



Minutes for 43rd Meeting of Building Advisory Committee held on 25th January, 2019 at Central University of Punjab, Main Campus, village Ghudda at 1100 hrs.

The following members attended the meeting:

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| 1. | Prof. R. K. Kohli, Vice-Chancellor, CUPB | - | Chairman |
| 2. | Prof. P. Ramarao, Dean Academic Affairs, CUPB | - | Member |
| 3. | Er. N. K. Verma, Retd. Chief Engineer, CSIR | - | Member |
| 4. | Prof. V. K. Garg, Dean, School of Environment and Earth Sci., CUPB | - | Member |
| 5. | Dr. Sanjeev Thakur, HoD, Centre for Biosciences | - | Member |
| 6. | Er. Darshan Goyal, SDO, PWD (B&R), Bathinda and Representative of Superintending Engineer, PWD (B&R) | - | Member |
| 7. | Er. GJS Rosha, Retd. Chief Engineer, Chandigarh Housing Board | - | Member |
| 8. | Er. Manjit Singh, Superintending Engineer, PSPCL, Patiala | - | Member |
| 9. | Ar. Ripu Daman Singh, Head of Architecture, GZSCET, Bathinda | - | Member |
| 10. | Er. Saurabh Gupta, Executive Engineer, CUPB | - | Member |
| 11. | Ar. Jatinder Kaur, Associate Professor | - | Member |
| 12. | Capt. V. P. Thomas, Advisor (Infrastructure), CUPB | - | Special Invitee |
| 13. | Dr. Amandeep Kaur, COC Computer Centre, CUPB | - | Special Invitee |
| 14. | Er. Prem Sagar, Consultant (Infrastructure), CUPB | - | Special invitee |
| 15. | Prof. Jagdeep Singh, Registrar | - | Member Secretary |

The Chairman of Building Advisory Committee welcomed all the members to the 43rd meeting of the Committee and thanked the members for sparing their valuable time in assisting the University in the development of the new campus at Ghudda. Thereafter he requested the Member Secretary to take up the Agenda Items. The discussions were as under:



PART – A:- Discussion and confirmation of minutes of 42nd Building Advisory Committee held on 04 September 2018.

Item: BAC: 43:2019:1

The Member Secretary informed that the minutes of the 42nd Meeting of Building Advisory Committee held on 04th September, 2018 were circulated to all the members through email and no comments were received. He requested that these minutes may be approved.

The BAC approved the minutes placed at Annexure 43.1.

Item: BAC: 43:2019:2

The Member Secretary stated that the actions taken by departments/ officers/officials on the decisions taken by the Building Advisory Committee in its 42nd Meeting were placed at Annexure-43.2. The BAC noted the ATR.

Part – B:- New agenda items

Item: BAC: 43:2019:3

To discuss and confirm the minutes of the 40th Meeting of Sub Committee of Building Advisory Committee (Annexure - 43.3).

The BAC perused the minutes of the 40th meeting of SCBAC and confirmed the same.

Item: BAC: 43:2019:4

To discuss and confirm the minutes of the 41st Meeting of Sub Committee of Building Advisory Committee (Annexure - 43.4).

The BAC perused the minutes of the 41st meeting of SCBAC and confirmed the same.

Item: BAC: 43:2019:5

To discuss and confirm the minutes of the 42nd Meeting of Sub Committee of Building Advisory Committee (Annexure - 43.5).

The BAC perused the minutes of the 42nd meeting of SCBAC and confirmed the same.

Item: BAC: 43:2019:6

To discuss and confirm the minutes of the 43rd Meeting of Sub Committee of Building Advisory



Committee (Annexure - 43.6).

The BAC discussed the minutes of the 43rd meeting of SCBAC held on 24.01.2019 and discussions were as under:

1. To discuss the cost rebate offered by M/s KSMB on account of procurement of Paver Block from Local Vendor instead of approved Vendors provided in detailed work order for Phase 1A works (Sec A and Sec B) as analysed and recommended by EIL vide Letter No. CUPB/A372/KSMB/003/386 dated 01.01.2019.

The BAC noted that EIL had recommended for permission to KSMB for using the paver block of local vendor instead of the approved manufacturer in the tender with a rebate of Rs. 65/Sqm being the difference in cost of local vendor price and the approved vendor price. BAC was informed that the rebate offered by KSMB and certified by EIL @ Rs. 65/Sqm. However, Subsequently, CUPB engineers had surveyed the local market and found that the rates being offered by the local traders were far less at around Rs. 300/sqm in place of the rate submitted by EIL @ Rs. 435/sqm. Therefore, the actual rebate which could have been offered based on the market rates of the vendors.

Resolve:

BAC was of the view that arriving at a rebate in the cost of such places may be a complicated exercise and advised that the contractor should procure the Paver Block from the approved manufacturer only. Accordingly, contractor may execute the work in accordance with the contract provisions.

