

Minutes of 50th Meeting of Building Committee

The 50th meeting of Building Committee of Central University of Punjab, Bathinda was held on 30th December 2020 at 10:30AM in the Conference Hall of the Aryabhata Academic Block, Permanent Campus at village Ghudda through online mode

The list of the members present in the meeting is annexed.

The Chairman Building Committee welcomed all the members present in the meeting and presented a brief report on the progress of the University for the construction of ongoing projects since its previous meeting held on 03.06.2020.

At the outset, the Vice Chancellor expressed his thankfulness to Prof. R K Kohli, Former Vice Chancellor & Chairman of Building Committee of the University for his untiring efforts in all round growth of the University in all areas viz, infrastructure, academics & research and for taking the University to the greater heights.

After detailed discussions on all the agenda items listed for this meeting under the headings of Information, Ratification and Consideration and unanimous resolutions of the Building Committee are as under:

Item: BC: 50:2020:1

To ratify the decision for the constitution of new Building Committee vide CUPB/BC/2020/notification/170 dated 22.12.2020 (Annexure-50.1)

The term of the Building Advisory Committee was expired on 23.10.2020 and as per the UGC guidelines, a new Building Committee has been constituted vide CUPB/BC/2020/notification/170 dated 22.12.2020 (Annexure-50.1) with the approval of Competent Authority.

The matter is placed before the Building Committee to ratify the decision for the constitution of new Building Committee.

Resolve:

Ratified. Further Chairman and Members expressed their thankfulness to the Former Chairman and all the outgoing members of previous Building Committee for their contribution for the infrastructure growth of the University.

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Item: BC: 50:2020:2 (A)

Confirmation of Minutes of 49th Building Advisory Committee meeting held on 3rd June 2020.

NOTE

The minutes of the 49th Building Advisory Committee meeting held on 3rd June 2020 (**Annexure 50.2.A**) were circulated through email dated 08.06.2020 to all the members. No comments/suggestions on the minutes were received from any member. Therefore, the Minutes were circulated to all the members and concerned sections of the University.

The Minutes of the 49th Building Advisory Committee are placed before Building Committee for confirmation.

Resolve:

The Committee, after detailed discussions, unanimously resolved to confirm the Minutes of 49th Building Advisory Committee.

Item: BC: 50:2020:2 (B)

Action Taken Report on the decision taken by the Building Advisory Committee in its 49th Meeting.

NOTE

The concerned University departments/ officials took action to implement the decisions taken by the Building Advisory Committee in its 49th Meeting held on 03.06.2020. The details of the actions taken are placed at (**Annexure-50.2.B**).

The Action Taken Report (ATR) is placed before Building Committee for perusal and approval.

Resolve:

The Committee, after detailed discussions, unanimously resolved to approve the Action Taken Report. Further the Committee observed that EIL has not submitted the request for extension of building projects under Phase 1B. The Committee viewed it seriously and directed that EIL should submit its recommendations for extension of Phase-1B projects without any further delay.

Items for Information (Agenda item no. 3 to 8)

Item: BC: 50:2020:3

The details of taken over completed buildings of Phase 1A at Main Campus of CUPB, Ghudda and status of removal of defects by M/s KSMB/EIL.

NOTE

It is submitted that details of taking over of the completed buildings as submitted by EIL vide its letter no. CUPB/A372/KSMB/003/521 dated 08.04.2020 were discussed by BAC in its 49th meeting vide agenda item no. 49:2020:3 and resolved as under:

1. All the completed buildings be taken over by CUPB, as recommended by EIL, along with detailed list of inventories jointly signed by CUPB, EIL and Contractor.
2. The defects already listed and communicated by CUPB and EIL should be got rectified by EIL from M/s KSMB within 15 days' time or within a specified period as per the contract provisions. If the defects are not removed by the contractor, then EIL should take appropriate action to get the defects removed at the risk and cost of the contractor.
3. EIL should ensure to provide the details of balance inventories, as build drawings and other details as already communicated by CUPB.
4. EIL should ensure the completion of balance works of Academic block and taking over of the Academic block by CUPB on priority.

As per the above decision of BAC, the taking over of the completed buildings was initiated. The defects lists of Civil and Electrical works were handed over to EIL while taking over of the buildings and EIL ensured that defects would be got rectified by EIL from M/s KSMB within a specified period as per the contract provisions. Further, the inventories were jointly signed by CUPB, EIL and Contractor.

The details of ten buildings and external services taken over by CUPB are as under:-

S. No.	Name of building	Date of taken over
1.	Guest House	26.06.2020
2.	PG Hostel (Men)	26.06.2020
3.	Student dining	01.07.2020
4.	Type F residences	01.07.2020
5.	PG Hostel (Women)	07.07.2020
6.	Type A residences	13.07.2020
7.	Type E residences	14.09.2020
8.	Academic Block	30.09.2020
9.	Water Center (WTP)	08.10.2020
10.	Sewage Treatment Plant (STP)	08.10.2020
11.	External services including roads, street lighting and external HT lines including package substation	8.10.2020 to 04.11.2020

The shifting of the University campus was started w.e.f. 18.08.2020 and the University is functioning from the main campus constructed at Village Ghudda. However, the shifting of hostel furniture and temporary infrastructure (porta type cabin, aluminium partition, STP & WTP) created/ installed by University at city campus is under progress.

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The Houses constructed under Phase 1A works namely as Type-A, Type-E and Type-F residencies has been allotted to the employees of the University as per the House Allotment Rules of the University. At Present about 70 employees have occupied the allotted houses.

Engineering Wing vide email dated 21.10.2020 had requested EIL to intimate the detailed status for removal of the defects in various handed over buildings. Subsequently, EIL vide mail dated 23.12.2020 has informed the detailed status for removal of the defects, which is reproduced as under: -

As of now, the compliance status of the defect list/ checklist is provided to CUPB for following five buildings.

- 1) Guest house
- 2) F- Block
- 3) PG hostel (Men)
- 4) A- block residences
- 5) Student dining - Checklist points of the Student dining building is also attended.

The compliances of defect list points of PG hostel (Women) is targeted to be completed by 25/12/2020. Thereafter, the rectification of defects of Academic block and E- type house block will be completed in another 30 days.

As per contract provisions contractor is to operate the installations of water center, sewerage treatment plant for 3 months and to submit reports for its satisfactory working to CUPB.

The matter is placed before the Building Committee for its information and further directions, if any.

Resolve:

Noted. Further the Committee desired that the Project Monitoring Committee already constituted shall check and verify the status of the liquidation of listed defects before release of final payment.

Item: BC: 50:2020:4

Virtual inauguration of completed buildings of Phase 1A by Hon'ble Education Minister Shri Ramesh Pokhriyal 'Nishank' on 12.10.2020.

NOTE

The completed ten buildings of Phase 1A and one monument were inaugurated by the Hon'ble Education Minister Shri Ramesh Pokhriyal 'Nishank' on 12.10.2020 in Virtual mode in presence of Smt. Harsimrat Kaur, Hon'ble Member of Parliament (Lok Sabha). The names of the inaugurated buildings are as below:

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1. University Insignia Monument
2. Aryabhata Academic Block
3. Shaheed Bhagat Singh Hostel
4. Mata Gujri Hostel
5. Annapoorna Dining Block
6. Netaji Subhash Chandra Bose Guest House
7. Radhakrishnan Residential Complex
8. A P J Abdul Kalam Residential Complex
9. Swami Dayanand Saraswati Residential Complex
10. Rai Bahadur Sir Ganga Ram Water Treatment & Supply Centre
11. Sir M. Visvesvaraya Sewerage Treatment Plant

The details of buildings is palced as **Annexure – A**.

The matter is placed before the Building Committee for information.

Resolve

Noted. Further, the Committee congratulated to the University for inauguration of the Buildings constructed at the Main Campus.

Item: BC: 50:2020:5

The current status and progress of Heating, Ventilation and Air Condition (HVAC) works being executed by M/s Bliss Refrigeration in the Aryabhata Academic Block of Main Campus of Central University of Punjab, Ghudda.

NOTE

The Overall progress of the HVAC works being executed by M/s Bliss Refrigeration in the Aryabhata Academic Block is 99.6% up to 30.11.2020 as communicated by EIL vide Monthly Progress report for the month of November 2020. The installation of HVAC equipment has been completed at site and testing & commissioning is in progress. HVAC system will be taken over by the University after submission of confirmation by EIL to the effect that the work has been completed and tested in all respects as per contract provisions.

EIL vide this office mail dated 22.10.2020 was requested to intimate the detailed status of the balance works and handing over schedule of HVAC works being executed by M/s Bliss Refrigeration in the Aryabhata Academic Block. EIL vide their mail dated 23.12.2020 submitted the balance works and completion schedule of HVAC works, which is reproduced as under:-

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The construction progress of HVAC work was reported as 99.6% as on 30/11/2020. The VRV/VRF System is under operation since CUPB started shifting in Academic block from 19/08/2020. The AHU system is also test checked for its operation. However, it requires some additional work such as Boxing / False ceiling on south corridor of Academic block, ATP of AHU rooms and making airtight doors/windows etc which are not in scope of the contractor. Other miscellaneous work is likely to be completed by 31/12/2020. A separate letter showing the status of Formats for handing over will be issued today itself. CUPB to initiate the process of making a separate agreement with the contractor for comprehensive operation and maintenance under the scope of Part B of the contract.

The matter is placed before the Building Committee for its information and further directions, if any.

Resolve:

Noted. Further the Committee desired that EIL should do seasonal testing of HVAC system including rainy season.

Item: BC: 50:2020:6

The current status of work for the construction of Water Reservoir, Pump Room and Campus Development works being executed by the M/s Jyoti Sarup Mittal at the Main Campus of CUPB, Ghudda.

NOTE

The Overall progress of the Water Reservoir, Pump Room and Campus Development works is 97.6% up to 30.11.2020 as communicated by EIL vide Monthly Progress report for the month of November 2020. Regarding construction of Water Reservoir, Pump Room and Campus Development works being executed by the M/s Jyoti Sarup Mittal at the Main Campus of CUPB, Ghudda, it is submitted that majority of the work except testing and commissioning of the water treatment equipment including other electrical installations provided by the contractor stand executed at site.

The work is required to be got completed and handed over to CUPB, Ghudda by EIL. EIL vide this office mail dated 22.10.2020 was requested to intimate the detailed status of the balance works and completion schedule of work for the construction of Water Reservoir, Pump Room and Campus Development. EIL vide their mail dated 23.12.2020 submitted the balance works and completion schedule of work, which is reproduced as under:-

The construction progress of Water reservoir, Pump room, and other miscellaneous work was reported as 97.6% as on 30/11/2020. Format -II along with joint checklist points for all discipline of works have already been issued to the contractor for liquidation of points. The pre-treatment plant is already made under operation. Effluent treatment plant is mechanically completed and it will function on getting effluent from Laboratories drainages. Other miscellaneous work is likely to be completed by 31/12/2020.

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The matter is placed before the Building Committee for its information and further directions, if any.

Resolve:

Noted.

Item: BC: 50:2020:7

Details of taken over completed buildings of Phase 1B at Main Campus of CUPB, Ghudda and status for removal of defects by M/s KSMB/EIL.

NOTE

The Phase 1B works consist of following buildings:-

1. Transit Hostel
2. UG Girls' Hostel
3. UG Boys' Hostel

M/s EIL was requested to complete the balance works of Phase 1B on priority as the buildings under Phase 1A were taken over by the University and shifting of the campus was already started w.e.f. 18.08.2020.

EIL got completed the Transit Hostel building which was taken over on 04.11.2020. The defects lists of Civil and Electrical works were handed over to EIL while taking over of the Transit Hostel building and EIL ensured that defects would be got rectified by EIL from M/s KSMB within a specified period as per the contract provisions.

The matter is placed before Building Committee for its information and further directions, if any.

Resolve:

Noted.

Item: BC: 50:2020:8

The progress and current status of Phase-1B buildings being executed by M/s KSMB and completion of balance works of Phase 1B buildings at main campus of CUPB.

NOTE

The Overall progress of Phase 1B works as intimated by EIL was 95.9% up to 30.11.2020 and the details for the completion of Phase-1B works were discussed by BAC in its 49th meeting held on 03.06.2020 and committee resolved that the balance works of Phase-1B works should be got completed by 30.07.2020 and hand over all the buildings completed in all respects to facilitate the shifting of the campus.

Out of 3 buildings of Phase 1B, Transit Hostel building has been taken over by University on 04.11.2020.

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M/s EIL could not get the Phase 1B works completed as per earlier decision of BAC upto 30.07.2020. As per present status, the progress of work at site is not satisfactory and balance works cannot be completed as committed by EIL. The contractor is required to deploy additional manpower to complete the balance work within the schedule date of completion of buildings of Phase 1B project.

On enquiry, the EIL, vide its mail dated 10.05.2020 informed the university that the progress of the work of Phase 1B project was hampered owing to COVID pandemic.

EIL vide its mail dated 18.12.2020 had offered to start the check listing process for the UG Girls' Hostel before taking over of this hostel. The check listing of the same is yet to be started by University and after joint check listing, the building would be taken over by the University as per the directions of Building Committee.

EIL vide their mail dated 23.12.2020 submitted the balance works and completion schedule of Phase 1B works, which is reproduced as under:-

*The construction progress of Phase 1B works was 95.9% as reported on 30/11/2020. The Transit hostel is already handed over to CUPB. The process of handing over of UG hostel (Women) by checking inventories and making checklist is already started. **The UG Hostel (Men) is likely to be completed by 25/01/2021** looking into to the efforts involved in completing balance work.*

The matter is placed before Building Committee for its information and further directions, if any.

