

Minutes of the 44<sup>th</sup> Meeting of Building Advisory Committee (BAC) held at 10:30 AM on  
20<sup>th</sup> August, 2019 at City Campus, Central University of Punjab, Bathinda.

The following members attended the meeting:

1. Prof. R. K. Kohli, Vice-Chancellor, CUPB - **Chairman**
2. Er. N. K. Verma, Retd. Chief Engineer, CSIR - Member
3. Prof. V. K. Garg, Dean, School of Environment and Earth Sci., CUPB - Member
4. Dr. Sanjeev Thakur, COC, Centre for Biosciences - Member
5. Mr. Chandan Mittal, Deputy Finance Officer, CUPB - Member
6. Er. GJS Roshia, Retd. Chief Engineer Housing Board Chandigarh - Member
7. Dr. Jatinder Kaur, Professor, GZSCET, Bathinda - Member
8. Er. Saurabh Gupta, Executive Engineer, CUPB - Member
9. Ar. Ripu Daman Singh, Head of Architecture, GZSCET, Bathinda - Member
10. Er. Prem Sagar, Consultant (Infrastructure), CUPB - Special Invitee
11. Dr. Amandeep Kaur, COC Computer Centre - Special Invitee
12. Mr. Kanwal Pal Singh, Registrar - **Member Secretary**
13. Mr. R.K. Mishra, RCM, EIL - **EIL Representative**
14. Mr. D. Mitra, Deputy Manager, EIL - **EIL Representative**

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

The Chairman, BAC welcomed all the members to the 44<sup>th</sup> meeting and thanked them for sparing their valuable time in assisting CUPB in the development of its new campus at Ghudda. Thereafter he requested the Member Secretary to take up the Agenda Items.

*B. M.*

The discussions were as under:

**PART – A**

Item: BAC: 44:2019:1

**Confirmation of minutes of 43rd Building Advisory Committee meeting held on 25<sup>th</sup> January 2019.**

The Member Secretary informed the BAC members that the minutes of the 43<sup>rd</sup> Meeting of Building Advisory Committee held on 25<sup>th</sup> January, 2019 were circulated to all the members through email and no comments were received. He requested that these minutes may be confirmed.

**Resolve: -**

**The BAC confirmed the minutes of the 43<sup>rd</sup> Meeting of BAC held on 25.01.2019.**

Item: BAC: 44:2019:2

**Action Taken Report on the decision taken by the Building Advisory Committee in its 43<sup>rd</sup> Meeting.**

The Member Secretary stated that the actions taken by departments/ officers/officials on the decisions taken by the Building Advisory Committee in its 43<sup>rd</sup> Meeting are placed at Annexure-44.2. The BAC noted the ATR and observed as under:

1. The directions given by BAC vide Items BAC: 43:2019:7 & BAC: 43:2019:8 were not complied by EIL as the buildings were not handed over up to 31.05.2019 as agreed by EIL in 43<sup>rd</sup> BAC meeting. BAC expressed its anguish and displeasure at the continuing delays and stated that in every meeting EIL was extending the completion dates and EIL as well as the Architect were responsible for delays and EIL was not managing the project as a PMC should do and the contractor was being allowed to delay the project.

2. The commitments given vide Item BAC: 43:2019:16 (B) were not complied by EIL as the Water Reservoir work was not completed within the stipulated period of completion i.e. up to May 2019. BAC observed that the completion of all the contracts awarded by EIL for Phase 1A & 1B were delayed and deficiencies in the PMC services being provided by EIL were the main reasons for delays.

*B. M. M.*

Part – B (New agenda items)

Item: BAC: 44:2019:3

To confirm the minutes of the 44<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee held on 07.03.2019 (Annexure - 44.3).

The Committee perused and noted the Minutes of 44<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee held on 07.03.2019 at City Campus, Central University of Punjab, Bathinda.

Resolve:-

The BAC perused and noted the minutes of the 44<sup>th</sup> meeting of SCBAC held on 07.03.2019.

Item: BAC: 44:2019:4

To approve the substitution of 5mm thick plain glass in the overhead cabinets by 4.5mm thick toughened glass in the work of Planning, Designing and providing Laboratory Furniture in the Academic Block of New Campus of CUPB (Annexure 44.4).

The BAC was informed that M/s Godrej & Boyce had requested for providing 4.5mm thick toughened glass in the overheads cabinets being their standard practice in lieu of 5 mm thick plain glass as per contract item at no extra cost. After discussion BAC accepted the recommendations of SCBAC that 4.5 mm thick toughened glass may be provided in the overhead cabinets with deduction to be made from M/s Godrej & Boyce on pro rata basis for using 4.5 mm thick glass instead of 5 mm thick glass as per contract.

Resolve:

The Committee resolved to approve the recommendations of SCBAC that 4.5 mm thick toughened glass may be provided in the overhead cabinets with deduction to be made from M/s Godrej & Boyce on pro rata basis for using 4.5 mm thick glass instead of 5 mm thick glass as per contract.

Item: BAC: 44:2019:5

To ratify the release of EIL fee for providing Project Management Consultancy Services as per Agreement for Phase 1A and Phase 1B works against the bill received from EIL vide letter no. EIL/Infra/CUPB/A372/266 dated 05.02.2019 (Annexure 44.5).

The BAC was appraised that during 44<sup>th</sup> SCBAC meeting held on 07.03.2019, the

release of fee to EIL for providing Project Management Consultancy Services for Phase 1A and Phase 1B works based on EIL invoice of Rs. 33,20,952 /- dated 05.02.2019, was examined vide Agenda item no. SCBAC: 44:2019:9. The SCBAC noted that construction of the site offices of EIL was done by M/s KSMB and their maintenance was also being done by the contractor but this cost was required to be recovered from EIL as per the Contract provisions between CUPB which stipulated that the PMC would construct and maintain its own office. The total expenditure on account of construction of site office and its maintenance cost up to March 2019 was Rs 10,44,474/-. Therefore, SCBAC recommended a net payment of Rs 19,30,182/- to EIL as PMC fee which was approved by VC, CUPB as Chairman, BAC.

BAC considered the matter and ratified the release of PMC fee to EIL.

**Resolve: -**

The BAC ratified the decision for release of PMC fee of Rs 19,30,182/- to EIL after recovering Rs.10,44,474 /- on account of construction cost of site office of M/s EIL and their maintenance up to March 2019 by M/s KSMB.

Item: BAC: 44:2019:6

To ratify the approval of additional cost on account of GST w.e.f 01.07.2017 on consultancy services fee of M/s EIL for Phase 1A & 1B as claimed by EIL vide letter no. EIL/Infra/CUPB/A372/262 dated 30.01.2019 (Annexure-44.6).

BAC was informed that during 44<sup>th</sup> SCBAC meeting held on 07.03.2019, the EIL claim of additional cost vide EIL letter dated 30.01.2019 on account of implementation of GST w.e.f 01.07.2017 on consultancy services fee for Phase 1A & 1B works was examined vide Agenda item no. SCBAC: 44:2019:10. The additional financial implication was due to change in the tax structure from service tax to GST by Govt. of India. In earlier tax regime, the service tax was applicable @15% which was converted to GST @ 18% w.e.f. 01.07.2017. EIL had submitted details in support of additional reimbursement on account of GST implementation with an additional financial implication of Rs.15.60 Lakhs on the total PMC fee for Phase 1A & 1B works. SCBAC had recommended the approval of additional expenditure of Rs 15.60 lacs due to implementation of GST which would be released to EIL as per the stages of work. These recommendations were approved by Hon'ble Vice Chancellor, CUPB as a Chairman of BAC.

BAC considered the proposal and ratified the approval of additional fee of Rs 15.60 lacs to EIL on account of GST implementation from 01.07.2017.

**Resolve:-**

The BAC ratified the approval of additional cost Rs.15.60 Lakhs on account of implementation of GST w.e.f 01.07.2017 on total consultancy fee of M/s EIL for Phase 1A and 1B works.

Item: BAC: 44:2019:7

To ratify the decision that the items of Paver Blocks and Kerb stones be got executed at a reduced rate of Rs. 430 per sqm and Rs 4079 per cum (Annexure-44.7).

