

# **AGENDA**

of

The 8<sup>th</sup> Meeting of Building Works Committee

Of

**MAHARAJA RANJIT SINGH PUNJAB  
TECHNICAL UNIVERSITY BATHINDA**

In the Office

of

Vice Chancellor, Maharaja Ranjit Singh Punjab Technical  
University Bathinda

On 21 September, 2018

At 11.00 AM

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### **Constitution of Building Works Committee**

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|-----|---|-------------------|
| 1.  | Vice Chancellor,<br>MRSPTU, Bathinda.   | Chairman          |
| 2.  | Registrar,<br>MRSPTU, Bathinda.   | Member            |
| 3.  | Finance Officer<br>MRSPTU, Bathinda.  | Member            |
| 4.  | Chief Engineer,<br>Public Works Deptt. (B&R), Punjab<br>or his Nominee<br>Not below the rank of Superintendent Engineer | Member            |
| 5.  | Chief Architect Punjab or his Nominee   | Member            |
| 6.  | One Representative of Punjab Energy<br>Development Agency (PEDA), Punjab  | Member            |
| 7.  | Head, Deptt. of Civil Engg. of the<br>constituted College/Campus  | Member            |
| 8.  | Head, Deptt. of Architecture<br>of the constituted College/Campus of<br>MRSPTU, Bathinda.                               | Member            |
| 9.  | Director,<br>PIT, GTB Garh, Moga  | (Special Invitee) |
| 10. | Director,<br>PIT, Rajpura   | (Special Invitee) |
| 11. | The Consultants,<br>Consultancy Wing,<br>Department of Architecture,<br>GNDU, Amritsar                                  | (Special Invitee) |
| 12. | Executive Engineer, MRSPTU, Bathinda  | Member-Secretary  |

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ITEM NO. 8.1      **Confirmation of the proceedings of 7<sup>th</sup> meeting of Building Works Committee.**

The 7<sup>th</sup> meeting of Building Works Committee of Maharaja Ranjit Singh Punjab Technical University, Bathinda was held on 12.10.2017 under the Chairmanship of Dr. M.P.S. Ishar, Vice Chancellor, MRSPTU, Bathinda. Copy of the minutes is placed at Annexure-A from Page No. 40 to 44.

Submitted for confirmation please.

**ITEM NO. 8.2 Action taken on the decision's taken in the 7<sup>th</sup> meeting of Building Works Committee.**

The following decisions were taken in the 7<sup>th</sup> meeting of Building Works Committee.

**ITEM NO 7.1 CONFIRMATION OF THE PROCEEDINGS OF 6<sup>th</sup> MEETING OF BUILDING WORKS COMMITTEE**

Decision: Confirmed.

**ITEM NO 7.2 ACTION TAKEN ON THE DECISION'S TAKEN IN THE 6<sup>th</sup> MEETING OF BUILDING WORKS COMMITTEE.**

Decision: Approved.

**ITEM NO 7.3 Construction of Administrative Block, Departments, Lecture Theatre, Library, Corridor, Boundary Wall, VC Residence including internal roads in MRSPTU, Bathinda.**

Decision: Approved.

Action Taken: Work is in progress.

**ITEM NO 7.4 Regarding Plaster on underside of ceiling 6mm thick.**

Decision: It was decided that 10mm thick plaster in cement sand mortar 1:3 on underside of ceiling may be done in the interest of quality of surface. It was also decided that no plaster shall be done in the area connecting the covered corridors and in area to be covered by false ceiling. This was decided after assurance given by the firm representative to maintain best smooth surface.

Action Taken: Work is in progress as per above decision.

ITEM NO 7.5 First class Burnt Brick work laid in cement sand mortar 1:6 in Foundation & Plinth.

Decision: It was decided that unit of work will be considered as per CSR which is cubic meter instead of Square meter (mentioned in BOQ) which was a typing error.

Action Taken: Decision has been implemented.

ITEM NO 7.6 Kota stone slab flooring and mandana stone slab flooring as per item no. 6.1a and item no. 6.1b of BOQ of contract agreement.

Decision: It was decided that size of kota stone slab to be laid be taken as 22"x22". The agency assured that colour matching will be maintained in individual room/ block/ corridor respectively. The Consultancy Wing, GNDU, Amritsar was asked to amend the drawings accordingly.