Resolve:

Noted the current status. Further, the Committee directed that the schedule committed by EIL should be adhered to.

Items for Consideration (Agenda item no. 9 to 26)

Item: BC: 50:2020:9

The Progress and current status for the work of Designing, Supplying and Installation of Laboratory Furniture & Fume Hoods etc. along with Exhaust, Gas and Other Required Systems/Networks being executed by M/s Godrej & Boyce Mfg. Co. Ltd. at Main Campus of CUP, Ghudda.

NOTE

The work for planning, designing, supplying and installation of laboratory furniture and fume hoods stand completed at site. The 106 laboratories have been taken over and occupied by university. The work for fume hoods as per scope of work comprising of installation of 10 no. new fume hoods in main campus and shifting of 4 no. old fume hoods from city campus

to main campus, also stand completed and the same were inspected by a committee constituted by the Competent Authority. The inspection report of the committee is placed as **Annexure-50.9**. The work of 10 nos. new fume hoods carried out by M/s Godrej was found satisfactory by the committee members, however, some additional requirements and modifications in the existing layout of old fume hood area have been suggested for better convenience of the users. The recommendations of the committee are as under:

1. The noise levels after turning for the 3 no. old existing fume hoods (Lab Guard Make), were found very high and therefore be got repaired for reducing the noise levels. Further, adequate sound proofing arrangements were desired to be made in the fume hood area of North Wing, for better acoustical conditions.
2. The sash (door) of one no. old fume hood (Godrej Make) was not working, due to which the fume hood could not be utilized properly. The same needs to be repaired.
3. As the installed fume hoods have provision of a common single scrubber only, the committee pointed out that in the event of occurrence of any fault in the scrubber, all fume hoods would cease to work and therefore a provision for a back-up scrubber is required.
4. A provision of at least 2 no. Emergency Showers each in both wings are required as a precautionary safety measure for the users.
5. The working space in the Fume Hood area was not adequate in both wings and the committee recommended that some Fume Hoods be shifted to any other suitable location for optimum utilization, or the aluminium partition of the fume hood area be shifted outwards to create more space.

The Engineering Wing is working upon the feasibility and financial implications for the works as per the recommendations given in the report.

Further, as the shifting of campus to main campus is in progress, the dismantling & removal of old furniture items required to be removed by M/s Godrej & Boyce from the City Campus of CUPB is being identified and shall be allowed shortly.

The matter is placed before Building Committee for its information and further directions, if any.

Resolve:

Progress noted by the Committee. The Committee unanimously resolved to accord in-principle approval for the modifications required to be carried out, as recommended by the inspection Committee, in the old fume hoods shifted from the city Campus. Financial implication on account of the modifications should be placed before the next meeting of the Building Committee.

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Item: BC: 50:2020:10

Minutes of Meeting of the Committee constituted to finalize the modalities of Shifting/disposal of temporary infrastructure existing at city campus of Central University of Punjab at Bathinda.

NOTE

A Committee was constituted vide notification no. CUPB/Engg./Notification/03 dated 27.10.2020 and letter issued vide reference no. CUPB/Engg./20-21/215 dated 05.11.2020 to finalize the modalities of Shifting/disposal of temporary infrastructure existing at city campus of Central University of Punjab at Bathinda. Accordingly, the meeting was held on 09.11.2020 at 1430 hrs at city campus of Central University of Punjab. The Minutes of the meeting held on 09.11.2020 are placed as **Annexure 50.10**.

The brief details of the recommendation of the Committee are as under:-

1. **Shifting and Utilization of the Porta type structures:-** Committee recommended that existing temporary Porta Type infrastructure at city campus of Central University of Punjab, Bathinda may be utilized to its maximum extent and in the best interest of University instead of disposing of the same.

Accordingly, the Committee was constituted to finalize the details of infrastructure required to be created at main campus. It has recommended that following additional structures shall be created using the Porta Cabin at main campus of Central University of Punjab.

- a) Additional laboratories
- b) Lecture Halls
- c) Faculty Sitting Area
- d) Optimizer and record storage area
- e) Museum
- f) Central Store
- g) Commercial Centre
- h) Health Centre and Student Counselling facility
- i) Gymnasium
- j) Post Office
- k) Bank Facility
- l) Boys & Girls Common rooms
- m) Cultural Club
- n) Sports Club
- o) NSS Office
- p) Legal Aid Clinic
- q) Security post
- r) Driver room
- s) Kendriya Vidyalaya



2. **Shifting and Utilization of desalination plants:-** The Committee recommended that two no. existing desalination plants of capacity of 4000 LPH and 10,000 LPH at city campus of University be utilized to meet the water supply requirements of Porta type structures to be planned and installed at main campus of University.
3. **Shifting and Utilization of Sewer treatment plants:-** The Committee recommended that three no. existing Sewer treatment plants available at city campus of Central University of Punjab, Bathinda may be utilized to meet the sewer treatment requirements of Porta type structures to be planned and installed at main campus of University including its civil works requirements.
4. **Shifting and Utilization of Wind Mill:-** The committee recommended that as the windmill are non-functional, these may be considered for disposal after obtaining a certificate from the relevant agency for its non-functionality and the action may be taken accordingly.
5. **Shifting and Utilization of Aluminium doors & windows provided in the buildings for the functioning of the University:-** The Committee recommended that these aluminium partitioning be shifted to main campus to create the facilities.
6. **Shifting and Utilization of DG sets, High masts, HT electrical transformers and other installations:-** The Committee resolved that the facilities be shifted to main campus to meet the requirements at main campus.

The matter is placed before the Building Committee for consideration and further directions, if any.

Resolve:

The Committee unanimously resolved to approve proposal under this item. Further, the Committee was informed that one DG set from the city campus has been shifted and installed successfully. Therefore, the Committee directed that other DG sets available at City campus should also be shifted and installed departmentally.

Item: BC: 50:2020:11

To seek Creation of Capital Assets Utilizing Interest Earned on Salary (36), Recurring (31) & Capital (35) grants upto 31.03.2020.

NOTE

It is submitted that the additional infrastructure which are urgently required to be created in the Main Campus of CUPB, for imparting quality education commensuration with the National Education Policy. The Central University of Punjab (CUPB) established in the year 2009 at the time of 11th five-year plan. During 11th & 12th five year plans grants were released to CUPB for General Development assistance under Grant in Aid Recurring (OH-31), Grant in Aid Salary (OH-36) & Grant in Aid for Creation of Capital Assets (OH-35). After this, the grants were provided on yearly basis as per the policy of the Government.

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The land for permanent campus was provided by the Govt. of Punjab and the construction of buildings & other infrastructure of the campus could commence in the year 2015. The Grants released under OH-35 remain unutilized in the bank and as a result, the University has earned interest to the tune of Rs. 50 Crore approximately. To utilize this interest amount, the University has requested UGC vide letter no. CUPB/VC/20/046 dated 03.11.2020, to grant permission for using the amount for creation of capital assets (**Annexure – 50.11**).

The University has proposed to utilize this amount for the following building projects:

Sr. no	Proposed Building	Amount in Crore
1	One no. additional Academic Block with 36 lecture rooms and an Auditorium. The block shall also include space for various cells like IQAC, Placement cell, Career Counselling and Guidance Cell, NSS, SC/ST Cell, Skill Development and Entrepreneur Cell, Tinkering lab, incubation centre and other supporting services	Rs 30 Crore
2	Residence for Vice Chancellor, Registrar, Controller of Examination and Librarian.	12 cr
3	Building for Animal House and Tissue Culture/Cell Culture facility and three Museums.	2.5 Cr
4	Health Centre	2.5 cr
5	Sports Complex	3.0 Cr
Total Amount		50.0 Cr

The matter is placed before the Building Committee for consideration and further directions, if any.

Resolve:

The Committee ratified the proposal of the University submitted to the UGC for creation of capital assets by utilizing the interest earned. Further, the committee recommended for inclusion for the construction of residence for Finance Officer also.

Item: BC: 50:2020:12

To ratify the decision for Renewal/Execution of lease deed of City Campus between Bathinda Integrated Cooperative Society and Central University of Punjab for the period 01.10.2020 to 31.03.2021.

NOTE

The existing lease of city campus between Bathinda integrated coop. society and Central University of Punjab had expired on 30.09.2020. However, at that time the buildings of Phase 1B were under construction and were expected to be handed over by the end of year. Further after the vacation of city campus (hostels and other facilities), CUPB would require 5-6 months for the shifting of temporary infrastructure installed in the campus, therefore in the view of above it was proposed that the lease deed of the city campus between Bathinda

integrated coop. society and Central University of Punjab be extended for the period 01.10.2020 to 31.03.2021.

Further, after taking the approval of competent authority, the liquidator was asked for the extension of lease deed on the same terms and conditions for the period 01.10.2020 to 31.03.2021. The process of signing of lease deed upto 31.01.2021 is under process.

The matter is placed before Building Committee for ratification and further directions, if any.

Resolve:

Ratified. Further the Committee desired that the matter be pursued with the Liquidator of BECCO SPIN Mill for taking back of the possession of the vacated buildings in City campus premises in parts to curtail the cost of rent.

Item: BAC: 50:2020:13

To discuss and approve the extension of completion period of Phase -1A works being executed by M/s KSM Bashir Mohd. & Sons, Lucknow and as recommended by EIL vide letter no CUPB/A372/KSMB/003/553 dated 24.07.2020 (Annexure 50.13).

NOTE

The extended completion period of Phase 1A works, allotted to M/s KSM Bashir Mohd. & Sons, Lucknow had expired on 31.08.2019. Considering the hindrances upto 18.05.2020, the contractor M/s KSMB & Sons has submitted their request for further extension of completion period for 745 days up to 26.10.2022 which has been reviewed, analysed and recommended by EIL for the extension of completion period for Phase 1A works up to 29.09.2020 vide letter no CUPB/A372/KSMB/003/553 dated 24.07.2020 (Annexure 50.13).

All the buildings of Phase 1A works have been handed over to the University and shifting of University campus was started w.e.f. 18.08.2020.

The defects lists of Civil and Electrical works were handed over to EIL while taking over of the buildings and EIL ensured that defects would be got rectified by EIL from M/s KSMB within a specified period as per the contract provisions.

M/s EIL has requested CUPB, Ghudda to approve the time extension upto 29.09.2020 without imposing any price reduction for delay in completion in work as the reasons for delay are not attributable to contractor.

The matter is placed before the Building Committee for its consideration and approval of extension of completion period of Phase 1A upto 29.09.2020 as recommended by EIL without prejudice to the rights of the University for the waving off the action on account of delay in completion of work.

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Resolve:

Approved the extension of completion period of Phase 1A works upto 29.09.2020 as recommended by EIL, subject to the condition that the University reserves its rights for the claims, losses and damages due to delay in completion of the works.

Item: BC: 50:2020:14

To discuss the request of M/s Engineers India Limited regarding providing CUPB's concurrence on completion date of 29.09.2020 for Phase 1A works vide letter no. EIL/A372/KSMB/003/590 dated 10.12.2020

NOTE

The Overall progress of Phase 1A works as intimated by EIL is 100% up to 30.11.2020.

Further, M/s EIL vide their letter no. EIL/A372/KSMB/003/587 dated 19.11.2020 (**Annexure 50.14**) and letter no. EIL/A372/KSMB/003/590 dated 10.12.2020 (**Annexure 50.14.1**) has requested for CUPB's concurrence regarding formal completion of Phase 1A works.

EIL in its above letter dated 10.12.2020 had submitted that the buildings and facilities under scope of Phase 1A works were completed and taken over as detailed below:-

Sr. No.	Buildings/Services	Date of offer by EIL after checking inventories and check listing of defects	Date of taking over by CUPB
1.	PG Hostel (men)	25.06.2020	26.06.2020
2.	Guest House	25.06.2020	26.06.2020
3.	Student Dining	30.06.2020	01.07.2020
4.	Type-F Residences	30.06.2020	01.07.2020
5.	PG Hostel (women)	06.07.2020	07.07.2020
6.	Type-A Residencies	11.07.2020	13.07.2020
7.	Type-E Residencies	14.09.2020	14.09.2020
8.	Academic Block	14.09.2020	30.09.2020
9.	External Services	07.10.2020 to 29.10.2020	08.10.2020 to 04.11.2020

EIL in its letter had submitted that the Phase 1A buildings were taken over by CUPB after witnessing all the services such as water supply, sewage system and electrical power to the buildings etc. were in place. In this connection EIL offered the taking over of the external services vide its e-mail dated 07.08.2020 (**Annexure-50.14.2**) well before the recommended

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date of extension of time i.e. 29.09.2020 (vide their letter no. CUPB/A372/KSMB/003/553 dated 24.07.2020), the completion of Phase 1A work may please be considered as 29.09.2020 instead of 04.11.2020 as requested vide its letter no. CUPB/A372/KSMB/003/587 dated 19.11.2020 and same would also be indicated in the formal completion certificate to be issued to the contractor as per contract provisions (clause no. 73.1 of GCC). M/s EIL has requested CUPB to provide its concurrence on the completion date of 29.09.2020 so that necessary action as per contractual provisions be taken by EIL.

The matter is placed before the Building Committee for its consideration and further fixing the completion date as requested by EIL.

