

# **AGENDA**

of

The 9<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 04 September, 2020

At 11.00 AM

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

- |     |   |                   |
|-----|---|-------------------|
| 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.  | The Consultants,<br>Consultancy Wing,<br>Department of Architecture,<br>GNDU, Amritsar                                  | (Special Invitee) |
| 10. | Executive Engineer, MRSPTU, Bathinda  | Member-Secretary  |

## CONTENTS

### ITEM NO.    PARTICULARS

- 9.1 Confirmation of the proceedings of 8<sup>th</sup> meeting of Building Works Committee
- 9.2 Action taken on the decision's taken in the 8<sup>th</sup> meeting of Building Works Committee.
- 9.3 Repair/ renovation in Hostels (Boys & Girls) in the University Campus.
- 9.4 Repair/ renovation in Hostels (Electrical Work) (Boys & Girls) in the University Campus.
- 9.5 Providing, Fixing, Commissioning & Testing of Water Coolers, Multi Grade Filters & RO's in new buildings of MRSPTU, Bathinda.
- 9.6 Time extension for construction of the new buildings of University.
- 9.7 Enhancement of project cost to Rs. 142.77 Crores.
- 9.8 Providing & Laying of Cable for main power supply for Boys Hostel No. 1, 3 & Campus Street Light.
- 9.9 Installation of Solar Power Plant on the rooftops of new University buildings.
- 9.10 Supply, Installation, Testing & Commissioning of split AC in Block A, B, C, D, Lecture Theatre, Library & Admin Block at MRSPTU, Bathinda
- 9.11 Supply, Installation, Testing & Commissioning of Hard Disks for NVR, LED for Camera views and UPS 1 kVA in different locations of new buildings of MRSPTU, Bathinda
- 9.12 Providing, Fixing, Testing & Commissioning of various capacity/sizes of Elevators in new Campus Buildings of MRSPTU, Bathinda.
- 9.13 Regarding approval for post construction activities.
- 9.14 Any other point with the permission of Chair

ITEM NO. 9.1

**Confirmation of the proceedings of 8<sup>th</sup> meeting of Building Works Committee.**

The 8<sup>th</sup> meeting of Building Works Committee of Maharaja Ranjit Singh Punjab Technical University, Bathinda was held on 21.09.2018 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. 24 to 30. Minutes of meeting were sent to members vide e-mail dt. 27/09/2018. No comments were received from any member.

Submitted for confirmation please.



**ITEM NO. 9.2 Action taken on the decision's taken in the 8<sup>th</sup> meeting of Building Works Committee.**

The following decisions were taken in the 8<sup>th</sup> meeting of Building Works Committee.

**ITEM NO 8.1 CONFIRMATION OF THE PROCEEDINGS OF 7<sup>th</sup> MEETING OF BUILDING WORKS COMMITTEE**

Decision: Confirmed.

**ITEM NO 8.2 ACTION TAKEN ON THE DECISION'S TAKEN IN THE 7<sup>th</sup> MEETING OF BUILDING WORKS COMMITTEE.**

Decision: Approved.

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

Decision: Approved.

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

Decision: Approved.

**ITEM NO 8.5 Provision of Elevators in University buildings**

Decision: Approved.

Action Taken: Work order placed and work is in progress.

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

Decision: Approved & it was also decided that make Havell's shall be included for electrical fittings and the company warrantee shall be obtained from the Contractor for these fittings by the Estate Section of the University.

Action Taken: Decision implemented.

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

Decision: Approved & It was decided that keeping in view the Financial Constraints of the University, avoidable items may be curtailed.

Action Taken: Decision implemented. Chemical treatment work is not being carried out & 02 no. domes have been left out.

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

Decision: Approved and it was decided to install these DG Sets at a later stage keeping in view the installation of 1 MW Solar Power Plant.

Action Taken: Decision implemented.

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

Decision: Approved.

Action Taken: Work completed.

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

Decision: Deferred with the decision that a Committee has been constituted to study the requirement. Decision will be taken based on the report of the Committee after getting clearance regarding the share of Municipal Corporation, Bathinda.

Action Taken: No intimation has been received from Municipal Corporation, Bathinda.