It was decided that Quality Control Consultant employed at site will report to the Inspection Team.

Action Taken: Work is being undertaken as per the decision.

ITEM NO 7.7 First class brick tile masonry as per item no. 5.6 and 5.7 of BOQ of contract agreement.

Decision: It was decided to prepare the analysis for 115mm thick tile masonry and ornamental work to be paid in Square meter, separately. Thickness 9" and above will be paid as per agreement in Cubic meters unit. The analysis also requires to be got approved from CE PWD (B&R) Patiala.

As height of tile masonry (face work) is to be done upto 16 meters and Executive Engineer/ Superintending Engineer of MRSPTU, Bathinda pointed out about the stability of this tile masonry work. The Consultancy Wing, GNDU, Amritsar apprised the House that similar tile masonry work is in

progress in District Administrative Complex at Amritsar and is near completion. Photos of the work done were also shown, but this does not certify the Structural Stability of the tile masonry. It is also added that the Structure Stability Certificate will be provided from the Structural Designer by the Consultancy Wing, GNDU, Amritsar.

Action Taken: As per the decision of the Building Works Committee, the matter was referred to Chief Engineer (South), PWD (B&R), Patiala who after getting comments from the Consultancy Wing, GNDU, Amritsar approved the rates vide his memo no. 163 dt. 19/01/2018 (copy attached at Annexure-B page no. 45).

During the process of approval of rates by Chief Engineer (South), PWD (B&R), Patiala the executing agency M/s ASC Builders Pvt. Ltd., Bathinda claimed rates based on similar work being undertaken at District Administrative Complex, Amritsar, which was approved by Chief Engineer (North), PWD (B&R), Patiala (copy attached at Annexure-B page no. 46 & 47).

Based on the above two different rates, the matter was again referred to the Advisor Technical to CM (Punjab) & as per the guidelines of the Advisor Technical to CM (Punjab), the rate was approved @ Rs. 13700/- per Cum against the rates of Rs. 20369/- per Cum approved by Chief Engineer (North), PWD (B&R), Patiala (copy attached at Annexure-B page no. 48 to 51)

ITEM NO7.8 Providing & Fixing of Aluminium work.

Decision: It was decided that the openable window shutters will be measured/ paid separately as per CSR Item.

Action Taken: Decision has been implemented.

ITEM NO 7.9 Regarding extra payment for using computerized batch mixing plant.

Decision: It was decided that the rate of mixer in item no. 2.2 of BOQ read with item no. 2.9 of BOQ, shall be verified. Further, if it is already included in the item no. 2.2 of BOQ, the same will be deducted from item no. 2.9 of the BOQ.

Action Taken: Decision has been implemented.

ITEM NO 7.10 Regarding Floor tile in Toilets.

Decision: It was decided to provide anti Acid tiles in Toilets as per allotted rates.

Action Taken: Matching Anti-acid tiles will be provided.

ITEM NO 7.11 Regarding Rain water pipes.

Decision: It was decided that the rate of the Rain Water Pipe 110mm dia will be derived from the item no. PHE C-1(iv) of BOQ.

Action Taken: Decision has been implemented.

ITEM NO 7.12A Regarding installation of LED based lighting.

Decision: It was decided that the matter be referred to the Office of Technical Advisor to CM Punjab for consideration.

Action Taken: LED Lights are being provided at some places as per DNIT.

ITEM NO 7.12B Regarding the issues raised by the Agency, M/s ASC Builders Pvt. Ltd, Bathinda.

Issue 1: PH Fitting make.

Decision: It was decided that the matter be referred to the Office of Technical Advisor to CM Punjab for deciding.



Action Taken: The matter was referred to Office of Tech Advisor to CM (Punjab) and it was decided that the Agency is bound to execute the works as per the rates and makes mentioned in the BOQ. However, in case any single make mentioned in the BOQ (as in case of Air Cooling etc) if there is any issue regarding availability or timely delivery of the item an equivalent make may be approved by the University after taking recommendations from a Committee of Officers including EE, SE and an independent Technical Officer from the University i.e. HOD of Department of Civil Engineering (copy attached at Annexure-B Page No. 48 to 51).