Resolve:

The Committee resolved to approve completion date of 29.09.2020 as the date of completions of all projects under Phase 1A as per contract provisions and recommended by EIL. Further, the Committee desired that EIL should submit the standard measurement book for each building for all the items required for maintenance works of the buildings.

Item: BC: 50:2020:15

To discuss the detailed status of various extra item claims submitted by M/s KSMB and recommended by M/s EIL for Phase-1A works and approval of extra items claims. (Annexure-50.15)

NOTE

M/s EIL vide its letter no. CUPB/A372/KSMB/003/579 dated 27.10.2020 (Annexure-50.15) has submitted the detailed status regarding approval of extra item claims for Phase-1A works executed by M/s KSMB & Sons. The details of these extra item claims were discussed by BAC in its 45th meeting vide agenda item no. BAC:45:2020:11 and resolved as under:

"BAC unanimously resolved to defer the approval for the extra item claims recommended by EIL and advised EIL to submit the details as per actual quantities executed at site."

In view of the above decision of BAC, M/s EIL has submitted the overall status of extra item claims and financial implications as per actual/almost final quantities vide its letter no. CUPB/A372/KSMB/003/579 dated 27.10.2020, including already approved items by CUPB, and those items which are still in the process of approval by CUPB. The detailed status is as under:

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A. Revised rates for extra item claims no. 1 to 7 & 9 to 17 of Phase-1A works (Section A & B) submitted by M/s KSMB and recommended by EIL.

The rates for these items were approved by CUPB as per earlier recommendations of EIL, which were not accepted by the contractor and to resolve the issue a joint task force (committee) consisting of CUPB, EIL & KSMB, was constituted as per decision of SCBAC in its 36th meeting held on 06.04.2018 vide agenda item no. SCBAC:36:2018:5 & 6. The recommended rates by the committee were put up to BAC for its approval, however BAC in its 41st meeting considered the detail vide agenda item: BAC: 41:2018:8 and resolved that before approval of these extra item claims of the contractor, these may be reviewed and recommended by EIL-Head Office. Subsequently, after the review of these items by EIL-HO, EIL has recommended the revised rates for extra item claims no. 1 to 7 & 9 to 17 of Phase-1A works (Section A & B).

Details are as under:

Sl. Item No	DISCRPTION OF ITEM	UNIT	FINAL / MOST LIKELY QUANTITY	RATE RECOMMENDED BY EIL EARLIER	RATE APPROVED BY EIL/Architect PSDA/CUPB appointed committee	AMOUNT AS PER RATES APPROVED EARLIER	AMOUNT AS PER EIL/ARCH/PSDA/CUPB AS PER EARLIER ESTIMATED QUANTITIES	Remarks
B	EXTRA ITEM REVIEWED BY EIL AND RECOMMENDED FOR APPROVAL TO CUPB IN LINE WITH RATE VETTED BY JOINT COMMITTEE OF EIL/CUPB							
TRANSPORTATION OF EARTH								
1	Carriage of materials by mechanical transport including loading ,unloading and staking up to 1km lead	CUM	130267	95.23	98.38	12405326.41	12819667.46	Submitted to CLPB for approval on 04.06.19 after committee reviewed rate and further again reviewed by EIL.
2	Carriage of materials by manual labour including loading ,unloading and staking beyond initial lead of 50m & up to 100m lead.(i.e Between 50m to 100m)	CUM	6954.27	19.26	21.34	133939.24	148404.12	
3	Carriage of materials by manual labour including loading ,unloading and staking beyond initial lead of 50m lead & up to 150m lead.(i.e (Between 100 to 150m)	CUM	11106.14	38.52	42.68	427577.39	473753.98	
4	Carriage of materials by manual labour including loading ,unloading and staking beyond initial lead of 50m & up to 200m lead.(i.e between 150m to 200m)	CUM	14300.347	57.78	64.02	826274.85	915508.21	
5	Carriage of materials by manual labour including loading ,unloading and staking beyond initial lead of 50m & up to 250m lead.(i.e between 200m to 250m)	CUM	30820	77.04	85.36	2374372.8	2630795.2	
JUNGLE CLEARANCE								
6	CLEARING JUNGLE INCLUDING UPROOTING OF RANK VEGETATION, GRASS, BRUSH WOODS, TREES AND SAPLING OF GIRTH UPTO 30CUM MEASURED AT A HEIGHT OF 1.0M ABOVE GROUND LEVEL AND REMOVAL OF RUBISH UPTO A DISTANCE OF 50 MTS OUT SIDE THE PERIPHERY OF THE AREA CLEARED.	SQM	69221.38	5.35	6.06	370334.38	419481.56	
ADDITIONAL HEIGHT IN CENTERING AND SHUTTERING								

Handwritten signatures and numbers: 28, 28, and a signature.

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7	Extra for additional height in centering and shuttering wherever required with adequate bracing, propping etc. including cost of de-shuttering and de-centering at all levels, over a height of 3.5m for every additional height of 1m or part thereof (plan area to be measured)	SQM	78207.55	165	168.54	12964245.73	13298308.03	
ADDITIONAL QUANTITY OF ADMIXTURE								
8	Additional quantity of admixture over and above BOQ item.							Not Tenable
9	Providing and fixing GI hexagonal chicken wire mesh of size 24 gauge *12mm at the junction of dissimilar surface of brick masonry wall and RCC including necessary nails for fixing etc for all floor and all heights all complete as per direction of engineer in charge.	RM	60206.45	23.6	23.78	1420872.22	1431709.38	
10	Providing and fixing 40*5mm flat MS Hold fast 40cm long including fixing of frame with 10mm dia bolts, nuts and wooden plugs and embedding in cement concrete block 30*10*15cm 1:3:6 graded stone aggregate 20mm nominal size.	Nos	9920	144	137	1428480	1359640	
11	Centering and shuttering of circular frustum column	SQM	743.02	894	877.33	664259.88	651873.74	
12	Centering and shuttering of wheather shade chajja	SQM	761.811	586	564.88	446421.25	430331.8	
13	Chemical rebaring by Hilty injectable mortar HIT-HY-200 for 12 mm reinforcement bar	Nos.	3086	209.71	209.71	647165.06	647165.06	Submitted to CUPB for approval on 04.06.19 after committee reviewed rate and further again reviewed by EIL.
14	Chemical type fastener HILTI (HVU+HAS E) - M12	Nos.	474	577.62	577.62	273791.88	273791.88	
15	Chemical type fastener HILTI (HVU+HAS E) - M16	Nos.	0	837.65	837.65	0	0	
16	Fastener/anchor bolt HILTI (HST3) - M10	Nos.	11455	169.06	169.06	1936582.3	1936582.3	
17	Fastener/anchor bolt HILTI (HST3) - M12	Nos.	1152	274.42	274.42	316131.84	316131.84	
Total Amount (Sec-A + Sec-B)						36575774.45	37709544.56	
Deduct 3.93% Antiprofitary discount						1437427.936	1481985.101	
Net Amount (Sec-A + Sec-B)						35138346.51	36227559.46	

In view of the above, the rates for these extra item claims duly reviewed and recommended by EIL are placed before the Building Committee for its consideration and approval. The additional financial implication with the revised rates of these extra items over and above the already approved item rates by CUPB, totalling to Rs. 3,51,38,346/- now works out to be Rs. 3,62,27,569/- with net additional effect of Rs. 10,89,212/-.

B. Extra items no. 41 to 51 & 34A reviewed by EIL and recommended to CUPB for final approval as per actual/most likely executed quantities at site.

Extra items no. 41 to 51 & 34A which were in-principally approved by CUPB have been analyzed, reviewed and recommended by EIL for its approval.

The details are as under:

Ext. Item No	DISCRIPTION OF ITEM	UNIT	FINAL / MOST LIKELY QUANTITY	RATE APPROVED BY EIL/Architect PSDA/CUPB appointed committee	MOST LIKELY/ ACTUAL IMPLICATION OF EXTRA ITEM	Remarks
C	EXTRA ITEM REVIEWED BY EIL AND RECOMMENDED FOR FINAL APPROVAL TO CUPB					
41	Extra item on 20 mm external plaster in 1:6 mortar	sqm	1581.33	257.75	407588	CUPB advised to carry out rate analysis on similar item basis vide their letter dated 26/06/2019.

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42	Extra item for plastering exterior walls of height more than 10 m from ground level for every additional height of 3m or part thereof	sqm	123389.3	46.5	5737602	Extra item sent for approval to CUPB on 22.03.19. CUPB in-principle approval received vide mail dated 01/08/2019 attaching approved minutes of SCBAC dated 05/07/2019
44	Providing and applying one coat of cement primer	sqm	82180.5	42.11	3460621	
45	Demolishing brick work manually/ by mechanical means	cum	68.88	955.63	65824	
46	Extra for providing marble/granite flooring in treads of steps and riser using single length up to 2 m.	sqm	248	254	62992	
47	Making chase cut up to 150x10 mm in walls for fixing of tile skirting.	RMT	8875.44	22.381	198641	
48	Providing edge moulding to granite stone/inosing of step tread	RMT	1684.34	283.728	477894	
49	Providing LED light fittings The items for Section A and B, amounting to Rs.83,35,298/- are substituted items, from corresponding item of CFL lights amounting to Rs.52,28,706/-. Therefore the net financial impact is of Rs.31,06,595/-					
SECTION-A						
SUPPLYING LED LIGHT FITTINGS						
49 a)	Supply LED light fittings CAT NO.LGLZ01X010XC (10W) BATTEN LIGHT Size 600mm (Jaquar Make)	Nos.	53	357	18921	Extra item sent for in-principle approval to CUPB on 18.03.19. CUPB accorded in-principle approval in Progress review meeting dated 12.04.2019. Sent to CUPB for final approval on 20/9/19
49 b)	Supply LED light fittings CAT NO.LGLZ01X020XC (20W) BATTEN LIGHT Size 1200mm (Jaquar Make)	Nos.	1793	456	817608	
49 c)	Supply LED light fittings CAT NO.LGLZ01X040XC (40W) BATTEN LIGHT Size 1200mm (Jaquar Make)	Nos.	636	1903	1210308	
49 d)	Supply LED light fittings CAT NO.LBLK01X010B Bulk head (10W) (Jaquar Make)	Nos.	10	1308	13080	
49 e)	Supply LED light fittings CAT NO.NVE02R012N (12W) Downlighter (Jaquar Make)	Nos.	733	991	726403	
SECTION-B						
SUPPLYING LED LIGHT FITTINGS						
49 a)	Supply LED light fittings CAT NO.LGLZ01X010XC (10W) BATTEN LIGHT Size 600mm (Jaquar Make)	Nos.	602	357	214914	Extra item sent for in-principle approval to CUPB on 18.03.19. CUPB accorded in-principle approval in Progress review meeting dated 12.04.2019. Sent to CUPB for final approval on 20/9/19
49 b)	Supply LED light fittings CAT NO.LGLZ01X020XC (20W) BATTEN LIGHT Size 1200mm (Jaquar Make)	Nos.	826	456	376656	
49 c)	Supply LED light fittings CAT NO.LGLZ01X040XC (40W) BATTEN LIGHT Size 1200mm (Jaquar Make)	Nos.	1566	1903	2980098	
49 d)	Supply LED light fittings CAT NO.LBLK01X010B Bulk head (10W) (Jaquar Make)	Nos.	104	1308	136032	
49 e)	Supply LED light fittings CAT NO.NVE02R012N (12W) Downlighter (Jaquar Make)	Nos.	1858	991	1841278	
50	Providing and Fixing hangers					In-principle approval accorded by CUPB vide letter dated 01/03/2019. Sent to CUPB on 08/03/20
50(i)	Providing and fixing Hanger for Ci. Pipe with threaded Rod 356 mm long and 25x3 mm flat	Nos.	1366	183	249978	
50(ii)	Providing and fixing Hanger for Ci. Pipe with threaded Rod 508 mm long and 25x3 mm flat	Nos.	1472	210	309120	
Total Amount (Sec-A + Sec-B)					19305558.55	
Less 3.99% discount except for Ex item no. 49					431131.24	
Total Amount (Sec-A + Sec-B)					18874427.31	

From the perusal of above details, a lumpsum financial implication has been shown for the item no. 49 regarding providing of LED lights instead of CFL lights provided as per BOQ, however for the item no. 49, EIL had already submitted the details vide its letter no. CUPB/A372/KSMB/003/469 dated 20.09.2019 (**Annexure-50.15.1**) and this is a substituted item for providing LED fittings instead of CFL lighting as provided in BOQ for the Phase-1A buildings (Section A & B) and the net additional effect of this substituted item is Rs.31,06,595/-.

The rates for the extra item claims duly reviewed and recommended by EIL are submitted for the consideration and approval of Building Committee. The additional financial implication for these extra items, works out to be Rs.1,36,45,721/- (Rs.1,88,74,427 - Rs.52,28,706). i.e. the overall cost minus the rebate for CFL lights.

- C. Extra items no. 55 to 66 for which in-principle approvals were sought from CUPB, however CUPB advised to submit the final recommendation as the work stood executed.

Extra item claims no. 55 to 66 as submitted by M/s KSMB were required to be executed at site for the completion of the works as per approved drawings. These items were submitted by EIL for granting in-principle approval for execution of the extra items at site. However, as per decisions of the 45th BAC vide agenda item no. BAC:45:2020:12, EIL was advised to submit the final recommendations after analyzing and reviewing the same by EIL. The items are in the process of finalization with EIL and would be subsequently put up in the Building Committee after obtaining the final recommendations of EIL.