2. To discuss the cost rebate offered by M/s KSMB on account of procurement of KERB Stone from Local Vendor instead of approved Vendors provided in detailed work order for Phase 1A works (Section A and Sec B) as analysed and recommended by EIL vide Letter No. CUPB/A372/KSMB/003/388 dated 04.01.2019.

The BAC noted that EIL had recommended for permission to KSMB for using the Kerb Stone of local vendor instead of the approved manufacturer in the tender with a rebate of Rs. 457/Cum being the difference in cost of local vendor price and the approved vendor price. BAC was informed that the rebate offered by KSMB and certified by EIL @ Rs. 457/Cum may be below than the actual rebate which could have been offered based on the market rates of the vendors.

Resolve:

BAC was of the view that arriving at a rebate in the cost of such places may be a complicated exercise and advised that the contractor should procure the Kerb stone from the approved manufacturer only. Accordingly, contractor may execute the work in accordance with the contract provisions.



3. To discuss and finalise the Draft MOU as received from PSPCL for the operation and maintenance of 66 KVA Grid Sub Station at main campus CUP, Ghudda after its completion by PSPCL.

The BAC noted the recommendations of SCABC and the Member secretary informed that PSPCL had offered to provide operation and maintenance of the substation at a tentative cost of Rs. 61 Lacs per annum. Further PSPCL will enter into a MOU with CUPB rather than a formal agreement. The proposed MOU does not have any clause of Penalty in case of non-performance of PSPCL.

Resolve:

After discussions committee was of the view that given the size of the Sub Station the first year operation and maintenance may be got done through PSPCL only. However in the next year CUPB may take a view about getting the maintenance of substation done through PSPCL or any other agency based on its experience in the first year.

4. To discuss the Use of Poor quality construction material by M/s KSMB and inadequate supervision of PMC.

The Committee noted with disappointment that the issue of use of poor quality material by KSMB and EIL assurance that the stone dust with higher silt content would be removed from the site immediately and the coarse sand would be used after checking of silt content.

The BAC was unhappy that everything CUPB has to pinpoint to the EIL. The quality concerns, may it be on account of construction and or design/use of material/craftsmanship/work in the scope of Architect/Contractor.

Resolve:

BAC advised that EIL should check the quality of all materials regularly to ensure the works were executed in accordance with the contract specifications and improve the supervision so that there is mid-course correction, if and wherever, required.

5. To examine and recommending corrective action required if any for grievance of M/s Citizen Industries received through Director, Ministry of Commerce & Industry vide letter dated 31st December 2018 (Annexure 43.14).

The committee was apprised that M/s Citizen Industries have submitted a grievance regarding the use of imported material in certain items of lab furniture to Ministry of Commerce and Industry.

Resolve:

The committee noted the recommendations of the SCBAC that the grievances of M/s Citizen industries and the letter from Ministry of Commerce and Industry may be studied by Engineering wing of CUPB and its report be placed before SCBAC in its next meeting.

Further the committee noted that the other points of 43rd SCBAC minutes of meeting were discussed in the relevant agenda items of BAC meeting. BAC confirmed the Minutes of 43rd meeting of Sub Committee of Building Advisory Committee.

Item: BAC:43:2019:7

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-43.7).

The BAC was unhappy with the progress of work of construction at site and advised EIL to expedite the work. The Committee noted that the overall progress of Phase 1A was 85.6% up to 15.01.2019 with assurance by EIL & KSMB & Sons that Phase 1A buildings would be handed over in Phase wise manner up to 31.05.2019. Further the committee also discussed that there are defects in drafting the agreement between EIL, PSDA & KSMB & Sons.

Resolve:

The BAC advised that the progress of work should be closely monitored by EIL to ensure that KSMB hands over Phase 1A buildings by 31.05.2019.

Item: BAC:43:2019:8

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-43.8).

BAC stated that since the construction of Phase 1B up to 15.01.2019 was 50.4% only therefore KSMB would have to mobilize additional resources and manpower in order to complete Phase 1B buildings by 31.05.2019. The committee discussed that while awarding the work of Phase 1 B EIL ensured that all the drawings are available with them but still the project has been delayed abnormally. Further the Committee found themselves helpless on account of the contract with EIL to impose the penalty in view of the delay of construction works even after the present situation where EIL, PSDA & KSMB & Sons is responsible for the delay of work and University is not able to take action against them as per contract.

Resolve:

The Committee advised the EIL and KSMB to increase resources and manpower on top priority for achieving the target dates of completion by 31.05.2019.

Item: BAC: 43:2019:9

To discuss the status of LAN/UPS/CCTV estimates and tenders yet to be finalised by PSDA / EIL.

