Building Advisory Committee