- D. Extra item claims no. 67 to 71 not considered earlier by CUPB and EIL has requested for reviewing the items and advise to EIL for further processing the same at their end.

1. The extra item claim no. 67 & 68, it is submitted that these extra item claims were submitted by EIL on 15.10.2018 but were not considered by CUPB.

The details are as under:

Ext. Item No	DISCRIPTION OF ITEM	UNIT	FINAL / MOST LIKELY QUANTITY	RATE AS CLAIMED BY M/S KSMB	AMOUNT AS PER CLAIM OF KSMB	RATE UNDER FINALIZATION BY EIL	AMOUNT AS PER FINAL/ MOST LIKELY QUANTITIES	Remarks
67	Grouting of extension piece for drain point with water proofing chemical B-30	Nos	2086	1115.1	2326098.6	200	417200	EIL sent for in-principle approval to CUPB on 15/10/2018. Yet to be approved in-principle by cupb
68	Providing and Fixing Granite moulding beading of size 40x18 mm with moulding	Rmt	545	721	392945	600	327000	
Total Amount (Sec-A + Sec-B)					2719043.6		744200	
Less 3.93% against Antiprofitary discount					106858.41		29247.06	
Net Amount (Sec-A + Sec-B)					2612185.2		714952.94	

The additional financial implication for the extra item claim nos. 67 & 68, is likely to be Rs.7,14,953/-.

2. It is submitted that the extra item claims no. 69 to 71 were discussed by BAC in its 45th meeting vide agenda item no. BAC:45:2020:12 (F) and had resolved as under:

"The BAC unanimously resolved to approve the recommendations of SCBAC that nothing extra on this account is payable and rejected these extra item claims."

The details of extra item claims no. 69 to 71 are as under:

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Ext. Item No	DISCRIPTION OF ITEM	UNIT	FINAL / MOST LIKELY QUANTITY	RATE AS CLAIMED BY M/S KSMB	AMOUNT AS PER CLAIM OF KSMB	RATE UNDER FINALIZATION BY EIL	AMOUNT AS PER FINAL/ MOST LIKELY QUANTITIES	Remarks
F	EXTRA ITEMS NOT CONSIDERED EARLIER BY CUPB BUT NEEDS TO BE REVIEWED BY CUPB FOR RATE ANALYSIS AND RECOMMENDATION BY EIL							
69	Extra item on banking excavated earth in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with ½ tonne roller, or wooden or steel rammers, and rolling every 3rd and top most layer with power roller of minimum 8 tonnes and dressing up, in embankment of roads	Cum	22897	227.1	5199908.7	199	4556503	Sent to CUPB for in-principle approval on 11/11/2019. BAC vide agenda item no.BAC 45 2020 12(F) approved the recommendations of 49th SCBAC that nothing extra on this account is payable and rejected these items.
70	Edges of slabs and breaks in floors	Rmt	4681	119.52	559473.12	96	449376	
71	Providing and fixing Multy Track Bombay sections for Aluminum windows and interlocking system shutter including rollers with 50 micron powder coating etc	Kg	10154	565.77	5744828.58	453	4599762	
Total Amount (Sec-A + Sec-B)					11504210		9605641	
Less 3.93% against Antiprofitary discount					452115.47		377501.69	
Net Amount (Sec-A + Sec-B)					11052095		9228139.31	

The additional financial implication for the extra item claim nos. 69 to 71, is likely to be Rs.92,28,139/-.

The extra item claim nos. 67 to 68 earlier not considered by CUPB and the extra item claim nos. 69 to 71 earlier rejected by BAC are placed before Building Committee for the consideration and recommend for the constitution of a Subcommittee for reviewing and recommend these extra item claims for further processing by EIL.

Resolve:

The Committee discussed in details the issues listed under A-D above and unanimously resolved to authorize the Vice-Chancellor to constitute a Technical Committee to study and verify all the extra item claims of the contractor and submit its recommendations to the Building Committee for consideration in next meeting.

Item: BC: 50:2020:16

To discuss the detailed status of various extra item claims submitted by M/s KSMB and recommended by M/s EIL for Phase-1B works and approval of extra items claims. (Annexure-50.16)

M/s EIL vide its letter no. CUPB/A372/Ph-1B/KSMB/003/97 dated 29.10.2020 has submitted the detailed status regarding approval of extra item claims for Phase-1B works being executed by M/s KSMB & Sons.

M/s EIL has submitted the overall status of extra item claims and financial implications as per actual/almost final quantities vide its letter no. CUPB/A372/Ph-1B/KSMB/003/97

dated 29.10.2020, including in-principally approved items and items rejected by BAC. (Annexure-50.16)

The detailed status is as under:

A. Extra item claim no.1 reviewed by EIL and recommended to CUPB for final approval as per actual/most likely executed quantities at site.

The details of extra item claim no.1 were discussed by BAC in its 45th meeting vide agenda item no. BAC: 45:2020:15(A) and resolved as under:

"BAC unanimously resolved to defer the approval for the extra item claims recommended by EIL and advised EIL to submit the details as per actual quantities executed at site."

Extra item claim no.1 in-principally approved by CUPB have been reviewed and recommended by EIL with for its final approval. The details are as under:

Ext. Item No	DISCRIPTION OF ITEM	UNIT	ESTIMATED QUANTITY	RATE AS CLAIMED BY M/S KSMB	AMOUNT AS PER CLAIM OF KSMB	RATE BY EIL	AMOUNT AS PER ESTIMATED QTY	Remarks
A	EXTRA ITEMS RECOMMENDED TO CUPB FOR FINAL APPROVAL ON 02/06/2020						Approximate cost	
1	GI Plumbing and Dranage system		44 toilets		2121851		1794890	
	Deduct amount of substitute SOR item no.2.2.18 for MS extension piece						-408720	
	Deduct amount of substitute SOR item no.2.2.19 for drain point extension piece						-337384	
	Sub total	LS			2121851		1048576	
	Deduct Antiprofitary discount 3.93% on account of GST as per am	LS			83389		41209	
	NET AMOUNT	LS			2038462		1007367	

In view of the above, the rates for these extra item claims duly reviewed and recommended by EIL are submitted for the consideration and approval of Building Committee. The net additional financial implication for the execution of these extra item claims works out to be Rs.10,07,367/-.

B. Extra item claim for Multy Track Bombay sections for Aluminium windows, rejected earlier by CUPB and EIL has requested for reviewing this extra item claim and advise to EIL for further processing the same at their end.

The details of extra item claim for Multy Track Bombay sections for Aluminum windows were also discussed by BAC in its 45th meeting vide agenda item no. BAC:45:2020:15(B) and resolved as under:

"The BAC unanimously resolved to approve the recommendations of SCBAC to reject the extra item claims as the contractor had already executed this item and paid by EIL at contract item rates and there was no justification for the same."

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M/s EIL have submitted this item for reviewing by CUPB and advising EIL for further processing.

The details are as under:

Ext. Item No	DISCRPTION OF ITEM	UNIT	DATE OF SUBMISSION BY CONTRACTOR	ESTIMATED QUANTITY	RATE AS CLAIMED BY M/S KSMB	RATE APPROVED BY, EIL/Architect PSDA/CUPB appointed committee	AMOUNT AS PER CLAIM OF KSMB	AMOUNT AS PER EIL/ARCH/PSDA/CUP	Remarks
D	EXTRA ITEMS NOT CONSIDERED BY CUPB EARLIER, NEED TO BE REVIEWED AND ADVISE EIL TO PROCESS EXTRA ITEM								
1	Providing and fixing Multy Track Bombay sections for Aluminum windows and interlocking system shutter including rollers with 50 micron powder coating etc	Kg	21.10.19	3300	565.77	453	1867041	1494900	Extra item sent for in-principle approval to CUPB on 11.11.19
	Less for substituted SOR item no. 1.11.1 and 1.11.2 for Aluminum work effecting 2.87% % discount on average rate i.e. (351+405)/2* 97.13%	Kg		3300		-367.15	0	1211696	
TOTAL AMOUNT							1867041	283305	

The additional financial implication for this item is Rs.2,83,305/-.

The extra item claim earlier rejected by BAC are placed before Building Committee for the consideration and recommend for the constitution of a Subcommittee for reviewing and recommend these extra item claims for further processing by EIL.

C. Extra item claim no. 2 to 11 analysed and recommended by EIL, and submitted to CUPB for approval.

The extra item claim nos. 2 to 11 have been submitted to CUPB for approval vide EIL's letter no. CUPB/A372/KSMB/PH-1B/95 dated 22.09.2020 (Annexure-50.16.1).

It is submitted that prior in principle approval of CUPB for execution of these items was not obtained by EIL. However, these extra items claims have been reviewed and recommended by EIL.

The details are as under:

Ext. Item No	DISCRPTION OF ITEM	UNIT	ESTIMATED QUANTITY	RATE AS CLAIMED BY M/S KSMB	AMOUNT AS PER CLAIM OF KSMB	RATE BY EIL	AMOUNT AS PER ESTIMATED QTY	Remarks
B	EXTRA ITEMS RECOMMENDED TO CUPB FOR FINAL APPROVAL ON 22/09/2020							
2	Providing and fixing Chlorinated Polyvinylchloride (CPVC) pipes having thermal stability for Hot and Cold water supply including all CPVC plain and brass threaded fittings exposed on wall/terrace							
2.1	65 mm dia	Mtr.	248	862	213776.00	761	189448	
2.2	80 mm dia	Mtr.	160	1061	169760.00	887	141520	
2.3	100 mm dia	Mtr.	48	1419	68088.00	1312	63480	
3	Providing and fixing Urinal spreader in urinal basin	Nos	76	646	49096.00	563	42788	Extra item sent for in-principle approval to CUPB on 11.11.19

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4	Extra for brick work in 1:6 cement and coarse sand mortar in super structure above plinth level instead of brick work up to plinth level	cum	40	1337	53488.00	746	29640
5	Extra item on providing and fixing of Nickel plated brass/ Non ferrous alloy fully way ball valve)				0.00		0
5.1	65 mm dia	Nos	15	4489	67335.00	3121	46815
5.2	80 mm dia	Nos	9	7756	69804.00	4131	37179
5.3	100 mm dia	Nos	5	12289	61445.00	5477	27345
6	Chemical Re-baring by Hilti injectable mortar HIT-HY-200 for 12 mm dia bar	Nos	740	209.71	155185.48	209.71	155185
7	Providing and fixing Collar (Sand cast iron						
7.1	100 mm dia	Nos	900	355	319500.00	248	224100
7.2	75 mm dia	Nos	5	259	1295.00	179	895
8	Providing and fixing Hangers with threaded rod by fixing of sizes 350 mm long and 500 mm long having installing arrangement of 25x3 mm flat with HILTI/Fisher ceiling fastener anchor						
8.1	350 mm long	Nos	300	258	77400.00	183	54900
8.2	500 mm long	Nos	1550	285	441750.00	210	325500
9	Providing centering and shuttering for special profile inverted Cone frustum column	sqm	388	877.33	333385.48	877	333260
10	Providing and fixing MARUTI lock in Aluminum sliding doors and windows	Nos	410	79.54	32611.40	48	19600
11	Providing and fixing Z- handle in sliding doors and windows	Nos	375	109.73	41148.75	48	18000
	Sub total	LS			2136836		1710167
	Deduct Antiprofitary discount 3.83% on account of GST as per am	LS			85978		67210
	NET AMOUNT	LS			2052858		1642958

Building Committee may consider and approve the above extra item claims on merit as analysed and recommended by EIL with additional financial effect of Rs.16,42,958/-.

Resolve:

The Committee discussed in details the issues listed under A-C above and unanimously resolved to authorize the Vice-Chancellor to constitute a Technical Committee to study and verify all the extra item claims of the contractor and submit its recommendations to the Building Committee for consideration in next meeting.

Item: BC: 50:2020:17

To discuss and approve the revised cost estimates of various works of Phase 1A & Phase 1B being executed under the supervision of M/s EIL as a deposit work.

NOTE

M/s EIL vide their letter no. CUPB/A372/CUPB/001/501 dated 23.01.2020 (Annexure 50.17) has submitted the revised cost estimates of various works of Phase 1A & Phase 1B being executed by EIL as a deposit work. Establishment of Main Campus of Central University of Punjab at Bathinda at Ghudda is being executed by M/s EIL as a deposit work.

The matter was discussed by BAC in the 45th meeting and the BAC has observed that the project is in advance stage of its completion therefore at this stage the tentative cost of extra items should not be submitted by EIL. However, EIL should submit detailed status of extra items after considering the actual quantities to be executed in the works. Accordingly, EIL vide their letter no. CUPB/A372/CUPB/001/501 dated 23.01.2020 has submitted the overall status of extra items executed for the completion of Phase 1A works which has been detailed in agenda item no. BC: 50:2020:7. Also EIL vide their letter no. CUPB/A372/Ph-1B/KSMB/003/97 dated 29.10.2020 has submitted the overall status of extra items executed under Phase 1B works which has been detailed in agenda item no. BC: 50:2020:10.