BAC was informed that the specifications and estimates of LAN/UPS had not been finalized by Architect/PMC for the last three months despite CUPB holding several meetings with EIL and PSDA to confirm the requirement and the scope of work.

Resolve:

BAC was of the view that in case building were to be made functional by 31.05.2019 then the tenders for LAN etc. should be finalized and work awarded immediately. BAC directed that EIL should finalize the tender document and estimates and obtain approval from CUPB at the earliest.

Item: BAC: 43:2019:10

To discuss and approve the extension of time in completion period to M/s KSM Bashir Mohd. & Sons, Lucknow for Phase -1A works (Annexure 43.10).

The Committee was informed that EIL had recommended that extension of time in the completion period to M/s KSMB up to 31.05.2019. Further the committee was appraised about the status of additional tenders such as Water Reservoir and HVAC works and LAN/UPS/CCTV. The committee noted that the interlinking of civil works with these additional works would be required for making the buildings functional.

Therefore, taking the above position into account and examining the application for extension of time submitted by KSMB, EIL has recommended for extension of time up to 31.05.2019 as stated above.

BAC being helpless had no option but to approve the extension of time of Phase 1A work up to 31.05.2019.

Resolve:

It further resolved that EIL/KSMB should be informed the extension of contract of Phase 1A works with M/s KSMB & Sons is extended up to 31.05.2019 as recommended by EIL but in case there were any further delays in the completion of work then CUPB reserves the right to recover losses incurred and impose suitable penalty.

Item: BAC: 43:2019:11

To approve the extension of time in completion period to M/s KSM Bashir Mohd. & Sons, Lucknow for Phase -1B works (Annexure 43.11).

The Committee was informed that EIL had recommended that extension of time in the

completion period to M/s KSMB up to 31.05.2019.

The committee was informed that while awarding the work of Phase 1B, EIL ensured that all the drawings were available with them but still the project has been delayed abnormally. The Member Secretary stated that out of delay of 330 days, as per EIL report, the delay of 180 days was on account of late issue of drawings by the Architect M/S PSDA.

The committee showed their displeasure towards the delay of Phase 1B works but were not left with any other option rather than to extend the contract completion time of Phase 1B works.

Resolve:

- a. The BAC advised that a showcase notice be issued to PSDA asking them to explain as to why penalty should not be imposed on them for the delay in the issue of drawings.
- b. The BAC approved the extension of time of Phase 1B works up to 31.05.2019 and stated that EIL/KSMB should be informed that in case there are any further delays in the completion of work then CUPB reserves the right to recover losses incurred and impose suitable penalty.

Item: BAC: 43:2019:12

To ratify the decision for release of running payments of running bill no. 35,36 & 37 of Phase 1A and Running bill no. of 8 of Phase 1B to M/s KSMB & Sons by EIL as discussed and decided by SCBAC in its 41st meeting vide Agenda item no. SCBAC: 41:2018:7.

The committee was appraised that during the 41st meeting of SCBAC held on 21.11.019 M/s KSMB stated that there payments were not being released in time and against their three bills of Phase 1A (35, 36,37) and RA bill 8 of Phase 1B amounting to nearly Rs. 9.0 Crores EIL has released only Rs. 2.5 Crores. During 41st SCBAC meeting EIL informed that amount of Rs.5 Crores was kept on hold due to pending grant of extension of completion time to M/s KSMB.

The SCBAC was of the view that granting the extension of time was delayed by EIL and withholding payment of RA bill on this account to KSMB bills is not reasonable and would further delay the work and therefore, EIL should not withhold any amount from RA bills of the contractor on account of grant of extension of time till EIL submits its recommendations and CUPB approves it. Further, it was also informed to the committee that with the approval of Vice Chancellor as the chairman of BAC the decision of release of payments of running bill for No. 35 to 37 of Phase 1A and RA bill no. 8 of Phase 1B to M/s KSMB without withholding any money on account of non-availability of extension of time was communicated to M/s EIL.

Resolve:

The BAC ratified the decision for release of payments of running bill for No. 35 to 37 of Phase 1A and RA bill no. 8 of Phase 1B to M/s KSMB without withholding any money on account of non-availability of extension of time granting to M/s KSMB. The bill could be settled later.

Item: BAC: 43:2019:13

To ratify the Extension of PMC services agreement of CUPB with EIL for the construction of Main Campus of CUPB as requested by EIL vide Letter No. EIL/Infra/CUPB/A372/237 dated 12.12.2018 (Annexure 43.13) discussed and approved by SCBAC in its 42nd meeting vide its Agenda item no. SCBAC: 42:2019:7.