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

Decision: Approved and it was decided to construct one toilet block for the time being.

Action Taken: Notification of award was issued, but work was not started by agency.

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

Decision: Approved that the damaged PVC tanks shall be replaced and possibility of covering PVC tanks with slab/ sheet may be studied. The additional cost involved be worked out and process be initiated accordingly after reducing the cost of old broken tanks.

Action Taken: Work completed.

ITEM NO 8.13 Renovation/ repair of Toilets in Mech. Deptt. & common circular bathroom, stepping in AV Lab, sheet roofing for ring frame machine in Y.M. Lab of Textile Engg. Deptt. of GZSCCET, Bathinda.

Decision: Approved.

Action Taken: Work completed.

ITEM NO 8.14 Raising of Back Side Boundary Wall near Workshop Block, Barbed Wire Fencing (7 Straight 2 Diagonal) on Boundary Wall & renovation of old rooms for Canteen with Electrical work at PTT, Rajpura District Patiala.

Decision: Approved.

Action Taken: Work is in progress.

ITEM NO. 8.15 Upgradation of Old Cooking sheds of Boys Hostel No. 01, 03, 04 and Girls Hostel No. 1 & 2 of the Campus.

Decision: Approved with the decision that phase wise renovation of Hostel Messes may be initiated to establish modern kitchens and Boys Hostel No. 02 be taken up in the beginning.

Action Taken: Work completed.

ITEM NO. 8.16 Renovation/ Maintenance for the various works at PTT, GTB Garh District Moga.

Decision: Approved subject to the condition that flooring will not be changed and false ceiling shall be provided on minimum area to minimize the cost. Partitioning shall be made with aluminium glazing. Accordingly the revised estimate shall be put up for tendering.

Action Taken: Work is in progress.

ITEM NO. 8.17 Replacement of Grit Wash with cement plaster with grooves in Girls Hostel No. 1.

Decision: Approved subject to the condition that this work shall be carried out only in the internal circulation area and the front side, so that the cost shall be reduced.

Action Taken: Notification of award was issued, but agency did not start the work.

ITEM NO. 8.18 Renovation of Toilets of Girls Hostel No. 1 in the Campus.

Decision: Approved.

Action Taken: Work completed.

ITEM NO. 8.19 Construction of a Workshop Shed for workshop at PIT Rajpura.

Decision: Approved.

Action Taken: Work is in progress.

ITEM NO. 8.20 Providing, Fixing & Commissioning of IP Based HD CCTV Camera's in various labs & Class rooms of PIT, Nandgarh, Bathinda.

Decision: Approved subject to the condition of the revision of cost by removing optical fibre cable.

Action Taken: Work completed. ✓

ITEM NO. 8.21 Providing, Fixing & Commissioning of IP Based HD CCTV Camera's in PIT, GTB Garh, Moga & PIT, Rajpura. ✓

Decision: Approved subject to the condition of the revision of cost by removing optical fibre cable.

Action Taken: Work completed.

ITEM NO. 8.22 Providing, Fixing & Commissioning of IP Based HD CCTV Camera's in GZSCCET, Bathinda.

Decision: Approved subject to the condition of the revision of cost by removing optical fibre cable.

Action Taken: Work completed. ✓

ITEM NO. 8.23 Providing, Fixing, Commissioning & Testing of Bio-Metric Attendance System at PIT, GTB Garh (Moga) (Warranty for One Year and AMC for Two Years).

Decision: Approved with decision to install two number of machines at GTB Garh Moga.

Action Taken: Work completed. ✓

ITEM NO. 8.24 Providing, Fixing, Commissioning & Testing of Bio-Metric Attendance System at PIT, Rajpura (Warranty for One Year and AMC for Two Years).

Decision: Approved with decision to install two number of machines in Campus.

Action Taken: Work completed.

ITEM NO. 8.25 Providing, Fixing, Commissioning & Testing of Bio-Metric Attendance System at PIT, Nandgarh (Warranty for One Year and AMC for Two Years). ✓

Decision: Approved with decision to install two number of machines in Campus.

Action Taken: Work completed.

ITEM NO. 8.26 Supply, Installation, Testing & Commissioning of DG Set 160 kVA at PIT, Nandgarh.