After considering the cost of works as submitted by EIL, the revised cost estimates of various works of Phase 1A & Phase 1B being executed at main campus of central University of Punjab are as under:

Sr. No.	Name of work	Sanction Cost (Rs. In crore)	Awarded Cost (Rs. In crore)	Estimated cost due to variation in BOQ quantities (Rs. In crore)	Extra/ Substitute/ Rebate Items (Rs. In crore)	Price Variation (Rs. In crore)	Likely executed Cost (Rs. In crore)
1	Civil, Structural, Electrical, HVAC, Elevators and Other Developmental works (Phase 1A work)	136.22	126.78	139.91	8	9.5	157.42
2	Civil, Structural, Architectural, Electrical, Plumbing and Other Developmental works (Phase 1B work)	70.21	68.19	54.58	0	3	57.58
3	Water Reservoir, Pump Room & Campus Development works	4.92	5.66	5.17	0.04	0	5.18
4	HVAC works in Academic Block (Execution Phase)	6.29	5.33	6.43	0.37	0	6.81
	TOTAL	217.66	205.97	206.10	8.37	12.50	226.98

Note: All the above costs are exclusive of taxes as the awarded cost was excluding service tax/GST and consultancy charges of PMC and Architect.

1. Phase 1A works: EIL have intimated that overall likely completion cost of Phase 1A works has been estimated to be Rs. 157.42 crore plus taxes against Rs. 126.78 crore plus taxes as a tendered cost. There is an increase of Rs. 30.64 crores in tendered cost of Phase 1A works. The reasons for the increase in cost are detailed as under: -

A. Due to variation in quantity –

a) While preparing the estimates and bill of quantities detail of Phase 1A tender quantities were prepared on the basis of drawings prepared by the Architect Consultant. During the execution of works the design of Academic Block prepared by Architect consultant was reviewed by EIL and it was observed that the building was under designed could lead to serious structural stability issues at later stage, therefore, on the recommendations of EIL, BAC allowed to adopt the revised design duly vetted by IIT, Delhi of the Academic Block which led to an increase in quantities of earth works, steel and concrete in Section A of Phase 1A works.

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b) In the tender the estimated length of road considered was approx. 0.6 KM only, However, during the execution of works EIL constructed roads required to connect various buildings to make the buildings accessible and roads of length about of 5.5 KM were constructed at site.

The above changes led to an overall increase of Rs. 13.14 crore due to variation of tendered bill of quantities

- B. **Price variation** – As per the provisions of contract agreement special conditions of contract clause no. 50 price variation is payable to the contractor. Brief details are as under:-
- a) **Price Variation on material:** Price variation shall be applicable on the supply of cement and / or steel (reinforcement bars, structural steel, plates, etc.) for permanent incorporation in the work. The contract price shall be adjusted for any increase or decrease on account of variation in steel prices as per the given formula.
- b) **Price Variation on labor:** The price variation for labor shall also be applicable for the contract for the contractual time period included extended period as per the given formula.

In view of the above contract provisions EIL had informed that the price variation payable for Phase 1A works would be around Rs. 9.5 crore.

- C. **Increase in cost due to execution of extra/substitute items as per approved drawings for the completion of works at site** – The estimates and bill of quantities of Phase 1A tender were prepared based on drawings prepared by the Architect consultant. During the execution of works it was observed that various decisions have to be taken to make the optimum use of the building from the user point of view. Some of the extra items have also been generated due to deficiencies in the contract prepared by Architect consultant and checked by M/s EIL. However, to make the buildings usable various works have been carried out at site which were beyond the scope/items defined in the tenders. There is an cost increase of Rs. 8 crore in Phase 1A works briefed as under.

S. No.	PARTICULAR	Number of Items	Financial Implication
	Financial Implication (Approximate)		
1	Extra item already approved by CUPB (Extra item no. 18 to 40)	23	25589282
2	Extra item reviewed by EIL and recommended to CUPB in line with rate vetted by joint committee of EIL and CUPB (Extra item no. 1 to 7 and 9 to 17) as per actual quantities executed till date, however final approval is awaited from CUPB	16	36227559
3	Extra item reviewed by EIL and already recommended to CUPB for final approval as per actual quantities executed till date (Extra item no. 41 to 51 and 34 A)	12	22355034

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4	Extra item in process within EIL and which were approved In-principle by CUPB (Extra item no. 52 to 54)	3	1525336
5	Extra items for which In-principle approvals were sought from CUPB, however CUPB advised to submit the final recommendation as work is now already executed. (Extra item no. 55 to 66)	12	3960244
6	Extra items not considered earlier by CUPB, however needs to be reviewed and advise EIL for further processing at their end (Extra item no. 67 to 71)	5	9943092
	Sub total of Extra items		99600548
7	Rebate items (R1 to R17)	17	13604831
8	Saving in SOR items which were substituted by Extra Items (D1 to D8)	8	11514067
	Sub total of total deductions		25118898
	Net financial implications of Extra items minus rebate / savings		74481650
	Provisions kept for variation in quantities at the time of final measurements (LS 5% of above value)		3724082
	Total implication of Extra Items		78205732
		Say	7.8 crore
			78200000
			6.17% of contract value

Due to reasons explained at A,B,C above the overall likely executed cost of Phase 1A works as intimated by EIL has been worked out to Rs. 157.42 crore plus taxes against Rs. 126.78 crore plus taxes as a tendered cost. The estimated cost of this work was 136.22 crore exclusive of taxes and consultancy charges.

2. Phase 1B works: During the execution of Phase 1B works, University observed that the overall cost of Phase 1A works was estimated to be increased beyond the tendered cost, moreover some of the items such as roof tiles, misting system in the hostel building, procurement and installation of LED lights, provisions of excess planters in landscape, provision of granite flooring in the ramps were got deleted from the scope of work of the contractor, which have led to the overall reduction in tendered cost. M/s EIL have informed that likely executed cost of Phase 1B works would be about Rs. 57.58 crore plus taxes after considering the price variation of Rs. 3 crore payable as per contract provisions against the tendered cost of Rs. 68.19 crore plus taxes. The estimated cost of this work was 70.21 crore.

3. Water reservoir, pump room and campus development works: M/s EIL have informed that likely executed cost of Water reservoir, pump room and campus development works would be about Rs. 5.18 crore plus taxes against the tendered cost of Rs. 5.66 crore plus taxes. The estimated cost of this work was 4.92 crore.

4. HVAC works in Academic Block: EIL have intimated that overall likely executed cost of HVAC works in Academic Block has been worked out to Rs. 6.81 crore plus taxes against the tendered cost of Rs. 5.33 crore plus taxes. There is an increase of Rs. 1.48 crores in tendered cost of

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HVAC works in Academic Block. The estimated cost of this work was 6.29 crore. The reasons for the increase in tendered cost of this work are detailed as below: -

- A. Due to variation in quantity** – EIL informed that during the tendering stage the quantities were worked out as per standard design prepared by the Architect. However, during the actual detailed designing by the contractor, EIL found that the heat load calculation of the systems was required to be changed due to which the no. circuits in the buildings were increased. Accordingly, there was an increase in the quantities of outdoor unit, Indoor unit and copper refrigerant pipe.
- B. Due to execution of extra items** – EIL informed that during the detailed designing the no. of electrical panels to be installed for the operation of HVAC system had to be increased to meet the site requirements.

In the view of above the Building Committee may like to consider the recommendations of M/s Engineers India Limited and approve the requirements of additional funds of Rs. 21.02 crore plus taxes i.e. likely executed cost of Rs. 226.98 crore plus taxes against the tendered cost of 205.98 crore plus taxes & consultancy charges for the all above listed works against the sanctioned cost of Rs. 217.66 plus taxes and consultancy charges.

Resolve:

The Committee discussed the matter in detail and unanimously resolved to defer the matter till finalization of the matter on the extra item claims vide agenda Item: BC: 50:2020:15 and 16.

Item: BC: 50:2020:18

To discuss and approve the request of M/s Godrej & Boyce for 6th time extension, for the work for Planning, Designing, Supplying and Installation of Laboratory Furniture & Fume Hoods at Main Campus of CUPB submitted vide its letter no. SR/2018-19/CUPB/EOT/NOV dated 23.11.2020 (Annexure- 50.18)

NOTE

The work of "Planning, Designing, Supplying and Installation of Laboratory Furniture & Fume Hoods" at Main Campus of CUPB was awarded to M/s Godrej & Boyce Co. Ltd., Mohali (G & B) vide LOA Reference No.: CUPB/cc/RO/18/2105 dated 27.11.2018 with a work completion period of 05 months. However, due to prevailing site conditions, time extensions were given to M/s Godrej as detailed below:

- 1st Extension: upto 31.07.2019 vide office note dated 03.06.2019
- 2nd Extension: upto 31.10.2019 vide letter no. CUPB/CC/ES/19-20/387 dated 12.09.2019
- 3rd Extension: upto 04.12.2019 vide letter no. CUPB/CC/ES/CD-93/634 dated 04.12.2019
- 4th Extension: upto 15.04.2020 vide letter no. CUPB/CC/ES/19-911 dated 11.02.2020

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- e) 5th Extension: Granted for time period upto 24 days from the date of uplifting of lockdown or 05.07.2020, whichever is earlier, vide letter no. CUPB/CC/Engg./19-20/1125 dated 11.06.2020.

As detailed above, the completion period for the work was last extended for 24 days from the date of uplifting of lockdown or 05.07.2020, whichever is earlier. Further M/s Godrej vide their letter no. SR/2018-19/CUPB/EOT/JULY dated 02.07.2020, SR/2018-19/CUPB/EOT/SEPT dated 21.09.2020 and SR/2018-19/CUPB/EOT/NOV dated 23.11.2020 (Annexure-50.18) has requested to further extend the completion period for the subject cited work upto 30st December, 2020 due to following reasons:

1. **Force Majeure due to COVID-19 Pandemic:** The operations at the manufacturing unit situated in Mumbai were on hold until 30.06.2020 and the work was resumed in the factory w.e.f. 06.07.2020 as per Maharashtra government guidelines with 33% manpower.
2. **Post COVID situation and Rules for Quarantine:** As submitted by M/s Godrej in the above referred letters, due to the difficulties in mobilization of manpower from across the country, a minimum period of 45 days was required to execute the works after receipt of material at site. However, the items required for completion of balance works were delivered by 10.08.2020, but due to strict quarantine rules of Punjab Govt. regarding COVID-19, the mobilized team could not function properly and the completion schedules had to be re-planned. Also, the imposition of curfew by Punjab Govt. on Saturdays and Sundays for the entire month of August, impacted the progress of the work at site.
3. **Delay in decision for shifting of Fume Hoods from City Campus:** The approval from CUPB for shifting of the existing fume hoods from City Campus to the Main Campus was conveyed to M/s Godrej on 11.09.2020, which delayed the finalization of Exhaust, GDS, Electrical and Plumbing work in the Fume Hood area. The old fume hoods were shifted to the new campus on 29.09.2020 and the subsequent work stand completed.
4. **Delay in providing electrical connections for Fume Hoods area:** The electrical supply to Fume Hoods area was not in the scope of M/s Godrej and the same was to be got done from other agency at site, which delayed this work and later on this work was finished by CUPB on 05.10.2020 and the commissioning of Fume Hoods was delayed.
5. **Delay in conducting handover and final measurement:** Due to effect of COVID on CUPB officials, there occurred slight delay in recording final measurements, defects and conducting handover of laboratories.
6. **Pending Inspection of Fume Hoods for Commissioning:** The work of installation and testing of Fume Hoods was completed and stood intimated to CUPB at the time of placing the request for time extension. The final inspection by CUPB Authorities was carried out on 02.12.2020.
7. **Delay in giving the Final Consent for Lifting Back Old Lab Furniture from City Campus:** The clearance for lifting up the existing lab furniture (in quantity equivalent to that provide in the 12 labs at the Academic Block) is yet to be provided by CUPB and therefore leading to delay in closure of the project.

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In view of the above reasons for causing delays in the completion of the work, it is submitted that the situation arising after the outburst of COVID-19 Pandemic, the completion of balance work has been impacted on all the fronts and due to Force Majeure, reasons are not attributable to the agency. Also, M/s Godrej has executed all the major works except dismantling & removal of old furniture items from the City Campus of CUP, Bathinda, which shall be allowed shortly as the shifting of campus to main campus is in progress.

Considering the above reasons which are beyond the control of M/s Godrej, the Engineering Wing recommends the extension in completion period for this work to be granted to M/s Godrej upto 30th Dec, 2020 as requested vide its letter no. SR/2018-19/CUPB/EOT/NOV dated 23.11.2020 on same terms and conditions without any compensation or levying of penalty.

Case as above is placed before the Building Committee for its consideration and approval of extension in completion period for this work to be granted to M/s Godrej upto 30th Dec, 2020 on same terms and conditions without any compensation or levying of penalty.

Resolve:

The Committee discussed the matter in detail and unanimously resolved to approve the extension in completion period upto 30th December 2020 on the same terms & conditions without any compensation or levying of penalty.

Item: BC: 50:2020:19

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

NOTE

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 between EIL and CUPB was extended up to 30.09.2019 vide CUPB letter no. CUPB/CC/ES/18-19/1366 dated 17.01.2019. Further considering the status of construction of buildings and the completion of buildings up to December 2019. EIL requested vide their letter no. EIL/Infra/CUPB/A372/327 dated 01.08.2019 for second extension of contract period. The second contract extension between EIL and CUPB was extended upto 01.03.2020 vide CUPB letter no. CUPB/CC/ES/19-20/446 dated 01.10.2019. EIL requested vide their letter no. EIL/Infra/CUPB/A372/388 dated 13.02.2020 for third extension of contract period. The third contract extension between EIL and CUPB was extended upto 01.10.2020 vide CUPB letter no. CUPB/CC/ES/19-20/1036 dated; 12.03.2020.