The Committee was appraised during the 42nd SCBAC meeting held on 07.01.2019. The matter was discussed that the EIL's request vide letter no. EIL/Infra/CUPB/A372/237 dated 12.12.2018 for extending the validity of Contract Agreement beyond 05.09.2018 between CUPB with EIL for providing PMC services. It was also informed to SCABC that the proposed completion date for Phase 1A and Phase 1B works was 30.05.2019. Also, during the meeting held on 29.11.2018 between VC, CUPB and CMD EIL at Delhi, EIL proposed extension of its contract for a minimum period of 4 months beyond the projected completion dates of Phase 1A & 1B works to close the final bill of contractors and complete other obligations under the contract. Therefore the extension of PMC services agreement of CUPB with EIL up to 30.09.2019 would be required.

The committee was also appraised that the Claim of EIL for additional fee or compensation for extension beyond 5 years was not accepted by the SCABC as the time over run in the completion of construction was not attributable to CUPB. Further, it was also informed to the committee that with the approval of Vice Chancellor as the chairman of BAC the decision of extension of time up to 30.09.2019 with the same terms & conditions of existing contract for PMC services agreement of CUPB with EIL for the construction of Main Campus of CUPB was already communicated to EIL.

Resolve:

The committee ratified the decision of extension of PMC service agreement between CUPB & EIL for the construction of main campus of CUPB up to 30.09.2019 on the same terms and conditions. The BAC advised that EIL should be informed that in case there are any further delays in the completion of work then CUPB reserves the right to recover losses incurred.

Item: BAC: 43:2019:14

To ratify the approval granted for the external colour scheme of different buildings under construction for Phase 1A and Phase 1B.

The committee noted the colour scheme of different buildings under Phase 1A and 1B and ratified the approval granted by Chairman, BAC. Further during the site visit of member it was recommended to change the scheme of Guest House as under :-

1. All External face – 6T 1195 of Burger paint catalogue.
2. All projections matching with internal colour shade of I102 of Asian paints catalogue.

Resolve:

The committee approved the colour scheme by SCBAC in its 42nd meeting with the above

said change.

Item: BAC: 43:2019:15

To discuss the status of HVAC tender being processed by M/s EIL.

The committee was appraised that during the 43rd meeting of SCBAC held on 24.01.2019 EIL informed the latest status of HVAC tender under process and informed that 6 bidders had submitted their bids out of which three were likely to be shortlisted after meeting the pre-qualification parameters.

SCBAC was informed that University have received representations from one of the bidders stating that their tenders have been rejected due to non-acceptance of their registration in medium category in MSME. Further the SCBAC was also informed that in addition to above EIL had forwarded an E mail enclosing a circular from PMO office dated 3rd January 2019 that stipulation of foreign make and brands and or restrictive condition in the tender should be avoided and public procurement order (PPP MII order 2017) issued by DIPP should be followed. SCBAC inquired from EIL the purpose of forwarding of this circular to CUPB without its recommendations.

The BAC noted the above status of HVAC tender and stated that the purpose of EIL for sending this circular to CUPB was not clear as CUPB already gave its requirements to EIL for HVAC system along with the technical parameters of COP to achieve efficiency in the use of power and economise the recurring expenditure.

Further the manufacturers identified in the HVAC tender are reported to have their manufacturing facilities in India. EIL should satisfy itself that all those manufacturers who meet the technical parameters laid down in the tender specifications including COP of HVAC system have been permitted to participate in the tender.

Resolve:

The Committee resolved to advise EIL that:

- a. *The representation received from a bidder regarding the exemption of EMD under MSME registration issue should be looked in to and his grievances may be addressed suitably.*
- b. *EIL should ensure maximum participation of bidders in the HVAC tender for the academic block without diluting the quality/technical parameters.*
- c. *EIL must also ensure that the tendering process should be expedited so that the HVAC system would be installed by 31.05.2019.*

Item: BAC: 43:2019:16

To ratify the approval for the award of work for Water Reservoir, Pump Room and campus development works at the new campus of CUP, Ghudda. (Annexure 43.16)

The committee was informed that in SCBAC in its 42nd meeting held on 07.01.2019 vide agenda item no. SCBAC: 42:2019:10, it was discussed that EIL vide their letter No. EIL/Infra/CUPB/a372/236 dated 03.12.2018 has requested CUPB for CUPB's approval for awarding the work to L1 Bidder M/s Jyoti Sarup Mittal for commencement of the field works immediately.