EE CUPB stated that the issue of execution of paver blocks and kerb stones at reduced rates was considered by BAC in its 43<sup>rd</sup> meeting vide Agenda item no. BAC: 43:2019:6. BAC had noted that the rebates offered by M/s KSMB for procurement of paver blocks from local vendor instead of approved vendors provided in the Phase 1A contract although recommended by EIL, was not found satisfactory based on local inquiries. Accordingly, BAC decided that the contractor should execute the contract quantities as per agreement provisions and the balance work be got done by CUPB directly through another agency.

The execution of Paver Blocks and Kerb stones was again placed by Engineering Division of CUPB before the SCBAC vide Agenda item no. SCBAC: 44:2019:12 in its 44<sup>th</sup> meeting held on 07.03.2019. EE CUPB submitted that CPWD DSR 2016 rates for providing Paver Blocks was around Rs. 616/- per sqm and as per the local inquiries the tender rates likely to be received would be around Rs. 500 to 550 per sqm which would be higher in comparison to the discounted rates of Rs. 437 per sqm as recommended by M/s EIL. After considering this status SCBAC was of the view that it would be prudent that the total work may be executed through M/s KSMB & Sons only. Further the contractor was persuaded to accept the reduced rate of Rs. 430 per sqm (contract rate Rs. 515.82 per sqm) for Paver Blocks. EE CUPB stated that the reduced rates of Rs. 4079 per cum (Contract rate Rs.4536 per cum after contract rebate of 7.89%) recommended by EIL for Kerb stones were reasonable. SCBAC noted that there was a saving of around Rs 18 lacs in paver blocks work and Rs 3.17 lacs in Kerb stone work and accordingly recommended that the work may be got executed from M/s KSMB at the reduced rates as stated above.

Subsequently the recommendations of SCBAC were approved by VC, CUPB in his capacity as Chairman BAC. After considering the above position BAC ratified the decision of getting the work of paver blocks and kerb stones done through KSMB at reduced rates.

**Resolve:-**

The BAC resolve to ratified the decision to get the work of Paver block and Kerb stone executed from M/s KSMB on the reduced rates of Rs. 430 per sqm for pavers and Rs 4079 per cum for the Kerb stones.

Item: BAC: 44:2019:8

To approve the release of fee to M/s PSDA for providing Architectural Services for Phase 1A &1B works.

The BAC was apprised that the bill dated 18.02.2019 submitted by PSDA for providing Architectural services for Phase 1A and Phase 1B works was examined by SCBAC in its 44<sup>th</sup> meeting vide Agenda item no. SCBAC: 44:2019:12. SCBAC had noted that although EIL had recommended release of Rs. 8.72 Lacs against this bill but after scrutiny by Engineering Wing of CUPB the payable amount was Rs. 2.33 Lakhs. Further a show cause notice was issued to PSDA for delay in issue of drawings of Phase 1B works resulting in delay in completion of Phase 1B buildings. SCBAC recommended that CUPB should start withholding adhoc amounts towards penalty from M/s PSDA on account of delay in issue of drawings till a final decision on imposing the penalty on the Architect was taken and a token amount of Rs. 50000/- may be withheld from present bill onwards.

BAC was informed that no payment against the above bill could be released as M/s PSDA as they did not submit the GST paid invoices for the release of payments.

**Resolve: -**

**BAC noted that no payment against the above could be released as M/s PSDA did not submit the GST paid invoices for the release of payments.**

Item: BAC: 44:2019:9

**Point A: To note the status of Interior works for Smart Class Rooms and Seminar Hall works at an estimated cost of Rs. 1,78,83,930 /- (Annexure 44.9).**

The BAC was informed that interior works in two seminar halls (125 seats each) and one smart class room (250 seats) in the Academic Block under Phase 1A works were to be executed through a separate contract as in the present scope of the contractor EIL had included only the civil works for these areas. BAC noted that a proposal was placed in 45<sup>th</sup> meeting of SCBAC vide agenda item no. SCBAC: 45: 2019:12 (B) containing tender documents and estimates amounting to Rs. 1,78,83,930/- for Planning, Designing & Execution of Interior works in Smart class rooms and Seminar Hall in Academic Block of Main Campus of CUP, Ghudda (Bhatinda). Accordingly, SCBAC had recommended for approval of tender documents and estimate of Rs. 1,78,83,930/- with expenditure to be met from capital budget of 55 crores already sanctioned for furniture & furnishing for making the Main Campus operational.

BAC considered and approved the tender documents and estimated cost of Rs

1,78,83,930/- with allocation of funds from capital budget of 55 crores already sanctioned for furniture & furnishing of the Main Campus.

**Resolve:-**

The BAC approved the tender document and estimated cost of Rs. 1,78,83,930/- with allocation of funds from capital budget of 55 crores already sanctioned for furniture & furnishing of the Main Campus subject to availability of funds.

**Point B: To approve the LAN/UPS/CCTV tenders and estimates (Annexure 44.9).**

The BAC noted that SCBAC in its 46<sup>th</sup> meeting had recommended that the CCTV/LAN/UPS tender be floated by CUPB directly as the estimates prepared by Engineering Wing of CUPB in consultation with its Computer department for LAN/UPS/CCTV works were Rs. 1.61 Crore + GST against the estimated cost of Rs. 4.58 Cr + GST prepared by PSDA and recommended by EIL. Accordingly, tender documents and estimates were prepared by CUPB engineering wing and placed in 47<sup>th</sup> meeting of SCBAC. The BAC was apprised that the work for LAN/UPS/CCTV was mandatory for making the new campus operational before shifting the University to the Main Campus.

BAC considered and approved the estimates of Rs. 1.61 Crore + GST for execution of LAN/UPS/CCTV works and its execution by CUPB directly to make the Main Campus operational.

**Resolve:-**

BAC resolved and approved the estimates of Rs. 1.61 Crore + GST for LAN/UPS/CCTV works to make the Main Campus operational subject to the availability of funds.

Item: BAC: 44:2019:10

To confirm the minutes of the 45<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee held on 09.05.2019 (Annexure - 44.10).

The Committee perused and noted the Minutes of 45<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee held on 09.05.2019 at City Campus, Central University of Punjab, Bathinda.

**Resolve:-**

The BAC perused and noted the minutes of the 45<sup>th</sup> meeting of SCBAC held on 09.05.2019

Item: BAC: 44:2019:11

The Minutes of Meeting held on 12<sup>th</sup> April, 2019 at Central University of Punjab, City Campus, Bathinda to Review the progress of construction works at CUPB Main Campus at Ghudda are submitted for perusal and information of BAC (Annexure 44.11).

The BAC noted that a meeting was held on 12<sup>th</sup> April, 2019 at Central University of Punjab, City Campus, Bathinda to review the progress of construction works at CUPB Main Campus at Ghudda. The Minutes of this meeting were placed before SCBAC in its 45<sup>th</sup> meeting vide Agenda item no. SCBAC: 45:2019:1 and it noted that the Progress of the work at site required to be expedited to meet the completion targets.

**Resolve: -**

The BAC perused and noted the Minutes of Progress review meeting for the construction works at CUPB, Main Campus at Ghudda held on 12<sup>th</sup> April, 2019 at Central University of Punjab, City Campus, Bathinda.

Item: BAC: 44:2019:12

To consider and ratify the deduction of Rs. 40 per table from M/s Godrej & Boyce in the work of Design, Supply, installation, testing and commissioning of Laboratory Furniture at Main Campus of CUP, Ghudda (Annexure 44.12).

BAC was informed that the work for Lab Furniture was awarded to M/s Godrej & Boyce and during the approval stage of the furniture and the layouts the faculty members were of the view that the Laboratories tables in some of the laboratories should be 750 mm high as compared to 900 mm height as per the contract provisions. Accordingly, M/s Godrej was directed to reduce the heights of the tables subject to suitable reduction in the contract rates.