M/s EIL vide its letter no. EIL/Infra/CUPB/A372/430 Dated 28.09.2020 (**Annexure – 50.19**) has requested for further extension of validity of the contract agreement between EIL and CUPB up to 31.03.2021. The previous extension of the validity of the contract between EIL

and CUPB up to 01.10.2020 was granted considering the completion and handing over of the buildings of Phase-1A & Phase-1B up to 15.05.2020. However, as per request submitted by M/s EIL, the following reasons have been given for further extension of the contract agreement up to 31.03.2021 as per terms and conditions of existing contract:

CUPB is aware that the completion of project was further delayed subsequently primarily on account of Force Majeure Condition (FMC) due to countrywide lock down imposed by the Government of India to control the spread of epidemic corona virus COVID-19 due to which all construction works were at standstill from 22.03.2020 to 03.05.2020. Even though construction works were partially resumed by the contractor from 04.05.2020 with limited manpower & resources available at site based on circulars and SOPs issued by Ministry of Home Affairs (MHA), the lockdown is yet to be lifted in entirety. The impact of FMC and its adverse effect on the overall completion date needs to be taken into account in view of the partial lockdown still prevailing in the country especially in Punjab.

You are aware that buildings like Guest House, Staff Housing Type-F, Hostels (Men & Women), Student Dining, Staff Housing Type-A, Staff Housing Type-E and Academic Block of Phase 1A are handed over by the contractor to CUPB already and balance facilities like external features including STP, PSS etc. are also being taken over by CUPB. It is a matter of fact that the campus was also inaugurated on 24.08.2020 and operational since then. Balance buildings in Phase 1B are also targeted for completion by the contractor by 31.12.2020, and around 3 months will be required for achieving contract closure i.e. upto 31.03.2021.

It is submitted that taking-over of the buildings of Phase-1A begun w.e.f. 23.06.2020. The buildings like Guest House, Staff Housing Type-F, Hostels (Men & Women), Student Dining, Staff Housing Type-A, Staff Housing Type-E and Academic Block of Phase-1A stand handed-over to CUPB by EIL except the removal of defects by the contractor listed out during taking-over. The remaining facilities like external works including STP, Water Centre etc. have also been taken-over by CUPB. However, the work of HVAC, Water Reservoir and related works are yet to be submitted by EIL for taking-over. The shifting to the Main Campus has also been started w.e.f 18.08.2020 from City Campus. The inauguration of the Campus on 24.08.2020 as claimed by EIL in its letter was not held due to some technical reasons and the same was held on 12.10.2020.

The completion of balance works of Phase-1B has been targeted by EIL up to 31.12.2020 and around 3 months will be required for achieving contract closure i.e. up to 31.03.2021 as requested by EIL in its request for extension of the validity of the contract agreement. Further it is intimated that there is a provision of Defect Liability Period of 12 months in the contracts got executed by EIL for the Construction of Main Campus of CUPB, Ghudda.

The force majeure conditions due to Covid-19 are well understandable what the delays caused by EIL for getting the works completed as per committed schedule very well lies on the part of EIL.

As per clause no. 2.34 of the PMC services agreement of CUPB with EIL, no additional compensation is payable if there is time over-run in the completion of construction for no

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fault of commission or omission of CUPB and the contract can be extended in accordance with Clause no.19.

In view of the above it is recommended that the PMC services agreement between CUPB and EIL up to 31.03.2021 on same terms and conditions of the agreement without any additional compensation. Further the EIL should ensure that both Phase-1A and Phase-1B be handed-over to university in fully functional state at the earliest possible so that the main campus of the university is made fully operational for its academic operations.

Building Committee is requested to consider and approve the extension of validity of contract agreement between EIL & CUPB up to 31.03.2021 on same terms and conditions of the agreement without any additional compensation.

Resolve:

The Committee discussed the matter in detail and unanimously resolved to approve the extension in completion period upto 31.03.2021 on the same terms & conditions without any additional compensation.

Item: BC: 50:2020:20

To discuss and recommend 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.

NOTE

CUPB awarded the work of Project Management Consultancy to M/s Engineers India Limited (EIL) for providing Project Management Consultancy (PMC) Services for Establishment of Main Campus of Central University of Punjab at Ghudda Village, Bathinda. The agreement was executed on 06.09.2013 between CUPB and EIL, for getting the works executed amounting to Rs.600 crores (in phased and packaged manner) with a validity of five years plus 12 months Defect Liability Period. The contract was extended for the 1st time upto 30.09.2019, for the 2nd time upto 01.03.2020 and for the 3rd time upto 01.10.2020 vide CUPB letter no. CUPB/CC/ES/18-19/1036 dated 12.03.2020. Presently, the request of EIL for further extension of contract upto 31.03.2021 has been placed in the Agenda of this meeting.

The payment of EIL fees is to be made based on individual phase/package cost. The scope of work covers the various pre-construction, during construction and post construction stages. The services to be rendered by the PMC has been detailed under the clause no. 2 (Scope of Services) of an agreement between EIL and CUPB (copy of agreement placed below).

Current status:

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During the development of Main Campus, EIL presented their invoices which were checked and verified by the Engineering Wing and were put up in BAC meetings for

approval. Subsequent to the approval of Competent Authority, the payments were released to EIL by Accounts Wing of the University. As of now, total 16 running bills have been released to M/s EIL with a gross fee payable amounting to Rs.4,99,51,832/- plus taxes as applicable.

The 16th running bill was placed before the 45th BAC meeting vide item no. BAC:45:2020:24. The BAC considered and resolved to approve the release of payment of EIL for the PMC services after withholding 10% of the total fee payable for delay in completion of the works and restricting the value of execution of works to the tendered cost. Accordingly, in the 16th running bill, an amount of Rs.48,28,966/- was released to M/s EIL after withholding an amount of Rs.49,54,831/- (@10% of gross amount of fees payable) for delay in completion of the works as taken by EIL in its this bill as recommended by BAC. Also, as the cost of works for Phase-1A works and HVAC works had exceeded the tendered cost therefore the payment of fees to EIL was allowed after restricting the cost of these works to the tendered cost as per the directions of BAC.

Further, EIL has also submitted the invoices for payment of consultancy fees amounting to Rs.8,64,807/- for Phase-1A works and Rs.5,64,529/- for Phase-1B works, vide letter no. EIL/Infra/CUPB/A372/421 dated 15.07.2020 (**Annexure-50.20**). The details of the bills submitted by EIL have been checked by the Engineering Wing.

The details of consultancy fees payable to EIL are briefed as below:

1. Fee payable to EIL by restricting the cost to tendered cost of works plus taxes as detailed at **Annexure – 50.20.1** which is as per the decision of BAC and details are as under:

S. No.	Description	Net fee payable (Rs.)	GST @ 18%	Total Amount (Rs.)
1	Payment of EIL for PMC services by restricting the cost of works to tendered cost including taxes paid to the contractors (Annexure – 50.20.2)	₹ 32,21,348/-	₹ 5,79,843/-	₹ 38,01,191/-

2. Fee claimed by EIL in its bills but not paid to EIL on the works executed at site due to cost increase of the works beyond the tendered cost and the details are as under:

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S. No.	Description	Net fee not paid (Rs.)	GST @ 18%	Total Amount (Rs.)
2	Amount not paid to EIL for PMC services for the gross work executed at site beyond the tendered cost including escalation.	₹ 35,99,052.00	₹ 6,47,829.00	₹ 42,46,881.00

3. Fee claimed by EIL in its bills but not paid to EIL on the cost of extra item executed at site. The details are as under:

S. No.	Description	Net fee not paid (Rs.)	GST @ 18%	Total Amount (Rs.)
3	Payment of EIL for PMC services withheld on extra items amount.	₹ 19,86,208.00	₹ 3,57,517.00	₹ 23,43,725.00

4. In addition to the amounts at sr. no. 2 & 3 not paid to the EIL, amount withheld on account of delay in completion of works as per decision of BAC. The details are as under:

S. No.	Description	Net fee withheld (Rs.)	GST @ 18%	Total Amount (Rs.)
4 (a)	Amount withheld upto 16 th RA bill @ 10% on account of delay in work i.e. on Rs. ₹ 4,95,48,310/-	₹ 49,54,831.00	₹ 8,91,869/-	₹ 58,46,700/-

In the view of the above details it is recommended that the consultancy fees payable to M/s EIL, which is as per contract provisions and detailed as per Sr. no.1 above amounting to Rs. ₹ 38,01,191/- (including taxes) be released to EIL, however, EIL fees not paid/withheld at sr. 2,3 & 4 as per decision of BAC is required to be reviewed by Building Committee.

The matter is placed before the Building Committee for recommending the case for release payment to EIL.

Resolve:

The Committee discussed the matter in detail and unanimously resolved to approve the release of consultancy fees amounting to Rs. 38,01,191/- (including taxes) as per sr. no.1 subject to the verification by the Finance department of CUPB. It further resolved that University should seek legal opinion concerning payment vide Sr. No. 2 to 4 above. This

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matter can be placed again before the Building Committee in its next meeting along with the legal opinion for consideration.

Item: BC: 50:2020:21

To discuss the request of M/s Engineers India Limited regarding details of additional efforts spent by EIL and reimbursement thereof.

NOTE

M/s EIL vide their letter no. EIL/Infra/CUPB/A372/419 dated 10.07.2020 (**Annexure 50.21**) has submitted the details of additional efforts spent by EIL from 01.01.2020 to 30.06.2020 by which they claimed that an additional effort of 24 man months at site and 1232 man-hours at HO have already been spent by EIL from 01.01.2020 to 30.06.2020. EIL vide this letter claimed that cumulative additional effort of 116.84 man-months at site and 4496 man hours at HO had been spent by EIL beyond CCD of 05.09.2018 & upto 30.06.2020 for performing project and construction Management services. EIL requested CUPB for in-principle approval for the same for enabling them to submit the applicable man-month and man-hour rates for CUPB's approval for different discipline and experience for an early settlement on the matter.

In this regard it is submitted that execution of Phase 1A and Phase 1B works being carried out under the supervision of M/s EIL as a PMC, have been delayed beyond its stipulated completion period due to various reason attributed to EIL also and it was the duty of EIL for getting works completed as per schedule as per clause no. 2.34 of contract agreement of CUPB with EIL which reads as under:

"No additional compensation is payable if there is time over-run in the completion of construction for no fault of commission or omission of CUPB and the contract can be extended in accordance with Clause no.19."

The matter is placed before the Building Committee for consideration and further directions.

Resolve:

The Committee discussed the matter in detail and unanimously resolved not to approve the claim of EIL in the name of additional efforts made as the same were not tenable as per contract provisions.

Item: BC: 50:2020:22

To discuss the request of Architect Consultant M/s PSDA for the settlement of claims and payment of outstanding amounts vide their letters dated 06.03.2020, 30.04.2020, 06.05.2020 addressed to University Engineer & letters dated 03.07.2020 and 27.07.2020 addressed to the Registrar, CUPB regarding the Construction of Main Campus of Central University of Punjab at Village Ghudda.

NOTE

CUPB awarded the work of Architectural consultancy to M/s PSDA vide agreement dated 12.09.2013 between CUPB and PSDA, the scope of work was for the execution of 19000 sq.m. covered area amounting to Rs.100 crores including preparing and getting approved the master plan of the Main Campus.

Further, the scope under the above agreement was enhanced to an area of 97000 sq.m. and a cost of Rs.215 crores (subject to release of funds by the government) by issuing a supplementary agreement dated 22.01.2016, signed on 01.02.2016.

The scope of work in the agreement clearly defined covering the various planning stages, pre-construction, during construction and post construction stages. The final stage was defined for taking the completion/occupancy certificates, no objection certificates and issuing the as built drawings. During the execution of works the Engineering wing of the University had recommended the release of due architectural consultancy payments to M/s PSDA as per the various payment stages of the agreement after getting the same verified from M/s EIL, the PMC of the project. The same were also released after obtaining the approval of Competent Authority.

Also, during the construction of the buildings the reasons for delay in execution of construction works and the recommendations processed by the PMC of project, had been reviewed from time to time by the BAC after considering the recommendations of all the stake holders of the project. It was observed by the BAC that some of the major reasons for delay in completion of the project as a whole were attributable to M/s PSDA also. Accordingly, show-cause notice was served to M/s PSDA for its lapses and the penalty as per contract agreement was imposed on the firm. As already informed, the overall completion of project got delayed primarily due to the major failures on the part of M/s PSDA to provide quality deliverables in time (as highlighted in the contract) and repeated slippages in the timelines and commitments since the beginning of the project which M/s PSDA was also aware and liable for delays in the execution of work at site.

M/s PSDA vide their letter dated 06.03.2020, 30.04.2020, 06.05.2020 addressed to University Engineer & letter dated 03.07.2020 and 27.07.2020 addressed to the Registrar (**Annexure-50.22**), CUPB requested for settlement of claims and payment of outstanding amounts to PSDA.