The estimated cost of the work is Rs. 4, 92, 96,065 /- excluding GST. The comparative position of two bidders was under:-

S. No.	Name of the Bidder	Quoted price	Position of the Bidder	Percentage above the cost Estimate
1.	M/s Jyoti Sarup Mittal, New Delhi	Rs. 6,20,53,886.62	L1	25.88%
2.	M/s Harbinger Design and Engineering Private Ltd.	Rs. 7,83,80,743.35	L2	59.00%

Negotiations were held by EIL with the lowest bidder as his quoted rates were on the higher side. The L1 Bidder M/s Jyoti Sarup Mittal, New Delhi reduced his quoted price from (+) 25.88% to (+) 14.88% above the estimated cost which translated to **Rs. 5, 66, 31,319/-** excluding GST. On finding that the revised price of M/s Jyoti Sarup Mittal was still on higher side as compared to the variations up to 10% allowed by CPWD Manual CUPB advised EIL to organise another meeting with the L1 Bidder in the presence of CUPB officials to discuss the quoted price further. Accordingly a meeting was arranged on 07.12.2018 at EIL office, Gurugram and during discussions it emerged that EIL, while preparing the estimated cost for the said works, adjusted the difference in the labour cost between Bhatinda and Delhi in CPWD DSR 2016 rates but did not adjust the cost of materials between Delhi and Bhatinda. Ideally the cost index variation based on CPWD PAR rates 2012 of Delhi and Bathinda i.e. 115 and 127 respectively, should have been accounted in CPWD DSR 2016 items which were totalling to Rs. 2.28 Crores out of Rs 4.93 Crores of the estimated cost put to tender. If EIL had correctly projected the justified cost as per above than the quoted bid of lowest bidder would have been found within 10% of the estimated cost.

Further, it was also informed to the committee that with the approval of Vice Chancellor as the chairman of BAC the approval for award of work to L1 bidder i.e. M/s Jyoti Sarup Mittal at a price of **Rs. 5, 66, 31,319/-** excluding GST as recommended by EIL was communicated to EIL.

Further, BAC was also informed that the kick off meeting for the start of construction of water reservoir, pump room and campus development at new campus of CUPB was held on

15.01.2019 and the contractor M/s Jyoti Sarup Mittal has started the work at site on 15.01.2019. As per EIL, the water reservoir, pump room and campus development would be available by May 2019.

Resolve:

The committee resolved as under:

- a. *The BAC ratified the above said decision to award the work to L1 bidder M/s Jyoti Sarup Mittal, New Delhi at a cost of Rs. 5,66,31,319/- plus GST.*
- b. *The committee also advised EIL to closely monitor the progress of work and to impose penalty in case the work is not finished within the time schedule.*

Item: BAC: 43:2019:17

To ratify the approval for rates for Extra Items No. 18 to 23 and 25 to 33 of M/s KSMB and duly recommended by M/s EIL (Annexure 43.17).

The Committee was informed that the SCBAC in its 40th meeting held on 16.10.2018 considered the recommendations given by the EIL on the above extra items and noted that in principle approval for these items was given earlier by BAC. The total financial implication according to the EIL on the expected quantity would be Rs.1, 75,25,296/- for section A&B of phase 1A (items 18to 23 & 25 to 33). The cumulative cost escalation on the extra items up to now will be Rs.46013959/ which is 3.29% of the contract value.

It was also informed to the committee that based on the recommendations of SCBAC with the approval of Vice Chancellor as the chairman of BAC the decision of the approval for rates for Extra Items No. 18 to 23 and 25 to 33 of M/s KSMB and duly recommended by M/s EIL was communicated to EIL.

Resolve:

The BAC ratified the rate of extra items no. 18 to 23 and 25 to 33 of M/s KSMB & Sons.

Item: BAC: 43:2019:18

To ratify the in principle approval granted to EIL for execution of Extra Items by M/s KSMB for the completion of Buildings under construction as recommended by EIL.

The Committee was appraised that during the SCBAC in its 41st meeting held on 21.11.2018 agenda for in principle approval of Extra items proposed by EIL was taken up vide agenda no. Item: SCBAC 41:2018:5.

After discussions the SCBAC agreed to consider the items which were technically required to execute the work at site. Whereas the extra items which were adopted either for aesthetic purpose or substituting SOR were found untenable and hence not approved. Considering the urgency of works to complete the buildings, the SCBAC give its in principle approval for the following items:

1. Extra flange on pipe sleeves
2. Kota stone for steps.
3. Providing marble/granite in steps.
4. Edge moulding of steps.
5. Making chase cut up to 150X20 mm in walls.
6. Dismantling of brick work.
7. Providing hangers for CI pipes.

Resolve:

The BAC ratified the recommendations of SCBAC for in principle the approval given to EIL.

Item: BAC: 43:2019:19

To discuss the CUPB letter CUPB/CC/RO/18/2153 dated 04.12.2018 (*Annexure 43.19*) addressed to CMD EIL regarding construction of Main Campus of Central University of Punjab Phase 1A & 1B at Ghudda and reply received from EIL vide letter no. EIL/Infra/CUPB/A372/242 dated 26.12.2018 (*Annexure 43.19.1*).

The BAC noted that Hon'ble VC of CUPB met C & MD of EIL on 29.11.2018 and discussed the progress of work for Phase 1 A & 1B for new campus of CUPB. Subsequently, a letter giving the brief of all the discussions of meeting was sent to C & MD of EIL (*Annexure – 43.19*) and the reply of the same is *Annexure – 43.19.1*.