When it was noticed that the makes mentioned in DNIT did not manufacture the required material as PVC tanks, OWC etc. So, a meeting was held with Consultants and new makes were added which are being put up in the 8<sup>th</sup> meeting of Building Works Committee.

Issue 2: Quantity of Steel beyond DNIT.

Decision: It was decided that it is to be dealt as per the conditions of the Contract Agreement.

Action Taken: Decision has been implemented.

ITEM NO 7.12C Construction of Main Compound Wall of the University along the Badal Road.

Decision: It was decided that action be initiated for strengthening and renovation of existing boundary wall instead of constructing new Compound Wall.

Action Taken: The existing Boundary Wall will be strengthened/ re-constructed where ever necessary & new wall will not be constructed.

ITEM NO. 8.3 Time Extension for Construction of new buildings of MRSPTU, Bathinda.

The work of construction of new buildings was allotted to M/S ASC Builders Pvt. Ltd. on 03-10-2016 and the completion time was 22 months which is up to 02-08-2018. The agency has applied for extension in time period up to 31-12-2018 (copy of agency letter attached at Annexure-C Page No. 52 & 53).

In this matter, the Contract Agreement, BOQ, correspondence between the agency, Consultancy Wing, GNDU, Amritsar and this Office have been gone through & it has been observed that the work has delayed due to some lapses in BOQ, revision of drawings and the approval of rates of Tile Face work, additional steel quantities etc. In addition, quantities of steel work has increased almost double and quantity of tile face work is around 2.5 times.

These two things are expected to cost almost 40% of the total allotted cost. Moreover, tile masonry work taken as simple masonry in original BOQ has been changed to ornamental work.

So, it is evident that additional time is required for executing almost double quantities & ornamental tile face work. In addition a building of Pharmacy Deptt. namely Animal House was got executed from the agency on emergency basis which has been completed about 03 months ago.

Thus the extension in time execution demand of the agency is genuine.

Matter is placed before the Building Works Committee for consideration and approval please.

ITEM NO. 8.4 Increase in cost of project due to increase/ decrease in quantities/ rates of various items.

Regarding the increase in quantities of steel work, it is brought to the notice of the Committee that as per the guidelines/ preface note of concrete work of the PWD CSR 2010, the quantities of steel for estimate purpose is taken 100 kg per cum, but as per the drawings which were prepared by the Consultancy Wing, GNDU, Amritsar and subsequently vetted by the Head of Civil Engg. Deptt., GZSCCET, Bathinda, the quantities comes out to be nearly double. This increase in quantities of steel occurs in almost of all Govt. projects. The quantities of tile face work was taken as simple masonry in the BOQ, but due to the ornamental tile masonry being executed as per the drawings, the quantities has increased accordingly.

The quantities of electrical items have varied as per site keeping in view the requirement (like fixture, Light point, 5 Amp Socket Point, 16 Amp Socket Point, EPBAX, CCTV, Fire Detector, Cable/ HDPE Pipe, TV Socket/ Telephone Socket, Computer Socket & Light Fixtures etc.). Due to the above, approximately increase in the project cost would be about Rs. 85,00,000/- , but this would not effect the overall cost as the cost is expected to be met out of the saving of another items already approved in the BOQ.

Also, price escalation has been paid on steel as per agreement and after comments of Chief Engineer (South), PWD B&R, Patiala. Some items in DNIT have been amended keeping in view the betterment of the project as replacing PVC Flushing Cisterns with Chinaware Cisterns, Sanitary & Electrical fitting etc. and some additional items which were not included in DNIT and are executed due to the above reasons, the estimated cost of project is likely to increase upto the approval project amount of Rs. 115 crores.

Breakup Annexure-D is attached at page no. 54 & 55).

Matter is placed before the Building Works Committee for consideration and approval please.

ITEM NO. 8.5 Provision of Elevators in University, buildings.

Elevators to be provided were not taken in DNIT. As per the current decisions, separate BOQ amounting to Rs. 2,30,56,000/- for providing, installation, testing & commissioning of 13 passenger elevators has been provided by the Consultancy Wing, GNDU, Amritsar (copy attached at Annexure-E page no. 56 to 61).