Details of the claims raised by the Architect are as under:

1. Payment of fee for design and development work of omitted buildings after design, development, additional tender packages – amounting to **Rs.1,36,37,393/-**

1.a Omitted Buildings- The Architect had claimed the charges for design and development of VC office, (estimated cost- Rs.9.36 Cr), VC residence (estimated cost Rs.2.79 Cr),

Administration building (estimated cost Rs.27.98 Cr), Library (estimated cost Rs.28.95 Cr), Staff housing Type-D (estimated cost Rs.30.83 Cr), Entrance Gate with Guard Room (estimated cost Rs.1.99 Cr)

1.b Additional Tender Packages- HVAC System (estimated cost Rs.6.5 Cr), Water Reservoir and Pump Room (estimated cost Rs.4.93 Cr), Modular Kitchen and Kitchen equipment (estimated cost Rs.2.65 Cr), Wardrobes in Staff Residences (estimated cost Rs.1.11 Cr), LAN, CCTV, IPBBX (estimated cost Rs.4.77 Cr), Interiors of Seminar Hall and Auditorium (estimated cost Rs.3.03 Cr), Toilet Accessories (estimated cost Rs. 0.46 Cr), Fire Extinguishers (estimated cost Rs. 0.35 Cr)

1.1 Comments of Engg. Wing- As per the agreement Clause No. 4 defining the Scope of Services, sub-clause (e), the Architect consultant was required to provide more alternatives in the best interest of the campus development, if demanded by the Client.

1.1.a As per the records available with this office, i.e. 17th BAC held on 04.12.2013, 13th SCBAC held on 24.10.2014, Progress Review Meeting held on 27.04.2015 and 28th BAC held on 03.12.2015 (copies attached as Annex-A), it has been documented that the Architect had only carried the conceptual planning of the said buildings for the purpose of consideration by the University and had submitted the conceptual drawings and preliminary estimates only for the proposal to be considered by the university, and no detailed working was done by the Architect consultant.

Hence, the payments for omitted buildings for which conceptual drawings & preliminary estimates were submitted and as claimed by the Architect consultant were neither admissible nor payable, therefore were not recommended by the Engineering Wing.

1.1.b Further, for the claims regarding the additional tender packages, the fees for the works which are being executed such as HVAC System and Water Reservoir & Pump Room, are being paid by the University as per the agreement provisions. For the remaining works like Modular Kitchen and Kitchen equipment, LAN, CCTV, IPBBX, Wardrobes in Staff Residences, Interiors of Seminar Hall and Auditorium, Toilet Accessories and Fire Extinguishers, the consultant had only worked out the preliminary estimation which was found to be with unreasonably high rates and not accepted by the University, therefore the fee claimed by the Architect consultant were neither admissible nor payable, therefore were not recommended by the Engineering Wing.

2. Payment of additional cost incurred by PSDA due to indefinite prolongation of contract – amounting to Rs.68,93,100/-

2.1 Comments of Engg. Wing- As per clause no. 1.5 of the contract agreement between CUPB and M/s PSDA vide which the term COMPLETION has been clearly defined as “the period from the commencement date of the work to the physical completion of work by the work contractor”. The status of work under execution of site was well known to all the

stake holders of the project including M/s PSDA. M/s PSDA was well aware that the stage payment will get admissible only when the milestone is achieved as per the provisions of contract. The relevance of different dates like Contractual Date of Completion (CCD) and the Extended Date of Completion of contract may it be for Phase-1A works or Phase-1B works, referred to by M/s PSDA in its letters were not relevant as it is nowhere mentioned in the contract agreement that M/s PSDA have to perform their services only for that period only. The time schedule and the duration for performing different activities by M/s PSDA are clearly detailed in the contract agreement and accepted.

The reasons for delay in execution of construction works and the recommendations processed by the PMC of project, had been reviewed and considered from time to time by the BAC. Further, it was observed by the BAC that some of the major reasons for delay in completion of the project as a whole are attributable to M/s PSDA also.

In view of the reasons detailed above, the claim of M/s PSDA was not found tenable and hence was not recommended by the Engineering Wing.

3. Payment of amount recovered from PSDA as penalty for the delay occurred in works – amounting to **Rs.15,99,632/-**

3.1 Comments of Engg. Wing- It was observed by the BAC that some of the major reasons for delay in completion of the project as a whole are attributable to M/s PSDA also. Accordingly, show-cause notice was served to M/s PSDA, considering its reply and comments of PMC, and the penalty as per contract provisions under Clause no. 10.2 was imposed on the firm. As the overall completion of project got delayed primarily due to the major failures on the part of M/s PSDA to provide quality deliverables in time (as highlighted in the contract) and repeated slippages in the timelines and commitments since the beginning of the project which M/s PSDA was also aware.

Therefore, a penal recovery @10% of the fees as per clause no. 10.2 of the contract agreement between CUPB and M/s PSDA, was recommended by the BAC. Till date no payment on account of architectural services provided by the Architect Consultant was due as per contract agreement provisions and have been released by the University. However, the 11th RA bill of the Architect Consultant is under process which includes the penal recovery as recommended by the BAC.

Hence, as the amount have been withheld as per the directions of BAC as per the provisions of the contract, the claim of architect that the illegal levy of liquidated damages of Rs.15,96,632/- are not tenable.

4. Payment of pending invoice dated 22.07.2019 – amounting to **Rs.29,18,988/-**

4.1 Comments of Engg. Wing- The Architect had raised an invoice dated 22.07.2019 for an amount of Rs.29,98,188/- plus GST instead of Rs.29,18,988/- as claimed in his letter.

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Further, as already detailed above in para no. 3, the 11th RA bill against this pending invoice is already in process and the net fees payable to the Architect is nil after making deductions as per the contractual provisions.

5. Claim due to loss of opportunity/business/profit due to prolongation of contract – amounting to Rs.22,18,725/-

5.1 Comments of Engg. Wing- As already detailed above, the major reasons for the prolongation of the contract/delay in works was attributable to M/s PSDA, the Architect Consultant, therefore this claim of the Architect is not admissible.

6. Claim for payment of interest @12% on the due amount from the date on which the amount became due for payment till actual date of payment

6.1 Comments of Engg. Wing- Since all the due payments of the Architect Consultant stand released to the Architect Consultant as per the contractual provisions and nothing is due to be paid and there is no question of payment of the interest and the claim raised by the Architect Consultant is not tenable.

7. Claim against cost of Arbitration – amounting to Rs. 10,00,000/-

7.1 Comments of Engg. Wing- Since there is no Arbitration between CUPB and PSDA, therefore the above claim of the Architect is not tenable.

In addition to the above claims of the Architect, as per the records available with this office, it has been observed that as the estimates and the tender document were prepared by the Architect Consultant and the cost of Ph-1A works have exceeded the tendered amount due to variation in BOQ quantities, deficiencies in the agreement leading to generation of enormous extra items and the labor escalation due to the delay in work, which were attributable to the Architect Consultant, therefore the BAC considered imposition of penalty as per contract provisions. Further, the difficulties being faced by the users due to the deficiencies in planning and design by the Architect Consultant, will lead to long term functional losses to the University, and for which a show cause notices has already been served to M/s PSDA and is to be decided by the Building Committee.

The matter is placed before the Building Committee for consideration and further directions in the matter.

Resolve:

The Committee discussed the matter in detail and unanimously resolved not to approve the claims of PSDA in the name of additional efforts made, as the same are not tenable as per contract provisions.

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Item: BC: 50:2020:23

To discuss the request of Architect Consultant M/s PSDA for appointment of sole Arbitrator vide letters dated 14.08.2020 and 08.09.2020 for the Phase-1A and Phase-1B works of Construction of Main Campus of Central University of Punjab at Village Ghudda.

NOTE

CUPB has awarded the work of Architectural consultancy to M/s PSDA vide agreement dated 12.09.2013 between CUPB and PSDA, the scope of work was for the execution of 19000 sq.m. covered area amounting to Rs.100 crores only. As per the first supplementary agreement dated 22.01.2016, signed on 01.02.2016, the scope of work was enhanced to an area of 97000 sq.m. and a cost of Rs.215 crores (subject to release of funds by the government). The scope of work as per the agreement clearly defined covering the various planning stages, pre-construction, during construction and post construction stages. The final stage was defined for taking the completion/occupancy certificates, no objection certificates and issuing the as built drawings. The Engineering wing of the University has recommended the release of due architectural consultancy payments to M/s PSDA as per the various payment stages of the agreement after getting the same verified from M/s EIL, the PMC of the project.

Further, during the construction of the buildings the reasons for delay in execution of construction works and the recommendations processed by the PMC of project, had been reviewed from time to time by the BAC after considering the recommendations of all the stake holders of the project. It was observed by the BAC that some of the major reasons for delay in completion of the project as a whole are attributable to M/s PSDA also. Accordingly, the show-cause notice was served to M/s PSDA for its lapses and the penalty as per contract agreement was imposed on the firm. As already informed, the overall completion of project got delayed primarily due to the major failures on the part of M/s PSDA to provide quality deliverables in time (as highlighted in the contract) and repeated slippages in the timelines and commitments since the beginning of the project which M/s PSDA was also aware and liable for delays in the execution of work at site.

M/s PSDA vide their letter 14.08.2020 and 08.09.2020 for the Phase-1A and Phase-1B works (**Annexure-50.23**) addressed to Hon'ble Vice Chancellor of CUPB had requested for the appointment of Arbitrator for adjudication of claims. As per clause no. 7 of Agreement which is reproduced as under:-

"Any question, dispute or difference arising under or out of or in connection with this agreement shall be settled through mutual discussions and consultation by the parties WITH THE UNIVERSITY AUTHORITIES. In case no resolution is possible/reached, the dispute or difference shall be referred to the Vice Chancellor of Central University of Punjab, Bathinda by either party for appointment of Sole Arbitrator. The award of the Sole Arbitrator shall be final

and binding upon the parties. All arbitration proceedings shall be carried out in accordance with The Arbitration and Conciliation Act, 1996 as amended."

M/s PSDA has directly requested for the appointment of Sole Arbitrator, however, as per agreement clause any dispute or difference shall be settled through mutual discussions and consultation by the parties with the University Authorities. Thereafter in case of no resolution the matter can be considered for the appointment of sole arbitrator.

The matter is placed before the Building Committee for consideration and further directions.

Resolve:

The Committee discussed the matter in detail and unanimously resolved to authorize the Vice Chancellor to constitute a Committee as per provisions of contract to hear the grievances of Architect Consultant through mutual discussions & consultations and submit its recommendations.

Item: BC: 50:2020:24

To discuss the details of the infrastructure to be created out of the Campus Development grant of Rs. 1.50 Crores allocated by UGC for the year 2020-21 and the draft tender for the construction of balance civil works of the road connecting the entrance to Guest House and Transit Hostel.

NOTE

A Grant of Rs. 1.5 Crore has been allocated by UGC for Campus Development of the University for the year 2020-21. Finance office vide its letter no. 1787 dated 02.12.2020 have informed the allocation of this grant for creation of Infrastructure under Campus Development grant, the details are as under:

- | | |
|---|------------|
| a. For construction of Main Entrance Gate of the University: | Rs. 60 Lac |
| b. For creation of Sports Infrastructure: | Rs. 10 Lac |
| c. For the construction of connecting road from entrance to transit hostel: | Rs. 80 lac |

The work at Sr. No. C above, for the construction of balance civil works of the road connecting the main entrance to Guest House and Transit Hostel has been planned in the first instance and the works at Sr. No. a & b shall be taken up separately after getting the details and designs prepared. The works regarding providing services namely drainage, street lighting, laying of GSB (150mm thick) for road construction, stand already executed by the contractor under the Phase 1A works. Confirmation regarding the already executed works have been obtained from M/s EIL.

The location of proposed road is as per approved Master Plan of the University. However, as per the decisions taken in the 38th meeting of BAC vide item no. BAC: 38:2017:4, the

amendments made for width of roads and adoption of Type-I design for road pavements have been considered for the purpose of estimation.

The scope of the work comprises of laying of 6.0 m wide 200mm thick RCC pavement over the existing 150mm thick layer of GSB, drain channel, kerb stone and provision of 2.5 m wide footpath on one side of the 600 m long road section including site cleaning around the road section.

The estimated cost for execution of works as per Punjab PWD CSR-2020 rates and provision of 3% contingency, works out to **Rs.86,45,171/-**. However, only Rs. 80 lakh has been allocated for the execution of this work and alternatively this work can be executed without one side footpath and the estimated cost works out to be **Rs. 69,35,802/-**. The details are attached (**Annexure-50.24**). It is proposed that tender for the execution of work amounting to Rs. 86,45,171/- may be called and required works as per allocated funds shall be executed.

A draft tender document for the execution of this work as per standard provisions of the contract has been prepared and enclosed for perusal and approval of the same please.

The matter is placed before the Building Committee for consideration and further directions in the matter.

Resolve:

The Committee discussed the matter in detail and unanimously resolved to approve:

- 1. the proposal for utilizing of funds of Rs. 150 Lakh under Campus Development Grant for the year 2020-21 for the construction of internal road amounting to Rs. 80 Lakh, creation of sports infrastructure amounting to Rs. 10 Lakh and construction of Main Gate of University amounting to Rs. 60 Lakh.**
- 2. to adopt the design of Type-I of EIL, earlier adopted as per the decision of 38th Building Committee for the construction of roads in the campus.**

Item: BC: 50:2020:25

To discuss and recommend the Empanelment/Appointment of Architect Consultant for detailed planning, preparation of Architectural & Structural drawings, estimate and Detailed Notice Inviting Tender (DNIT) for the construction of Hindi Bhawan, Main entrance gate and any other minor works required to be executed in future at Main Campus of Central University of Punjab at Ghudda.