Resolve:

The BAC also perused the correspondence of this issue thereafter and advised that regular monitoring and engagement with EIL should be done.

Item: BAC: 43:2019:20

To ratify the approval of SCBAC for award of work for supply, Installation, testing and commissioning (SITC) of Lab furniture for main campus.

The BAC discussed and noted the award of work of SITC of lab furniture to M/s Godrej & Boyce Mfg. Co. Ltd., Mohali at a cost of Rs. 12,17,38,127/-. The Committee ratified the award of work to M/s Godrej & Boyce Mfg. Co. Ltd., Mohali on 27.11.2019.

Further the BAC was informed that the approval of the detailed layouts of 95 laboratories had been given by CUPB to M/s Godrej up to 18.01.2019. The BAC was informed that M/s Godrej & Boyce had already started the manufacturing process of the laboratory furniture and would be on course to complete the supply and installation of the laboratory furniture by 5th May 2019 as stipulated in the contract.

Resolve:

BAC advised that work fronts in Academic Block may be provided to M/s Godrej as recommended in the 43rd SCABC meeting. The BAC also noted that M/s Godrej would simultaneously take up the repairing/updating of old furniture in the existing laboratories in the city campus with the same colour scheme and counter top to bring it at par with the new furniture as per the contract.

Item: BAC: 43:2019:21

To consider the revised A&A & E/S and release of additional funds to CPWD for the construction of Main Entry road to Central University of Punjab, Bathinda, constructed by CPWD as a deposit work and CPWD's request received vide Letter no. 1639 dated 28.09.2018 (Annexure 43.21) and letter no. 1154 dated 06.07.2018 (Annexure 43.21.1).

The BAC noted that CPWD is demanding additional funds of Rs. 60 Lacs beyond the sanctioned amount of Rs. 3.78 Crores for construction of main entrance road to CUP. The Member Secretary stated that no justification was provided by CPWD for the deviations in completion of works and seeking extra funds beyond the sanctioned amount.

Resolve:

The BAC advised that the matter may be referred to the Ministry of Human Resource & Development to allocate the funds after examining the merit of the case.

Item: BAC: 43:2019:22

To ratify the Amendment to detailed letter of acceptance (DLOA) due to implementation of GST with effect from 01.07.2017 for Phase 1B works (Bidding document no. UKM/A372-000-PK-TN-7083/1005) as submitted by EIL vide Letter No. EIL/Infra/CUPB/A372/243 dated 31.12.2018 (Annexure 43.22) discussed and recommended by SCBAC in its 42nd meeting vide its Agenda item no. SCBAC: 42:2019:12.

The BAC noted that due to change in the existing government tax structure from service tax to GST on manufacturing and services to GST and its implementation from 01.07.2017 onwards the overall cost of Phase 1B works is expected to increase.

The BAC was apprised that the contract price of Phase 1B work was based on taxes and duties as per pre-GST regime including all taxes and duties along with swatch Bharat cess and krishi kalyan cess etc except service tax. After the implementation of GST on 01.07.2017 the contractor was required to pay 12% GST to the Central Government. EIL vide their letter No. EIL/Infra/CUPB/A372/243 dated 31st December 2018 stated that since all the taxes including VAT and Service tax etc were subsumed in GST therefore KSMB had offered a discount of 3.93% on the unexecuted value of contract as on 01.07.2017 with the said discount uniformly applicable on all the items of schedule of rates (SOR) forming part of contract to offset against the total GST of 12%.

The Committee was appraised that EIL had stated that the pre-GST total contract value for Phase 1B works was Rs. 72,28,76,453 /- including all taxes while post-GST total contract value for Phase 1B works works out to be Rs. 73,29,28,342 /- including all taxes. Hence, the change in the existing regime of taxation on manufacturing and services to GST has resulted into a tentative additional cost expenditure of Rs. 1,00,51,889 /- as an increase in tax components involved in cost of Phase 1B works.

Resolve:

The BAC ratified the decision for amendment to DLOA due to implementation of GST from 01.07.2017 in Phase 1B works with the discount of 3.93% on the unexecuted value of contract as on 01.07.2017 and the revised contract value of Phase 1B works to Rs. 73,29,28,342 /-. The committee also advised that UGC/FC/EC be requested to increase the total outlay of the allocation of funds on this account.

Item: BAC: 43:2019:23

To ratify the decision of SCBAC regarding installation of old 6.3 MVA transformer instead of new 20 MVA transformer or 12.5 MVA old transformer as proposed by PSPCL (Annexure 43.23).