Matter is placed before the Building Works Committee for consideration and approval please.

ITEM NO. 8.6 Approval of makes for Sanitary, Electrical fittings etc.

The makes for sanitary and electrical fittings have been proposed as below by the Consultancy Wing and the same have been decided in the meeting held with the Consultancy Wing and the HOD's Civil, Architecture and Electrical Departments. The minutes of meeting held on dt. 9/07/2018 is submitted for approval please (copy attached at Annexure-F Page No. 62 & 63).

Sanitary Ware and fittings: Cera, Jal and Jaquar.

Electrical fittings: Philips, Greatwhite and Bajaj.

There would be no increase in the project cost due to above change.

Matter is placed before the Building Works Committee for consideration and approval please.



ITEM NO. 8.7 Regarding approval of un-avoidable additional items and deletion of avoidable items.

To control the overall project cost and to ensure execution and completion of mandatory items, a meeting was held with the Consultancy Wing, GNDU, Amritsar on dt. 29/08/2018 and the decisions agreed upon are attached at Annexure-G page no. 64 to 66.

Due to the above decisions, an approx. amount of Rs. 05 crores is likely to be saved as quantities of some items taken in DNIT too will decrease.

Matter is placed before the Building Works Committee for consideration and approval please.

ITEM NO. 8.8 Provision for DG Set in new building of MRSPTU, Bathinda.

A Diesel Generator set is required in new building of MRSPTU, Bathinda and was not taken in DNIT.

It is proposed that for the time being two DG Sets of 250KVA may be allowed amounting to approx. Rs. 36 Lacs (copy of quotation is attached at Annexure-H page no. 67 to 81).

Matter is placed before the Building Works Committee for consideration & approval please.

ITEM NO. 8.9 Requirement of Electrical Load (2500 KW) for new Constructed buildings of MRSPTU, Bathinda.

Keeping the view new construction of buildings electrical load is to be applied to Punjab State Power Corporation Limited.

An estimated cost of Rs. 41,55,900/- (Approx.) is likely to be incurred on the above work.

Matter is placed before the Building Works Committee for consideration & approval please.

ITEM NO. 8.10 Construction of S & S Tank and Inlet Channel and its boundary wall.

The drinking water supply for the University buildings is to be taken from the water works already existing in the Giani Zail Singh College Campus of Engineering and Technology, Bathinda. The existing storage capacity of the S & S tanks is not able to meet the requirements. Hence an additional S & S tank has been proposed near the water works site at an estimated cost of Rs. 75,93,648/- (Copy of estimate placed at Annexure- I at Page No. 82 to 88). This item has already been approved in the 6th meeting of the Building Works Committee, but was deferred in the 10th meeting of Tender Finalization Committee.

Matter is placed before the Building Works Committee for consideration and approval please.

ITEM NO. 8.11 Re-Construction of Toilet Blocks in Boys Hostel No. 1 & 2 (Total 03 Toilet Blocks)

The toilet blocks in the Boys Hostel No. 1 & 2 are un-safe and 01 block has been closed for use by students as major cracks have developed due to settlement as GI Pipes have leaked at many places. An estimate of Rs. 1,38,25,452/- has been prepared for the re-construction of the toilet blocks. For the time being, one toilet block which is closed is proposed to be started. (Copy of estimate placed at Annexure-J at Page No. 89 to 108).

Matter is placed before the Building Works Committee for consideration and approval please.



ITEM NO. 8.12 Construction of C.C Water tanks on top floor of Girls Hostel No. 02.

The Warden of Girl's Hostel No. 02 has requested (copy of letter enclosed at page no. 111 to 113) that the existing PVC tanks are to be replaced with C.C. tanks as the water gets very hot during the summer season. An estimate of Rs. 5,51,310/- has been prepared for the construction of the tanks keeping in view the ease of students (Copy of estimate placed at Annexure-K at Page No. 109 & 110).

This matter was discussed with the University Administrative and it was proposed that triple layer PVC tanks may be provided instead of RCC. So, the cost of PVC tanks would be approx. Rs. 05 Lacs.

Matter is placed before the Building Works Committee for consideration and approval please.