The BAC was further apprised that the reduced rates submitted by M/s Godrej vide e-mail dated 31<sup>st</sup> December 2018 was considered in the 45<sup>th</sup> SCBAC meeting vide Agenda Item No.: SCBAC: 45:2019:2 and reduction of Rs. 40 per table for item no. 3.1 to 3.6 was recommended for approval. Subsequently the proposal was approved by Hon'ble Vice Chancellor as a Chairman of BAC vide office note Ref. No. CUPB/CC/ES/19/140 dated 03.06.2019. This reduction in rates will result in overall saving of Rs. 9,000/-.

**Resolve:-**

The BAC considered and ratified the decision for the reduction of Rs. 40 per table in items no. 3.1 to 3.6 to be availed by the University from M/s Godrej & Boyce in the work of Design, Supply, installation, testing and commissioning of Laboratory



Furniture at Main Campus of CUPB, Ghudda.

Item: BAC: 44:2019:13

To approve the Extension of completion period requested by M/s Godrej & Boyce for the work of Design, Supply, installation, testing and commissioning of Laboratory Furniture at Main Campus of CUP, Ghudda (Annexure 44.13 & 44.13.2).

The BAC was apprised that M/s Godrej & Boyce vide letter no. SR/2018-19/CUP/DP-Extension/1 dated 30.04.2019 had requested for the extension of completion period up to 15<sup>th</sup> August 2019 for the work of Design, Supply, installation, testing and commissioning of Laboratory Furniture at Main Campus of CUP, Ghudda. This request of M/s Godrej & Boyce was considered by SCBAC in its 45<sup>th</sup> meeting vide Agenda Item No.: SCBAC:45:2019:3. As per contract the work was required to be completed by M/s Godrej & Boyce up to 5<sup>th</sup> May 2019. However, majority of the laboratory rooms were not made available by M/s KSMB/ EIL due to non-completion of civil & services works. Taking into account this position the SCBAC recommended the extension of completion period up to 31.07.2019. This extension of completion period was approved by Hon'ble Vice Chancellor as a Chairman of BAC vide office note Ref. No. CUPB/CC/ES/19/140 dated 03.06.2019.

EE, CUPB informed the BAC that M/s Godrej & Boyce vide letter no. G&B/Interio/MEP/CUPB/01 dated 25.07.2019 has again requested for further Second extension of completion period for 3 months 15 days (up to 15<sup>th</sup> November 2019) or clear 2 months from the last lab handed over to them. The contractor has also demanded compensation for the monthly expenses in the form of overhead incurred by them for the extended period. After examining the request of M/s Godrej the main reasons for delays noted are:

1. Delay in handing over of all laboratory rooms by M/s EIL to M/s Godrej & Boyce.
2. Delay in providing partitions for Fume Hoods and Lab partitions by M/s EIL.
3. Location of P- Traps in the laboratory rooms provided by Architect/EIL restricting furniture installation.
4. Height of A.C Socket installed in the Laboratory rooms

The BAC was apprised that the major delay in completion of work was attributable to reasons at Sr no 1 & 2 above as the handing over of majority of the laboratory rooms by M/s KSMB/ EIL had been delayed due to non-completion of civil & services work. Till date only 64 laboratories had been handed over to M/s Godrej & Boyce and the balance 42 laboratories are yet to be handed over.

Considering the above mentioned reasons and taking into account EIL's commitment for handing over all the Laboratories to M/s Godrej & Boyce by 31.08.2019 and the complete Academic Block up to 31.10.2019 the extension of completion period up to 31.10.2019 without any compensation was considered and approved by the BAC.

Resolve

BAC considered and approved that due to delay in handing over of Laboratories to M/s Godrej & Boyce by M/s EIL, the University is left with no other option but to extend the Completion period for the work of Design, Supply, installation, testing and commissioning of Laboratory Furniture at Main Campus of CUPB, Ghudda being executed by M/s Godrej & Boyce up to 31.10.2019 without any compensation or levying any penalty.

Item: BAC: 44:2019:14

To ratify the decision regarding approval of Extra items no. 24, 35 to 41 of Section – A and 24, 34 B-1 to 34 B-5 and 35 to 41 of Section – B duly checked and recommended by EIL vide letter no. CUPB/A372/KSMB/003 dated 18.01.2019.

BAC was apprised that EIL vide letter no. CUPB/A372/KSMB/003 dated 18.01.2019 had recommended rates for Extra items no. 24, 35 to 41 of Section – A and 24, 34 B-1 to 34 B-5 and 35 to 41 of Section – B. The financial implication of these extra items for Section – A works out to Rs. 42,22,671/- and for Section – B works out to be Rs. 5124603/- with net financial implication of Rs. 93,47,274 /-. It was noted that these extra items were considered by SCBAC in its 45<sup>th</sup> meeting vide Agenda Item No.:SCBAC:45:2019:13 and based on the recommendations of SCBAC these were approved by Hon'ble Vice Chancellor as Chairman of BAC vide office note Ref. No. CUPB/CC/ES/19/140 dated 03.06.2019.

The BAC considered and ratified the extra items as per above with a financial implication of Rs. 93,47,274 /-.

**Resolve:-**

The BAC resolved to ratified the decision of approval of extra items no. 24, 35 to 40 of Section – A and 24, 34 B-1 to 34 B-5 and 35 to 40 of Section -- B for a total amount of Rs 93,47,274 /-.

Item: BAC: 44:2019:15

To inform the BAC for the Cancellation of 300 KWp Rooftop Solar Power Plant at Central University of Punjab allotted to M/s Azure Power One Private Limited, New Delhi through SECI (Annexure 44.15).

EE CUPB briefed the Committee about the Cancellation of 300 KWp Rooftop Solar Power Plant at Central University of Punjab allotted to M/s Azure Power One Private Limited, New Delhi through SECI He informed that this issue was discussed by SCBAC in its 45<sup>th</sup> meeting vide Agenda item no. SCBAC: 45:2019:19. Since the building roof tops were not ready by December 2018 to receive the rooftop solar system therefore M/s Azure Power One Private Limited, New Delhi had expressed their inability to install the system after December 2018 as per the guidelines of SECI

and cancelled the agreement executed for installation of 300 KWp Rooftop Solar Power Plant at Central University of Punjab. This agreement was executed as per terms and conditions and rates fixed by SECI through tendering for Central Government buildings as per guidelines.

The BAC was informed that CUPB had taken up the matter with SECI for alternative vendor or for the provision of solar power plant in future schemes vide office letter no. CUPB/CC/ES/19/94 dated 14.05.2019.

**Resolve:-**

The BAC noted the cancellation of agreement between M/s Azure Power One Private Limited, New Delhi and Central University of Punjab for installation of 300 KWp Rooftop Solar Power Plant at Central University of Punjab, Ghudda.

Item: BAC: 44:2019:16

**To ratify the release of fee to EIL for providing Project Management Consultancy for Phase 1A and Phase 1B works.**

The BAC was informed that EIL vide letter no. EIL/Infra/CUPB/A372/300 dated 07.05.2019 had submitted an invoice of Rs. 37,98,897/- towards Project Management Consultancy fee for Phase 1A & Phase 1B works. The Engineering wing of CUPB, after disallowing the fees on Extra items amount paid to M/s KSMB for Phase 1A works, recovering Rs. 1,00,000 /- as per CTE observations for non-due diligence of Technical evaluation of bids received by EIL during the process for tendering of Phase 1A works, recovering EIL site office running expenditure of Rs 11,350/- for the Month of May 2019 and adding Rs. 3,05,432/- withheld in the previous consultancy fee bill arrived at the net amount payable to EIL of Rs. 38,92,765 /-.

The SCBAC had examined this proposal in its meeting held on 09.05.2019 and recommended for the release of PMC fee to EIL amounting to Rs 38,92,765 /- and these recommendations were approved by Hon'ble Vice Chancellor as Chairman of BAC.

The BAC considered the proposal and ratified the release of PMC fee to EIL.

**Resolve:-**

The BAC considered and ratified the release of Rs. 38,92,765 /- including GST to EIL towards the PMC fee .

Item: BAC: 44:2019:17

To confirm the minutes of the 46<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee (Annexure - 44.17).

The Committee perused and noted the Minutes of 46<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee held on 19.06.2019 at City Campus, Central University of Punjab, Bathinda.