The BAC noted the recommendations of SCBAC and the communication vide memo number 66 dated 08.01.2019 from PSPCL in this regard. BAC felt that the CUPB being unaware of technicality should leave up to the PSPCL to purchase a new or the old (in case new transformers of the desired load are not being procured by PSPCL) or the new transformers. Under any circumstances the responsibility of supply of electric power rests with PSPCL. They are expected to charge CUPB as per the cost of the new or the old transformer.

Resolve:

The Committee agreed that the old 6.3 MVA transformer from PSPCL may be obtained as recommended by PSPCL at a depreciated cost with a warranty of one/two years. The Committee advised that the matter may be taken up at the senior level in PSPCL by CUPB.

Item: BAC: 43:2019:24

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

No specific pending issue was discussed other than the issues discussed in various agenda items of BAC.



Item: BAC: 43:2019:25

To ratify the appointment of Structural consultant and estimated cost for the construction of sculpture and compound wall around Girl's hostels (Annexure-43.25) as discussed and recommended by SCBAC in its 42nd meeting vide Agenda item no. SCBAC: 42:2019:14.

The Member Secretary apprised the committee that while visiting the area of hostels, it was felt that there was no separation between boy's hostels & girl's hostels. The committee desired very strongly that university must have proper separation through construction of new compound wall around girl's hostels for their security & building the element of confidence in the mind of parents and society.

Likewise, it was also desired that the University must have its Emblem installed somewhere in the main campus and that should be symbolic for the inauguration of the campus by any dignitary of the status as desired by MHRD. In this context the engineering wing was assigned a duty of constructing a low budget sculpture/monument/motif and include in it a representation of JAI JAWAN, JAI KISHAN, JAI VIGYAN and JAI ANUSANDHAN.

The above suggestions of SCBAC were appreciated by the BAC and committee further desired that the height of sculpture/monument be increased to at least 15 feet, since, it was a monument that depict respect to our Security Forces, Farmers, Scientists and Innovators through the academia of University.

The Executive Engineer submitted the estimates and a comparative statement with rates of existing contract of M/s KSMB and the rates based on Punjab CSR provided by the consultant. It was strongly felt that the task of constructing the boundary wall through M/s EIL or M/s KSMB was bound to take more time in view of our past experience with them. Therefore, it was unanimously resolved that this task should be given to Engineering wing of CUPB for execution under their direct supervision.

Based on comparison Vice Chancellor decided that the construction of sculpture/monument should be taken up departmentally by the engineering wing and the construction of compound wall should be taken up by engineering wing following the proper tendering process.

Further, the Executive Engineer shared with the member that the estimated total cost for the construction of boundary wall and monument will be Rs. 54.30 lacs.

Resolve:

The Committee approved the above proposal and the expenditure of Rs 54.30 Lacs for these works which would be met from the already sanctioned campus development funds.

Item: BAC: 43:2019:26

To discuss and decide the scope of Entrance gate complex to be provided for the main campus of Central University of Punjab, Ghudda.

The details and designs of gate complex prepared by PSDA were discussed.

Resolve:

BAC advised the estimated cost should be checked and proposal may be placed in its next meeting.

Item: BAC: 43:2019:27

To discuss and ratify the decision to finalise the layouts of OBC and SC Hostels as discussed and recommended by SCBAC in its 40th meeting vide Agenda item no. SCBAC: 40:2018:8.

The BAC discussed and ratified the decisions to finalise the layouts of OBC and SC students hostels as recommended by SCABC vide agenda item no. SCBAC: 40:2018:8. The detailed proposal was submitted to the Ministry of Social Justice and Empowerment (MOSJ&E). In principle approval for 3 no. OBC students Hostels have been received with the rider that the revised proposal be resubmitted as per the guidelines issued by the Ministry. Subsequently the revised proposal as per the guidelines issued by Ministry of Social Justice and Empowerment (MOSJ&E) with estimated cost based on CPWD PAR/guidelines of 3 no. OBC student hostels at Rs. 10,37,50,800/- and 2 no. SC student hostels at Rs. 6,91,67,200/- and this proposal will be submitted by the University to the Ministry. The site identification and detailed planning would be done after approval and allocation of funds by the Ministry of Social Justice and Empowerment (MOSJ&E).

In addition to this the grant of Ministry of Social Justice and Empowerment (MOSJ&E) shall also be availed for providing the furniture to the SC and OBC students as per Guidelines of Ministry.

To implement this scheme of the Ministry of Ministry of Social Justice and Empowerment (MOSJ&E) an additional amount of Rs. 2.11 Crore for 306 OBC students (204 Boys and 102 Girls), an amount of Rs. 04 Crores for 102 SC Girl students and Rs. 0.71 Crore for 102 SC Boys students shall be required to be spent by the University. Therefore, the overall budget allocation for construction of Main Campus would require increase of Rs. 3.22 Crores so that central share of grant of Ministry of Social Justice and Empowerment (MOSJ&E) could be availed.