NOTE

It is submitted that grant for construction of following new projects have been received from the University Grant Commission. To start the process for execution of these projects including any other minor works required to be executed in future at Main Campus of Central University of Punjab at Ghudda. Empanelment/Appointment of Architect Consultant

for detailed planning, preparation of Architectural & Structural drawings, estimate and Detailed Notice Inviting Tender (DNIT) is required.

The details of projects for which grants have already been received.

1. Construction of Hindi Bhawan – Grant for the construction of Hindi Bhawan Building at Main Campus of the University has been received from University Grant Commission, New Delhi. The Preliminary Estimates for 350 sqm area and the estimated cost of Rs.1,10,04,094/- (excluding the cost of furniture considered in DPR) along with DPR of project have been approved technically by the Building Advisory Committee in circulation and subsequently was ratified by the BAC in its 45th meeting vide agenda item no. 45:2020:28. The DPR was also approved by the Executive Council in its 35th meeting held on 11.01.2020 at New Delhi.

2. Construction of Main Entrance Gate – Grant of Rs. 60 Lac for construction of Main Entrance Gate at Main Campus of the University has been allocated from a total grant of Rs. 6.0 Crore received by the University under capital head for the year 2020-21 and as conveyed by Accounts department vide their office note no. 1787 dated 02.12.2020.

The requirement has been got freezed from the concerned department for the execution of proposed works of Hindi Bhawan. Details for the construction of proposed Main Entrance Gate are required to be planned and freezed for further carrying out the structure details including tender drawings & detailed NIT for the execution of this work. The Architect Consultant for the preparation of detailed Architectural & Structural drawings, estimates and DNIT is required to be appointed by the University.

These works are required to be executed on urgent basis. The performance of existing Architect (M/s PSDA) has been found not satisfactory. Hence, it is proposed that an Architect Consultant from Government Institutes of Punjab may be appointed to carry out the above job. It is further submitted that Government Institutes such as Punjab Engineering College, Chandigarh, Consultancy cell of Guru Nanak Dev University, Amritsar and Giani Zail Singh College of Engineering & Technology, Bathinda or any other suitable Govt. Institute of Punjab may be approached for detailed planning and preparation of detailed Architectural & Structural drawings, estimates and DNIT.

The matter is placed before Building Committee for its consideration and recommend for Empanelment/Appointment of Architect Consultant for detailed planning, preparation of Architectural & Structural drawings, estimate and Detailed Notice Inviting Tender (DNIT) for the construction of Hindi Bhawan, Main entrance gate and any other minor works required to be executed in future at Main Campus of Central University of Punjab at Ghudda.

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Resolve:

The Committee discussed the matter in detail and unanimously resolved to authorize the Vice Chancellor to either empanel or appoint the Architect Consultant from Government Institutes of Punjab having the Architectural Consultancy Cell or engaging any agency through tendering process.

Item: BC: 50:2020:26

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, letter no. 1154 dated 06.07.2018, letter no. 1287 dated 19.07.2019, letter no. 485 dated 27.03.2019, Letter no. 463 dated 13.03.2019, Letter no. 54(Arb)/EE-Ludhiana/2063 dated 23.11.2019, Letter no. 2959 dated 26.11.2019, Letter no. 54(Arb)/EE-Ludhiana/2100 dated 28.11.2019, 54(1219)/EE-Ludhiana/75 dated 13.01.2020, Letter no. 1221 dated 18.09.2020, Letter no. 1556 dated 19.11.2020.

NOTE

It is submitted that construction of main entry road of Central University of Punjab, Ghudda was entrusted to CPWD for execution as a deposit work with A/A & E/S amounting to Rs. 3,78,97,000 /- vide University letter no. CV PB/CC/BI/CPWD/1450 dated 29/03/2013 (**Annexure-50.26**) on preliminary estimates submitted by CE(NZ-V), CPWD, Jammu vide their letter no. 2845 dated 22.03.2013 (**Annexure-50.26.1**) and a total amount of Rs. 372 Lacs was deposited with CPWD against the above sanction in installments. In the mean time detailed estimate amounting to Rs. 4,73,20,000 /- based on detailed drawings and estimate for the above work prepared by M/s PSDA the Architect Consultant of University was submitted. Based on the instructions given by the University Authorities in a meeting held on 04.12.2013, the tenders for the execution of this work were invited. Subsequently the modified estimate amounting to Rs. 4,72,82,500 /- was submitted to the Registrar, Central University of Punjab by Chief Engineer (NZ-V), CPWD, Jammu vide their letter no. 23 (63)/SE(P)-1/NZ-V/446 dated 25.02.14 (**Annexure-50.26.2**) for according approval of the University, which remained pending with the University. The work was executed by CPWD according to the schedule of quantities submitted by the University Architect Consultant M/s PSDA and forwarded by the then University Engineer to CPWD on 20.12.2013. The work stand now completed on 20.04.2016 and the payment for the final bill for this work is pending with CPWD.

Superintending Engineer, Jalandhar Central Circle, CPWD vide his office letter no. 1639 dated 28.09.2018 has earlier requested for deposit of additional funds of Rs. 60 lacs at the earliest (**Annexure-50.26.3**). To verify the claims of Rs. 60,00,000 /- by CPWD through above referred letter, the matter was further got clarified from the office of the Executive Engineer, Ludhiana Central Division, CPWD Ludhiana. In response to queries raised by CUPB, Executive Engineer through their letter no. 06 dated 01.01.2019 (**Annexure-50.26.4**) and letter no. 63 dated 16.01.2019 (**Annexure-50.26.5**) CPWD submitted the supporting documents and

clarified that the Total expenditure of Rs. 4,22,73,805 /- (Excluding the cost of Arbitration fees of Rs. 2,00,000 /- paid to Arbitrator Shri. Sita Ram Pandey) already paid by CPWD has been incurred by CPWD against A/A & E/S of Rs. 378.97 lacs and an amount of Rs. 3,72,32,333 /- deposited by CUPB to CPWD was advance for deposit work.

An additional amount of Rs. 52,41,472 /- (including the cost of Arbitration fees of Rs. 2,00,000 /- paid to Arbitrator Shri. Sita Ram Pandey) detailed in Executive Engineer, Ludhiana Central Division, CPWD Ludhiana letter no. 63 dated 16.01.2019 (**Annexure-50.26.6**) is required to be remitted to CPWD for the construction of Main entry road to Central University of Punjab, Bathinda.

The contractor has invoked the Arbitration clause and Shri. S.R. Pandey has been appointed as Sole Arbitrator by CE(NZ-V), CPWD, Jammu and Arbitration proceedings are going on.

The matter was discussed in detail by BAC in its 43rd Meeting vide Agenda item no. BAC: 43:2019:21 and resolved as under:

"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."

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 (**Annexure-50.26.7**). No response of MHRD has been received till date. Further Executive Engineer, CPWD, Ludhiana Central Divisions vide letter no. 463 dated 13.03.2019 (**Annexure-50.26.8**) has elaborated the bifurcation of amount of 52.09 Lac as demanded by CPWD for clearing the outstanding dues and also informed the University that their main contractor M/s Chiranji Lal Gupta & Sons has invoked the Arbitration claiming interest other loses and damages from Union of India. Further, their other contractor M/s Pooja Electrical is likely to invoke the Arbitration clause in case of further delay in the payments.

The brief bifurcation of funds required by CPWD is as below:-

- | | |
|---|----------------------|
| 1. Reimbursement of service tax to the agency | – Rs. 17,88,979 /- |
| 2. Amount of final bill | – Rs. 21,69,341 /- |
| 3. Payment to sole arbitrator | – Rs. 2,00,000 /- |
| 4. Up to date expenditure by CPWD | – Rs. 3,79,74,957 /- |
| Total Expenditure including liabilities | – Rs 4,24,40,719 /- |

Say – Rs 424.41 lac

Up to date funds paid to CPWD – 372.32 Lacs

Balance funds required by CPWD – 52.09 Lacs

The matter was discussed in detail by BAC in its 44th Meeting vide Agenda item no. BAC: 43:2019:37 and resolved as under:

"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."

Accordingly, as per the direction of BAC the decision of BAC was communicated to Executive Engineer, Ludhiana Central Division, CPWD Ludhiana vide this office letter no. CUPB/CC/ES/19-20/423 dated 25.09.2019 (**Annexure-50.26.9**).

The matter regarding the status of CPWD request for release of additional funds in regard to the construction works of main entry road to Central University of Punjab (Bathinda) was discussed in detail by BAC in its 44th Meeting vide Agenda item no. BAC: 44:2019:37 and resolved as under:

"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".

Further the Executive Engineer, CPWD, Ludhiana division vide his letter no. 54(1219)/LCD/1861 dated 25.10.2019 (**Annexure-50.26.10**) intimated the University to appoint a nodal officer for the Arbitration case of M/s Chiranji Lal Gupta & Sons (The contractor for work). Executive Engineer, CUPB vide its letter no. CUPB/CC/ES/19-20/545 dated 08.11.2019 (**Annexure-50.26.11**) replied to Executive Engineer, CPWD, Ludhiana that as the CPWD has carried out the work at site beyond the approval of A/A & E/S at its own will without obtaining the prior approval of the University, therefore University is not liable for the Arbitration and its award, if any.

Therefore, the Executive Engineer, CUPB discussed with Executive Engineer, CPWD, Ludhiana about the exemption of S.T on educational institutes during the execution period of work. Therefore, CPWD reconsidered the case.

Chief Engineer, CPWD, Chandigarh vide 2959 dated 26.11.2019 (**Annexure-50.26.12**) further replied the clarifications and requested the University to release the additional amount fund of Rs. 34.2 Lac. Thereafter Executive Engineer, CPWD, Ludhiana division vide its letter no. 54(Arb)/EE-Ludhiana/2063 dated 23.11.2019 (**Annexure-50.26.13**) intimated the University that they have also released the second advance amounting to Rs. 2 Lac to the Arbitrator.

Executive Engineer, CPWD, Ludhiana division vide its letter no. 54(1219)/EE-Ludhiana/75 dated 13.01.2020 (**Annexure-50.26.14**) has intimated the University that the another contractor M/s Pooja Electricals has requested CPWD for the release of Rs. 18 Lacs along with interest. Therefore he has once again requested the University to release the outstanding amount of Rs. 36.2 Lac so that payments could be made to the agencies.

Executive Engineer, Ludhiana Central Division, CPWD Ludhiana vide his office Letter no. 1221 dated 18.09.2020 (**Annexure-50.26.15**) and Letter no. 1556 dated 19.11.2020 (**Annexure-50.26.16**) again requested that outstanding amount of Rs. 34.20 lac may be released immediately in Govt. interest to avoid further financial implication & cost of litigation.

The matter is submitted for the consideration of Building Committee and further guidance in the matter.

Resolve:

The Committee discussed the matter in detail and unanimously resolved that since the matter has already been referred to MHRD (Now Ministry of Education). Therefore, action for the release of payment to CPWD be taken after the approval of MHRD. However, a reminder in this regard be sent to the Ministry of Education.

Item: BC: 50:2020:27

Any other item with the permission of the Chair – NIL

Item: BC: 50:2020:28

Current agenda if any.

With the permission of Chair, current agenda to Ratify the decision for Creation of Capital Assets Utilizing Internal Resource Generation (IRG) and Interest thereon till 31.03.2017 was submitted to the Committee for its consideration.

The committee was appraised that decision for the creation of Capital Assets Utilizing Internal Resource Generation (IRG) and Interest thereon till 31.03.2017 had been taken by the University. The additional infrastructure were urgently required to be created in the Main Campus of CUPB. The University had earned amount of Rs.10 crores from internal resource generation (IRG) amount and the interest earned thereon till 31.03.2017.

To utilize this amount, the University formed a Committee to propose a plan for optimum utilization of the available fund for the creation of Capital Assets. Accordingly, the committee deliberated and proposed the creation of following building projects:

Sr. no	Particulars	Estimated Cost (Amt. in Crs)	Justification
1	Kitchen Wardrobes in all residences	1.50	Providing basic necessities in residential buildings
2	Furnishing and finishing of Seminar hall and smart classrooms	2.00	To make these functional
3	Furniture for Guest House, Transit Hostel and Conference Hall-VC's Office	0.75	Buildings can be put up to use after required infrastructure is provided

4	Roof-top Solar Panels	2.00	University shall save electricity expenditure by tapping the renewable source of energy
5	Academic to Transit Hostel Road	1.00	To make the already developed campus accessible
6	Hostel for Research Scholars	4.00	Research Scholars require separate residential space for improved research output.
Total Amount		11.25	

Resolve:

The Committee discussed the matter in detail and unanimously resolved to ratify the proposal of the University submitted to UGC for the creation of capital assets utilizing the internal resource generation (IRG) funds and interest thereon till 31.03.2017.

Item: BC: 50:2020:29**Fixing date of the next meeting of the Building Advisory Committee.**

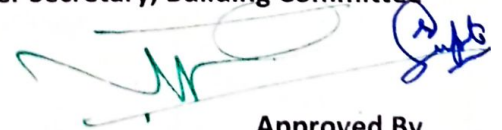
The Chairman proposed that the next Building Committee meeting be held in the first week of February 2021 and the Committee authorized the Chairman to fix the next date of meeting.

The meeting concluded with the vote of thanks from and to the Chair.

KPSingh
7/1/2021

Mr. Kanwal Pal Singh

Registrar & Member Secretary, Building Committee



Approved By

Prof. Raghavendra P Tiwari

Vice Chancellor & Chairman, Building Committee