**Resolve:-**

The BAC perused and noted the minutes of the 46<sup>th</sup> meeting of SCBAC held on 19.06.2019.

Item: BAC: 44:2019:18

To ratify the allotment for Construction of Compound Wall around Girls Hostel at Main Campus of Central University of Punjab, Ghudda.

BAC was informed that the proposal for Construction of Compound Wall around Girls Hostel at Main Campus of Central University of Punjab, Ghudda was examined by SCBAC in its 46<sup>th</sup> Meeting vide Agenda item no. SCBAC: 46:2019:10 with the award of work made to the lowest Bidder M/s Bhandari Engineering Company Pvt. Ltd., Bathinda at a total cost of Rs-37,05,425/-+G.S.T with the approval of Competent Authority.

The BAC considered and ratified the award of work made to the lowest Bidder M/s Bhandari Engineering Company Pvt. Ltd., Bathinda at a total cost of Rs- 37,05,425/-+G.S.T.

Further, BAC was appraised that the physical progress of work at site was more than 50 %. Initially the Contractor was not able to start the work within the timelines due to excessive rain falls at site and delay in site clearance by other contractors but during the recent one month contractor has deployed adequate manpower to minimize the delays. The work is expected to be completed by September 2019.

**Resolve:-**

The BAC considered and ratified the decision of award of work for Construction of Compound Wall around Girls Hostel at Main Campus of Central University of Punjab, Ghudda to the lowest bidder M/s Bhandari Engineering Company Pvt. Ltd., Bathinda at a total cost of Rs-37,05,425/- plus G.S.T .

Item: BAC: 44:2019:19

To confirm the minutes of the 47<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee (Annexure - 44.19).

The Committee perused and noted the Minutes of 47<sup>th</sup> Meeting of Sub Committee of Building Advisory Committee held on 05.07.2019 at City Campus, Central University of Punjab, Bathinda.

**Resolve:-**

The BAC perused and noted the minutes of the 47<sup>th</sup> meeting of SCBAC held on 05.07.2019.

Item: BAC: 44:2019:20

To approve the extension of time in completion period to M/s Jyoti Sarup Mittal for the work of Water reservoir, Pump room & Campus Development works as recommended by EIL (Annexure 44.20).

EE, CUPB informed BAC that the stipulated completion period for the work of Water reservoir, Pump room & Campus Development works, allotted to M/s Jyoti Sarup Mittal, was up to 02.06.2019. M/s Jyoti Sarup Mittal had requested for extension of time up to 02.09.2019 but M/s EIL recommended the extension of time up to 31.07.2019 only. This issue was examined in the 47<sup>th</sup> SCBAC meeting vide Agenda Item: SCBAC: 47:2019:8 and SCBAC had recommended that the extension of time up to 31.07.2019 be approved as proposed by EIL.

The BAC discussed and approved the extension of time up to 31.07.2019 to M/s Jyoti Sarup Mittal as recommended by EIL. BAC asked EIL to submit the status of work in the next meeting and action against the contractor for delay in completion of work beyond 31.07.2019.

**Resolve:-**

The BAC approved the extension of time up to 31.07.2019 for the completion period of the Water reservoir, Pump room & Campus Development works allotted to M/s Jyoti Sarup Mittal as recommended by EIL. . BAC asked EIL to submit the status of work in the next meeting and action against the contractor for delay in completion of work beyond 31.07.2019.

Item: BAC: 44:2019:21

To approve the extension of time in the completion period to M/s KSM Bashir Mohd. & Sons, Lucknow for Phase -1A works as recommended by EIL.

The recommendations of EIL for extension of time up to 31.08.2019 to M/s KSMB were pursued by BAC and the members observed that although the original stipulated completion period of Phase 1A works had expired on 20.01.2017 but several extensions of times were granted to M/s KSMB with the latest up to 31.05.2019 on the recommendations by EIL but the works were yet not completed. BAC noted that EIL had recommended another extension of time for Phase 1A works up to 31.08.2019 although M/s KSMB's third request for extension of time for 669 days was up to 30.07.2020 .

The BAC expressed strong displeasure at the state of affairs and observed that although the work was not completed up to 31.05.2019 but EIL neither initiated any action against the contractor for delays nor the recommendations for extension of time were submitted to CUPB by 31.05.2019. RCM EIL stated that about 95% work was completed and there were no further hindrances to contractor beyond the recommended extension up to 31.08.2019. He further informed that all the residential buildings under Phase 1A works would be completed by 31.08.2019 but the Academic block can only be fully completed and handed over by 31.10.2019 as the HVAC work was in progress due to which some civil and services works would be hampered.

BAC was of view that granting time extension to the contractor up to 31.08.2019 would not serve any purpose as the Phase 1A works would be completed only by 31.10.2019.

Resolve:-

The BAC resolved that granting time extension to the contractor up to 31.08.2019 would not serve any purpose as EIL informed that Phase 1A works would be completed only by 31.10.2019. BAC directed that EIL should review and resubmit its recommendations for the total extension period required to complete the work along with the penal action.

Item: BAC: 44:2019:22

To discuss and approve the extension of time in completion period to M/s KSM Bashir Mohd. & Sons, Lucknow for Phase -1B works as analysed and recommended by EIL.

BAC was informed that although M/s KSMB had requested for extension of completion time for Phase 1B works up to 21.07.2020, but M/s EIL recommended the extension of time up to 01.12.2019. BAC observed that the scheduled completion period of Phase 1B works, allotted to M/s KSM Bashir Mohd. & Sons, Lucknow was up to 05.07.2018 and one extension up to 31.05.2019 was granted earlier to the contractor on the recommendations of EIL.

The Committee expressed its strong displeasure on the continuing delay in the completion of works. BAC observed that on one hand EIL could not get the work completed up to 31.05.2019 and on the other hand no action against the contractor for non-compliance of the earlier extension granted was taken till now. RCM, EIL stated that transit hostel would be handed over to CUPB by 15.10.2019 and the Girls and Boys Hostel buildings would be completed by 30.11.2019.

**Resolve:-**

The BAC discussed and resolved that responsibility of the concerned agency should be fixed if the contractor raises any claims in future for delay in completion of works up to 01.12.2019. The Committee stated that EIL should submit a revised completion schedule with defined milestone to monitor the progress and completion of Phase 1B works by 01.12.2019 and BAC would consider the recommendations of EIL in its next meeting.

**Item: BAC: 44:2019:23**

To approve the Extra Items no. 43, 43 - a to e, 45 to 48 of Section A of Phase 1A works and 45 to 48 of Section B of Phase 1A works of M/s KSMB as recommended by M/s EIL (Annexure 44.23).

The Committee was apprised that the Extra items no. 43, 43 - a to e , 45 to 48 of Section A of Phase 1A works and 45 to 48 of Section B of Phase 1A works of M/s KSMB were approved in principle by BAC in its 43<sup>rd</sup> meeting. Subsequently EIL recommended the extra Item rates of these items which were considered in 47<sup>th</sup> SCBAC meeting vide Agenda Item: SCBAC: 47:2019:9. These extra items constitutes the work already executed at site for dewatering at sewerage treatment plant (STP), demolishing of brick work, providing marble granite flooring on treads of steps, making chase cut up to 150 x 10 mm in walls and edge moulding to granite stone. The total cost implication of these extra items were Rs. 27,36,101/- for Section A of Phase 1A and Rs. 3,29,960/- for Section B of Phase 1A.

The BAC observed that a large number of extra items were already approved but still more and more extra items keep coming up. The Committee desired that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost.

The approval of extra items in future would be given thereafter.

**Resolve:-**

BAC directed that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval of extra items would be given thereafter.

Item: BAC: 44:2019:24

To approve the revised rates for Extra Items No. 1 to 7 and 9 to 17 of Section A & B of Phase 1A works of M/s KSMB as recommended by M/s EIL (Annexure 44.24).