Resolve:

The Committee approved the above proposal and demand of Rs. 3.22 Crores additional allocation for the construction of Main Campus to avail the Central Share of Grant of Rs.



14.07 Crores from Ministry of Social Justice and Empowerment (MOSJ&E) for the Construction of Hostels for the OBC and SC students. Further, It was also resolved that UGC/FC/EC/ be requested to increase the total outlay of the allocation of funds on this account.

Item: BAC: 43:2019:28

To ratify new mix design M-30 for road work in Phase 1A works.

The Committee was apprised that the samples of fine aggregates, proposed to be used in the work, were not found as per IS Code requirements in the testing by Shri Ram Institute for Industrial Research. The Contractor was directed to bring the new materials from alternative sources conforming to IS Codes provisions. Subsequently, EIL informed that the Contractor vide their letter no. KSMB/EIL/BHATINDA-01/0601/2019 dated 06.01.2019 have stated that they were unable to procure the stone dust for Phase 1A works and had requested EIL to permit to use the mix design with coarse sand being used in Phase 1B works for carrying out the balance road works in Phase 1A. M/s KSMB in their request letter also submitted that they would execute the work at the discounted price of similar item of Phase 1A which is lesser than the respective rates of Phase 1B. Further, committee was apprised that EIL vide email dated 06.01.2019 have requested CUPB to accord its approval for the same.

In the view of urgency for early completion and shifting of the campus the Sub Committee recommended that the mix design being followed for 1B works may be used for execution of balance road works of Phase 1A works without any additional financial liability to CUPB. As the item of concrete under Phase 1B works include the cost of Admixture, hence there would be no impact of using admixture in road works as recommended by BAC in its 42nd Meeting of BAC.

Resolve:

The BAC ratified the above said decision of SCBAC in its 42nd meeting to use mix design being followed for Phase 1B works for execution of balance road works without any additional financial liability to CUPB.

Item: BAC: 43:2019:29

To discuss and approve the recommendations of SCBAC for the release of the payment of EIL for Project Management Consultancy services fee bill as per Agreement for Phase 1A and Phase 1B works as received from EIL vide letter dated 23.08.2018 (Annexure 43.29) and letter dated 17.12.2018 (Annexure 43.29.1).

The committee was apprised that the SCBAC in its 43rd meeting held on 24.01.2019 vide agenda item no. SCBAC-43:2019:13 discussed the fee of PMC. M/s EIL had submitted their bill for PMC services fee amounting to Rs. 54,09,019/-. The committee was informed that the running bill of consultancy bill has been checked and made after recovering Rs. 19,59,130/- for construction and maintenance of its site offices and withholding Rs. 20,14,260/- for delay

on the work and withholding 3% GST payment (Rs. 73,889/-) for the want of supporting documents of GST by M/s EIL. The net amount including tax of Rs. 28,32,429/- is payable to EIL. The SCBAC recommended for the release of this consultancy fee to EIL as per agreement.

Resolve:

The BAC resolved as under:

- a. *The Committee approved the recommendations of SCBAC for release of consultancy fee to EIL amounting to the RS. 28,32,429/- after recovering Rs. 19,59,130/- for construction of its site office and their regular maintenance by KSMB and withholding Rs. 20,14,260/- for the delay in the execution of works and 3% GST payment (Rs. 73,889/-).*
- b. *The Committee advised that CUPB should apprise MHRD about the delays in the completion of Phase 1A and Phase 1B works and holding EIL responsible for delay in the work and fixing its responsibility including imposing penalty up to 10% of its fee.*

Item: BAC:43:2019:30

Any other item with the permission of the Chair.

- a. To apprise the details of funds allocated by MHRD for the construction of Administrative Block, Library and normal play fields at main campus, Village Ghudda.

The Member Secretary intimated the committee that Ministry of Human Resource & Development has approved the following projects for Central University of Punjab, Bathinda to complete its first phase.

- | | | |
|------|----------------------|------------|
| i. | Administrative Block | - 5000 sqm |
| ii. | Library Building | - 3000 sqm |
| iii. | Normal play Fields | |

The Union Cabinet has approved Rs. 21.60 crores for the above mentioned projects. The details of these projects are to be submitted to the Ministry by 05.02.2019. This is for the information and further discussion of BAC.

Resolve:

The BAC discussed the issue in detail and authorized the engineering wing to draft the proposal of these projects and submit the same to the Ministry of Human Resources & Development by due date.

Item: BAC:43:2018:31

Current agenda if any

NIL



Item: BAC:43:2018:32

Fixing date of the next meeting of the Building Advisory Committee.

The Building Advisory Committee authorized the Chairman of BAC to decide the next date.

Prof. Jagdeep Singh
Registrar & Member Secretary

Approved By
Prof. R. K. Kohli
Vice Chancellor & Chairman of BAC