EE CUPB apprised the Committee that extra items claim no. 1 to 7 and 9 to 17 of Section A & B of Phase 1A works of M/s KSMB were approved by BAC in its 38th meeting held on 08.09.2017. However, the contractor did not agree with approved rates of extra item and expressed disagreement through various letters and in many meetings. To resolve the stalemate, CUPB in the 36th meeting of SCBAC held on 06.04.2018 constituted a task force comprising representatives of M/s KSMB, EIL & CUPB to review all extra item claims submitted by the contractor. The analyses of rates were reviewed by the task force and as advised by BAC in its 41st meeting held on 15.05.2018, these rates were referred to EIL for further vetting and recommendations.

M/s EIL had subsequently submitted the revised rates for these extra Items after including the EPF contributions which were considered in 47th SCBAC meeting vide Agenda Item: SCBAC: 47:2019:10. The additional financial implication was of Rs. 9,12,814 /- beyond the original approval accorded earlier by BAC with a rider that rebate of 3.93 % would be availed on account of GST implementation.

The BAC observed that a large number of extra items were already approved but still more and more extra items keep coming up.

**Resolve:-**

BAC resolved and directed that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval of extra items would be given thereafter.

Item: BAC: 44:2019:25

To approve the rates for Extra Items No. 42 & 44 of Section A & B of Phase 1A works of M/s



**KSMB, duly checked and recommended by M/s EIL (Annexure 44.25).**

The BAC was informed that Extra items claim no. 42 for plastering on exterior wall on height beyond 10 meters from ground level & 44 for providing and applying one coat of water cement primer of approved make on exterior wall surface of Section A & B of Phase 1A works of M/s KSMB were already in principle approved by BAC in its 41st meeting held on 15.05.2018 and 43<sup>rd</sup> BAC meeting held on 25.01.2019. Subsequently EIL submitted rates for these extra items which were considered by SCBAC in its 47<sup>th</sup> meeting held on 05.07.2019 vide Agenda item no. SCBAC: 47:2019:11 and recommended for approval of the extra item no. 42 with financial implication of 34,87,500/- and extra item no 44 with financial implication of Rs. 31,58,250 /- for Section A & B of Phase 1A, with a rider that rebate of 3.93 % would be availed on account of GST implementation

The BAC observed that a large number of extra items were already approved but still more and more extra items keep coming up.

**Resolve:-**

**BAC resolved to direct the EIL to put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval of extra items would be given thereafter.**

**Item: BAC: 44:2019:26**

**To discuss and grant in-principle approval for Substituted Items:**

- A. For providing & fixing of bright finished 40mm Allen Key locks with a pair of lever handles.**

The BAC was apprised that initially the Architect had recommended the provision for mortise lock proposal in the shaft doors for all the buildings on all the floors. As these areas are only to be used by maintenance staff of the University, therefore the arrangement of mortise lock was replaced with Allen Key lock with a pair of lever handles duly recommended by M/s PSDA & M/s EIL. The matter was considered in 47th SCBAC meeting vide Agenda Item: SCBAC: 47:2019:12. It was noted that the provision of Allen Key Lock was a substitute to the tender item of mortise locks in the shaft doors which were not required hence would result in saving of around Rs 8 lakhs to the University

**Resolve:-**

**BAC discussed and resolved to approve in principal the provision for Allen Key lock with a pair of lever handles as a substituted item of mortise locks of contract item**

tender as there was a saving of about Rs 8 Lakhs.

**B. Ready to use Acid proof chemical compound instead of providing mortar of 1 Acid resistance cement: 4 coarse sand in Academic Block.**

EE CUPB informed that EIL had stated that the substitute item of Acid proof chemical compound instead of 1 Acid resistance cement: 4 coarse sand was required due to non-availability of acid resistant cement in the market and recommended the substitute with net financial implication of Rs. 4,33,605/- (Rs. 480741 – 47136).

BAC expressed its displeasure that despite its earlier directions that no extra item should be carried out at site without obtaining prior approval from CUPB but still extra items were being got executed by EIL involving additional expenditure.

**Resolve:-**

The Committee desired that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval of extra items would be given thereafter.

**Item: BAC: 44:2019:27**

**To discuss and grant in-principle approval for Extra Items for providing GI plumbing works of Phase 1B buildings (Annexure - 44.27).**

The BAC was informed that the extra items for providing GI plumbing works of Phase 1B buildings of M/s KSMB was considered in 47<sup>th</sup> SCBAC meeting vide Agenda item no. SCBAC: 47:2019:13. The SCBAC had observed that extra items for providing GI plumbing works of Phase 1B works of M/s KSMB were required as in case of Phase 1A works and recommended that in-principle approval may be given to EIL to get these extra items executed at the same rates as already approved in case of Phase 1A works.

The Committee showed their displeasure towards the generation of several extra items even in the construction of buildings of Phase 1B, wherein M/s EIL had confirmed that all the drawings were submitted before the award of work and all the specifications and conditions laid down in the contract were analyzed in detail by EIL.

**Resolve:-**

The Committee desired that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval of extra items would be given thereafter.

Item: BAC: 44:2019:28

To discuss the progress of Phase-1A works of the main campus of CUPB with respect to handing over date of 31.07.2019 proposed by EIL and M/s KSMB (Annexure - 44.28).

The Committee noted that the overall progress of Phase 1A was 94.6% up to 31.07.2019 with assurance by EIL all the buildings being constructed under Phase 1A works (except Academic Block) would be completed by 31.08.2019 and the Academic block would be completed and handed over by 31.10.2019. The BAC was very unhappy with the progress of Phase 1A work at site as due to delays the University could not shift its city campus to new campus at Ghudda.

The Committee also noted that as EIL was not able to handover all the existing Laboratories to Godrej & Boyce for the installation of Laboratory furniture therefore University was left with no other option but to extend the completion time of M/s Godrej & Boyce. The Committee directed EIL to handover all the Laboratories to M/s Godrej by 15.09.2019.

**Resolve:**

The BAC discussed and resolved to advise that the progress of work should be closely monitored by EIL to ensure that M/s KSMB hands over Phase 1A buildings by 31.08.2019 (Except Academic Block) and Academic Block by 31.10.2019.

Item: BAC: 44:2019:29

To discuss the progress of Phase-1B works of the main campus of CUPB with respect to handing over date of 31.07.2019 (Annexure-44.29).

The Committee noted that the construction progress of Phase 1B was 79.2% up to 31.07.2019 and EIL ensured that all the buildings being constructed under Phase 1B works would be completed by 01.12.2019. The BAC was unhappy with the progress of work of construction at site and directed EIL to closely monitor the progress of work and intimate the same on fortnightly basis and get the Phase 1B buildings completed positively by 01.12.2019. Further EIL should initiate action against the concerned agencies if there is unsatisfactory progress of work at site.

**Resolve:**

The BAC resolved to advise that the progress of work should be closely monitored

by EIL to ensure completion of Phase 1B buildings by 01.12.2019. In case of unsatisfactory progress of work Further EIL should initiate action against the concerned agencies.

Item: BAC: 44:2019:30

To discuss the latest status of HVAC works processed and allotted by M/s EIL.

EIL informed the Committee that HVAC works on 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor of Academic Block had been completed by contractor at site and the balance work would be completed by 30.09.2019.

EIL further informed that the HVAC work was awarded to M/s Bliss refrigeration Pvt. Ltd vide LOA no. A372/LOA/KNM/2019/1009/07 dated 01.03.2019 and the contractual completion period of 5 months from the date of issue of LOA had expired on 31.07.2019. M/s BRPL have submitted request for the extension of contractual completion time up to 30.10.2019 and M/s EIL would be reviewing the same. EIL stated that the major reason for the delay in work were due to increase in heat loads ODU capacity of the system, local disconnect panels to be replaced with sub panels resulting in the increase in number of panels from 35 to 71. The Committee expressed its displeasure for the delay even in HVAC works where EIL before awarding the work confirmed to CUPB that the HVAC system designed for Academic Block had been checked by the experts of EIL.

**Resolve:**

The BAC resolved to direct EIL to fix the responsibility for the delay in the completion of HVAC works and asked EIL to ensure that the overall cost of HVAC works should not exceed the already approved estimated cost.

Item: BAC: 44:2019:31

To discuss the status of construction of Water Reservoir, Pump Room and Campus Development works at the New Campus of CUP, Ghudda.

EIL informed the Committee that Water Reservoir, Pump Room and Campus Development works at the New Campus of CUP, Ghudda were in progress and was likely to be completed by 30.09.2019. EIL informed BAC that the work was awarded to M/s Jyoti Sarup Mittal vide LOA no. A372/LOA/KNM/2019/1008/01 dated 30.01.2019 and the contractual completion period of 5 months from the date of issue of LOA had expired on 02.06.2019. Further EIL submitted that M/s JSM have submitted the request for the extension of contractual completion time upto 02.09.2019 which was further analyzed and reviewed by M/s EIL and accordingly recommended the extension of time up to 31.07.2019 vide their letter no. CUPB/A372/JSM/003/28 dated 02.07.2019. The matter was discussed in 47<sup>th</sup> SCBAC

meeting held on 05.07.2019 vide agenda item no. SCBAC: 47:2019:8. The SCBAC recommended that the extension of time to M/s JSM may be given till 31.07.2019 as recommended by M/s EIL.

BAC noted that the extension period as recommended by EIL i.e. extension up to 31.07.2019 had already expired and as per EIL the contractor had not submitted any request for extension beyond 31.07.2019. The Committee expressed its displeasure that even after the expiry of recommended extended period neither the work was completed up to 31.07.2019 nor had EIL initiated any action against the contractor for the delay of the work beyond 31.07.2019.

**Resolve:**

The BAC resolved to direct EIL to fix the responsibility for the delay in completion of work of Water Reservoir, Pump Room and Campus Development works and to ensure that the overall cost of this work should not exceed the already approved estimated cost.

Item: BAC: 44:2019:32

**To discuss the Progress for the work of Design, Supply, installation, testing and commissioning of Laboratory Furniture by M/s Godrej & Boyce at Main Campus of CUP, Ghudda.**

The Committee noted that as per contract the work of Laboratory Furniture at Main Campus of CUPB, Ghudda was required to be completed by M/s Godrej & Boyce up to 5<sup>th</sup> May 2019. However majority of the laboratory rooms could not be made available by M/s KSMB/ EIL due to non-completion of civil & services works. Taking into account this position the SCBAC recommended for the extension of completion period up to 31.07.2019. The extension of completion period was approved by Hon'ble Vice Chancellor as a Chairman of BAC vide office note Ref. No. CUPB/CC/ES/19/140 dated 03.06.2019.

BAC was informed that further extension up to 31.10.2019 to M/s Godrej & Boyce had already been discussed above vide agenda item no. Item: BAC: 44:2019:13. The Committee noted that the major reasons for delay in completion of work were delay in handing over of all laboratory rooms by M/s EIL to M/s Godrej & Boyce. The Committee was apprised that total 64 laboratories out of 94 laboratories where new furniture is to be installed were handed over to M/s Godrej & Boyce by M/s EIL and M/s Godrej have almost completed installation of furniture in 64 labs handed over to them. However, the phenol resin top board will be installed after the complete installation of furniture as there are chances for occurrence of scratches and damages on the surface of the same.

EE CUPB informed that as per contract the laboratory furniture in the existing

laboratories at city campus of CUPB would be dismantled, repaired and repainted in their factory and reinstalled in the New Campus of CUPB. This work would be possible only after the shifting of city campus laboratories to the new campus. In the meanwhile M/s Godrej offered new furniture in lieu of Old Furniture at Main Campus of CUP, Ghudda within the quoted price and submitted the following two options:-

Option – 1: Provision of D-frame at the quoted price of item no. 18 of the contract, without any extra cost.

Option – 2: The provision of C-type frame (as being provided in new laboratories) at an extra cost of Rs. 14,00,000/- over and above the quoted price of item no. 18 of the contract.

In both the cases the existing fume hoods would be dismantled locally repaired and shifted to the new campus. The matter was discussed in 46<sup>th</sup> SCBAC meeting vide Agenda item no. SCBAC: 46:2019:2 and the SCBAC was of the view that the University need not spend extra amount for the provision of C-type frame furniture as esthetically both type of the furniture are almost equivalent. The SCBAC recommended that the University may accept the proposal for provision of D-frame lab furniture instead of shifting of existing lab furniture after refurbishing in all the new 12 laboratories without any additional cost.

The BAC considered the proposal submitted by M/s Godrej & Boyce and accepted it in the overall interest of University. However, as the complete old furniture would not be replaced with the new D- Type furniture therefore the pro rata recovery should be made for the old furniture which would not be repaired or not replaced by M/s Godrej.

Resolve:-

The BAC resolved that EIL should handover all the laboratories to M/s Godrej & Boyce up to 15.09.2019 so that M/s Godrej & Boyce could complete their work up to 31.10.2019

BAC further resolved to accept the proposal for replacing the old furniture with new D-Type furniture in lieu of dismantling, transporting to manufacturing facility, repainting and installing of existing old furniture at City Campus, Bathinda as submitted by M/s Godrej & Boyce without any additional cost. However, as the complete old furniture would not be replaced with the new D- Type furniture therefore the pro rata recovery should be made for the old furniture which would not be repaired or not replaced by M/s Godrej.

Item: ~~SCBAC~~ SCBAC: 44:2019:33

To discuss the status & Operation and maintenance of 66 KVA Sub Station at CUPB main campus

being constructed by PSPCL as a deposit work.

The Committee noted that 66KVA Grid Sub Station at CUPB main campus had been constructed by PSPCL as a deposit work. EE CUPB informed that the electricity supply connection at 66KVA line would be provided by PSPCL as already requested by the University. EIL/KSMB were asked to get the 11KV internal electrical line including Packaged type substation inspected from Chief electrical inspector and obtain clearance as per the requirements of the Electricity Act.

EE CUPB further informed that in the meanwhile M/s PSDA was directed to supply the load calculations as per PSPCL load calculation format for different buildings of Phase 1A and Phase 1B for applying revised load demand for New Campus of CUPB at Ghudda. The total load requirements intimated by the Architect were 4166 KW for Phase 1A and Phase 1B buildings. The Committee discussed and decided that the load application for 60 % of this load may be submitted to PSPCL in the first instance.

The Operation & Maintenance of the grid was the responsibility of the University & the issue was discussed in various BAC/SCBAC meetings. In view of high annual maintenance charges of Rs. 60 Lac submitted by PSPCL, the SCBAC in its 44<sup>th</sup> meeting vide Agenda item no. SCBAC: 44:2019:8 observed that since the University would require maintenance of the several package sub stations near the buildings and all major electrical panels CUPB should explore the possibility of having a single maintenance contract of the electrical installations in the campus along with the substation. Accordingly EE CUPB prepared draft technical details and requirements for outsourcing maintenance contract for civil, plumbing, carpentering, Public Health, electrical works and 66 KV Grid Sub Station Operation and Maintenance for Main Campus at CUP, Ghudda amounting to Rs. 1.32 Crores. SCBAC in its 45<sup>th</sup> meeting vide Agenda item no. SCBAC: 45:2019:10, 46<sup>th</sup> meeting vide Agenda item no. SCBAC: 46:2019:8 and 47<sup>th</sup> meeting vide Agenda item no. SCBAC: 47:2019:17 (c), considered the draft tender documents and estimates and recommended that the tender documents and estimates be approved. However in the interim period for the operation and maintenance of 66 KV Grid Sub Station at Ghudda, manpower required may be engaged for 3-4 months (till the contract of Operation & Maintenance is awarded by the University) through outsourcing agency already supplying manpower to the University. Accordingly, minimum manpower through outsourcing agency already supplying manpower to University had been deployed to manage the 66 KVA substation and other electrical installations of the main campus.

**Resolve:-**

- 1) The BAC resolved that the total load requirements as intimated by the Architect Consultant were 4166 KW for Phase 1A and Phase 1B buildings and Load application for 60 % of this load may be submitted to PSPCL in the first instance.
- 2) The BAC resolved to approve the estimated cost of 1.32 Crores and tender

details for the Operation & Maintenance of the 66KV grid, Electrical, Carpentering, Plumbing, Civil, Public Health, Sewerage system and water system at Main Campus of CUP, Ghudda.

3) The BAC resolved that Operation and Maintenance of the 66KV grid substation would be carried out by engaging required manpower through outsourcing agency already supplying the manpower till the time tenders for the Operation and Maintenance are allotted.

Item: BAC: 44:2019:34

To discuss the extension of validity of contract agreement between EIL & CUPB towards consultancy services for establishment of main campus of CUPB.

The Committee was apprised that an agreement dated 06.09.2013 was entered between CUPB and EIL for providing PMC services for the construction of main campus of CUPB. The original time of completion for this agreement was for five years i.e. up to 05.09.2018. The contract was extended up to 30.09.2019 vide CUPB letter no. CUPB/CC/ES/18-19/1366 dated 17.01.2019. Further considering the present status of construction of buildings and the completion of buildings up to December 2019, EIL had requested vide letter no. EIL/Infra/CUPB/A372/327 dated 01.08.2018 for second extension of contract period up to 01.03.2020 as EIL would require 3 to 4 months for finalisation of measurements, reconciliation etc. including settling of final bills of all contractors engaged in the project after December 2019.

BAC noted that there was a provision of defect liability period of 12 months in the contracts being executed by EIL for the construction of Main Campus of CUP, Ghudda. Considering the above the BAC approved the extension of validity of contract agreement between EIL & CUPB up to 01.03.2020 on existing terms & conditions in accordance with clause no. 19 and 2.34 of contract agreement with CUPB & EIL. Further, EIL would look after rectification of defects during the defect liability period of one year or more after its completion as stipulated in agreements with various agencies.

**Resolve:-**

The BAC resolved to approve for the extension of validity of contract agreement between EIL & CUPB up to 01.03.2020 on existing terms & conditions in accordance with clause no. 19 and 2.34 of contract agreement with CUPB & EIL. Further, EIL would look after rectification of defects during the defect liability period of one year or more after its completion as stipulated in agreements with various agencies.

Item: BAC: 44:2019:35



**To discuss the Letter written to Chairman and Managing Director of EIL regarding the slow Progress of work and delayed completion of Phase 1A and Phase 1B works as a PMC.**

BAC was informed that Hon'ble Vice Chancellor held a meeting with CMD EIL on 29.11.2018 to discuss the status of construction and early completion of Phase 1A and 1B buildings at Ghudda for shifting of the University to the main campus. The issues discussed in the meeting were listed in CUPB letter no. CUPB/CC/RO/18/2153 dated 04.12.2018 addressed to CMD EIL. Further, in continuation to the above meeting where CMD EIL committed that the buildings would be handed over to CUPB latest by 31.05.2019.

However, the buildings were still under construction and yet to be handed over to CUPB, therefore the matter was pursued with CMD EIL regarding slow progress and latest status of construction of Phase 1A and 1B works at CUPB vide letter no. CUPB/CC/ES/19-20/216 dated 02.07.2019 and CUPB letter no. CUPB/CC/ES/19-20/301dt 05.08.2019. The Committee noted that the replies from EIL stating the various reasons of delay were excuses to put the onus of delays either on CUPB or other agencies. However it was a matter of record that the designs, drawings and estimates of Phase 1A and Phase 1B were neither prepared accurately by Architect nor thoroughly checked by EIL resulting into a large scale deviation in contract quantities and creation of extra items. The Committee directed Engineering Wing to prepare a reply to the recent letter of EIL received by the University.

**Resolve:-**

The BAC resolved that it was a matter of records that the designs, drawings and estimates of Phase 1A and Phase 1B were neither prepared accurately by Architect nor thoroughly checked by EIL resulting into a large scale deviation in contract quantities and creation of extra items. The Committee directed Engineering Wing to prepare a reply to the recent letter of EIL received by the University.

Item: BAC: 44:2019:36

**To discuss and approve the proposal for construction of Temporary Commercial Complex at main campus of CUPB.**

BAC was informed that considering the construction stage of buildings it was advised by the Hon'ble Vice Chancellor to plan for a temporary commercial complex in main campus to facilitate students and faculty with basic daily requirements. Accordingly, Engineering Wing had prepared a proposal to construct the commercial complex by shifting Porta Cabins from Boys Hostel no. 6A from the City campus of the University. EE CUPB stated that the University would be able to create 18 rooms out of which 7 rooms will be used for shops such as barber shop, Juice bar, Book/stationary,

confectionary shop, Nescafe booth, Verka booth and One room for post office, 3 rooms for dispensary and counselor office and 3 rooms for gymnasium area. Further, the Committee was apprised that the total cost of commercial complex for shifting of Porta type cabins on the basis of CSR/Market rates was of Rs. 16, 81,484 /- (including GST). The expenditure of this work shall be met from the recurring expenditure of the University.

**Resolve:-**

The BAC resolved to approve the estimates of Rs. 16,81,484 /- for construction of Temporary Commercial Complex at main campus of CUPB by shifting Porta Type cabins from boys hostel after its vacation

**Item: BAC: 44:2019:37**

To consider the latest status of CPWD request for 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 request received vide Letter no. 1287 dated 19.07.2019, Letter no. 485 dated 27.03.2019, Letter no. 463 dated 13.03.2019 (Annexure 44.37).

The Committee noted that Superintendent Engineer, Jalandhar Central Circle, CPWD vide his office letter no. 1287 dated 19.07.2019 has again requested for approval of revised A&A and E/S and release of Rs. 52.09 Lac for clearing of additional liabilities for the construction work carried out by CPWD. The Committee was apprised that the matter was discussed in detail by BAC in its 43<sup>rd</sup> Meeting vide Agenda item no. BAC: 43:2019:21 and 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. As per the direction of BAC the matter was referred to MHRD vide this office letter no. CUPB/CC/ES/19/1526 dated 22.03.2019 but no response of MHRD has been received till date.

**Resolve:-**

BAC advised that since the matter was already referred to MHRD therefore suitable action for release of payment to CPWD be taken after approval of MHRD.

**Item: BAC: 44:2019:38**

To discuss the status of Extra items executed/required to be executed for the completion of Phase 1A works as intimated by EIL vide their mail dated 03.07.2019 (Annexure 44.38).

The Committee was apprised that EIL had recently informed that the total additional expenditure of Rs. 9.05 Crores was assessed on the account of extra items

executed/required to be executed for the completion of Phase 1A works beyond contract value which is 7.15% of the contract value. EIL had further stated the overall cost of construction of Phase 1A works would be Rs. 157 Crores against of 136.22 Crores already approved. The Committee directed EIL to prepare the revised overall cost of the construction of Phase 1A and Phase 1B works for all the contractors and the same should also include the fees to be paid towards PMC and Architect Consultant.

**Resolve:-**

The BAC resolved that EIL should prepare the revised overall cost of the construction of Phase 1A and Phase 1B works including the fees to be paid to PMC, Architect Consultant and other statutory expenses.

Item: BAC: 44:2019:39

To discuss and approve the release of the payment of EIL for Project Management Consultancy services fee bill as per Agreement for Phase 1A works vide Invoice No. A372-HL-019 dated 17.07.2019 for an amount of Rs. 39,49,806 /- and Phase 1B works vide Invoice No. A372-HL-109 dated 17.07.2019 for an amount of Rs. 13,02,265 /- as received from EIL vide letter no. EIL/Infra/CUPB/A372/324 dated 17.07.2019 (Annexure 44.39).

EE CUPB informed that M/s Engineers India Limited had submitted Project Management Consultancy services fee bill for Phase 1A works vide Invoice No. A372-HL-019 dated 17.07.2019 for Rs. 39,49,806 /- and Phase 1B works vide Invoice No. A372-HL-109 dated 17.07.2019 for Rs. 13,02,265 /-. He stated that these invoices were checked and an amount of Rs. 44,91,040 /-including GST was payable to EIL.

The Committee desired that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval for release of PMC fee to EIL would be given thereafter.

**Resolve:-**

BAC resolved that EIL should put up an overall status of the revised estimates versus the sanctioned estimates so that necessary approvals could be obtained by CUPB for increase in the project cost. The approval for release of PMC fee to EIL would be given thereafter.

Item: BAC: 44:2019:40

To discuss and recommend for the release of the payment of PSDA for Architectural Consultancy services fee bill as per Agreement for Phase 1A and Phase 1B works as received from PSDA vide E-mail dated 22.07.2019 amounting to Rs. 29,98,188 + GST extra(Annexure 44.40).

EE CUPB stated that M/s PSDA had submitted Architectural Consultancy services fee bill for Phase 1A and Phase 1B works vide e-mail dated 22.07.2019 amounting to Rs. 29,98,188 + GST extra. This was checked for a payable amount of Rs. 9,32,681 /- (excluding GST) after deducting the recommended recoveries towards 10% penalty for delay in Phase 1A works and withholding Rs. 50,000/- as an token amount towards the penalty for delay in construction of Phase 1B works. The Committee noted that a show cause notice had been issued to M/s PSDA for causing delay in construction of Phase 1B works.

**Resolve:-**

**BAC resolved that consultancy fees of PSDA should be withheld until PSDA submits suitable reply to the show cause notice issued to them for Phase 1B works.**

**Item: BAC: 44:2019:41**

**To discuss the Status of Tender for Designing, Supplying & Installation of furniture for Offices, Classrooms, Library, Guest House, Hostel and Other essential areas for making the Main Campus of CUPB operational.**

The Committee was apprised that the Tender for Designing, Supplying & Installation of furniture for Offices, Classrooms, Library, Guest House, Hostel and Other essential areas for making the Main Campus of CUPB operational were invited vide enquiry no. CUPB/19-20/ES-01 dated 29.05.2019. The tender consisted of three stages i.e. Technical Stage – I, Technical Stage – II and opening of commercial bid. The tenders were processed and opened as per provisions in the tender documents. After opening of the commercial bid the L2 Bidder M/s Godrej & Boyce made various representations to Registrar, CUPB with copy to the Chief Vigilance Officer MHRD. This communication was referred back by Under Secretary, MHRD to Vice Chancellor, CUPB vide letter dated 24.07.2019. Accordingly a reply containing full details of the case was sent to the office of Under Secretary, Higher Education, Ministry of Human resource vide letter no. CUPB/CC/ES/19/322 dated 14.08.2019 rejecting the allegations of M/s Godrej.

The L1 Bidder, M/s Geekan Seating Collection Pvt. Ltd vide letter no. GSCPL-710/CUP, Bathinda-Furniture-Retender/2019/002 dated 05.08.2019 has requested the University to issue the formal work order for the work. The matter shall be further considered as per directions, if any, received from Chief Vigilance officer, Higher Education, Ministry of Human Resource.

**Resolve:-**

**The BAC resolved that since the matter was referred to Under Secretary, Higher Education, Ministry of Human Resource suitable action should be taken by the**

University as per the directions of MHRD.

Item: BAC:44:2019:42

To discuss and approve for Providing Aluminium partitioning work of library in Academic Block at Village Ghudda for making the Library operational (Annexure 44.42).

EE CUPB informed BAC that a requirement was received from Library Advisory Committee for partitioning work of library in Academic Block at Village Ghudda which was estimated to cost Rs. 4,50,000 /- with expenditure to be met from the Non-recurring budget of Library already allocated to the Library. This proposal was considered by SCBAC in its 47<sup>th</sup> meeting vide Agenda item no. SCBAC: 47:2019:21 and SCBAC advised that the work may be executed after finalizing the details in consultation with Ar. Jatinder Kaur, Associate Professor, GZSCET, Bathinda.

**Resolve:-**

The BAC resolved to approve the providing of Aluminium partitioning work of library in Academic Block at Village Ghudda for making the Library operational at an estimated cost Rs. 4,50,000/- with expenditure to be met from the non-recurring budget of Library already allocated to the University Library.

Item: BAC:44:2019:43

To discuss the status of appeal for settlement of dispute under the contract clause 60.1 of SCC of the contract filed by M/s KSM Bashir Mohd. & Sons against the decision of EIL regarding extra item of excavation of stacked earth utilised for back filling in foundations and using additional quantity of admixture in RCC as per approved mix design.

The Committee noted that M/s KSM Bahir Mohd. & Sons had filed an appeal to VC,CUPB against EIL's rejection of extra item of excavation of stacked earth utilised for back filling in foundations and using additional quantity of admixture in RCC as per approved mix design vide letter no. KSMB/EIL/Bathinda-02/1207/2017 dated 12.07.2018. The matter was referred to EIL for their comments and EIL submitted detailed reasons for rejection vide email dated 03.08.2018. To hear and decide the technical part of the appeal Hon'ble Vice Chancellor constituted a technical committee which held a series of meeting to discuss the extra item claims and a final hearing was held on 15.09.2018 at Panjab University, Chandigarh. The claims were found non tenable and rejected and the contractor was intimated through letter vide no. CUPB/cc/VC/18/038 dated 25.09.2018.

Subsequently M/s KSM Bashir Mohd. Sons submitted additional facts regarding these claims and requested for rehearing. M/s EIL examined the submissions by M/s KSMB

again and found the claims untenable. M/s KSM Bashir Mohd. & Sons vide letter no. KSM/EIL/Bathinda-03/1704/2019 dated 17.04.2019 again requested the appellant authority to rehear the appeal before reaching at any conclusion based on EIL's submission. The Appellant authority in this case considered the request of M/s KSMB & Sons and fixed thrice i.e. 13<sup>th</sup> May 2019, 31<sup>st</sup> May 2019 & 13<sup>th</sup> July 2019 but the same could not be heard due to non-availability of M/s KSMB or Its representative on the one pretext or another. Further, the appellant authority fixed to hear the claimant on 20.08.2019 in the BAC which was recently denied by the contractor on the pretext of his health issues. BAC was of the view that since the contractor did not attend the scheduled rehearing despite many opportunities given therefore the appeal for the rehearing should be dismissed.

**Resolve:-**

The BAC resolved that the appeal of contractor was heard by the appellant authority and claims were found non tenable. Further, the documents provided by the contractor and reviewed by PMC and no fresh grounds were found for accepting the claims of the contractor. Therefore, Committee resolved that the case did not carry any merit to be heard therefore the same should be dismissed.

**Item: BAC:44:2019:44**

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 for the completion of Main Campus by EIL.

**Item: BAC: 44:2019:45**

Any other item with the permission of the Chair – Following items were discussed with the permission of chair:-

**A) Latest status of funds under capital funds**

Deputy Finance Officer presented the latest status of funds under capital funds. The details were as under:-

1	Expenditure approved by Cabinet upto 31.03.2021	399.06 Cr.
2	Actual expenditure on all fixed assets from 2009 to 14 <sup>th</sup> August 2019 including advances	293.40 Cr.
3	Committed Liabilities of Civil works and other Commitments	82.32 Cr.
4	Balance $([1]-(2+3))$	23.34 Cr.

Further, DFO apprised the Committee that due to tax liability and consultancy charges, the expenditure would increase and could not be met from the already approved expenditure by the Cabinet. The Committee noted the details and advised that the details of funds requirement may be worked out and proposal submitted for getting it approved from the Competent Authority.

Resolve:-

The BAC resolved that the details of funds requirement may be worked out and proposal submitted for getting it approved from the Competent Authority.

**B) Defect List: Women's Hostel – 308 seats in Phase 1A in new campus .**

Executive Engineer, CUPB apprised the Committee regarding checking and detailing of preliminary Defect List of Women's Hostel no. 1 – 308 seats prepared by Engineering Wing. The list was containing 271 defects excluding the common defects of all floors. The Committee noted the list and directed EIL to get these defects rectified from M/s KSMB within a scheduled time frame.

Resolve:-

The BAC resolved that EIL should ensure that the defects identified by CUPB representative be got rectified from M/s KSMB within a scheduled time frame.

Item: BAC: 44.2019:46

Current agenda if any - NIL

Item: BAC: 44.2019:47

The BAC authorized the Chairman BAC to decide the date of next BAC meeting.

*KPSingh*

Mr. Kanwal Pal Singh  
Registrar & Member Secretary

*R Kohli*  
11/9/19

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