Decision: It was decided to install 125 kVA DG Set instead of 160 kVA DG Set. ✓

Action Taken: Work completed.

ITEM NO. 8.27 Construction of Gate and Check Post at Aeronautical Engineering College at Patiala.

Decision: Approved. ✓

Action Taken: Work completed. ✓

ITEM NO. 8.28 Regarding trees to be uprooted for laying of pipes etc.

Decision: This item was dropped.

ITEM NO. 8.29 Installation of solar power plant on roof tops at GZSCCET, Bathinda.

Decision: Approved with the decision that the matter to be intimated to Finance Committee.

Action Taken: Will be put up in the meeting of Finance Committee.

ITEM NO. 9.3 Repair/ renovation in Hostels (Boys & Girls) in the University Campus.

The Wardens of Hostels (Boys & Girls) have requested for carrying out maintenance works in the Hostels which has been forwarded by the Chief Warden & Dean Student Welfare (copy of letters enclosed at page no. 34 to 41). Accordingly an estimate of Rs. 19,87,295/- has been prepared for the above work (Copy of estimate placed at Annexure- B at Page No. 31 to 33).

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



ITEM NO. 9.4 Repair/ renovation in Hostels (Electrical Work) (Boys & Girls) in the University Campus.

The Wardens of Hostels (Boys & Girls) have requested for carrying out maintenance works in the Hostels which has been forwarded by the Chief Warden & Dean Student Welfare (copy of letters enclosed at page no. 34 to 41). Accordingly an estimate of Rs. 3,39,911/- has been prepared for the above work (Copy of estimate placed at Annexure- C at Page No. 42 to 45).

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

ITEM NO. 9.5 Providing, Fixing, Commissioning & Testing of Water Coolers, Multi Grade Filters & RO's in new buildings of MRSPTU, Bathinda.

The Water Coolers, Multi Grade Filters & RO's are to be installed in the new building of MRSPTU, Bathinda to have hygienic portable water.

In the first phase, one water cooler has been proposed to be installed on each floor and accordingly the estimate has been prepared amounting to Rs. 55.80,000/- (Copy of estimate placed at Annexure- D at Page No. 46 to 48).

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



ITEM NO. 9.6 Time extension for construction of the new buildings of University.

As the project cost and scope of work including steel reinforcement and ornamental tile face work had increased and extension for completion of work which was applied for upto 25/01/2020 by the agency (copy attached at Annexure-E page No. 50). The agency has been granted time extension upto 25/01/2020 by the University Administration. (Copy of approval of the University Administration attached at Annexure-E page No. 49).

Matter is placed before the Building Works Committee for ratification.

ITEM NO. 9.7 Enhancement project cost to Rs. 142.77 Crores.

The detailed estimate for construction of Phase-I of MRSPTU, Bathinda was prepared and submitted by Consultancy Wing, GNDU, Amritsar for Rs. 149.35 Crores and the vetted amount by Tech Advisor to CM, Punjab was Rs. 128.78 Crores (without taxes and consultancy fees) and Rs. 139.69 Crores (including taxes and consultancy fees) (copy of letter attached at Annexure-F page no. 104 to 106) and DNIT pattern was also vetted vide letter No. ATPB/168 dt. 09/08/2016 (excluding furniture, boom barrier, elevators and land scaping).

The tender was floated for Construction of Administrative Block, Departments, Lecture Theatre, Library, Corridor, Boundary Wall, VC Residence including internal roads in Maharaja Ranjit Singh Punjab Technical University, Bathinda for Rs. 115.142 Crores by excluding furniture, boom barrier, elevators, land scaping and the work was allotted vide letter no. MRSPTU/C&M/16-17/498-505 dt. 03/10/2016 for Rs. 98,35,42,964/-. Due to variation in quantities especially for steel reinforcement, ornamental tile face work and other items of Civil, Public Health & Electrical Items as per design/drawings provided by the Consultancy Wing, GNDU, Amritsar the tentative cost of the project comes to nearly Rs. 142.77 Crores excluding taxes, but including Consultancy fees (copy of tentative cost attached at Annexure-F page no. 51 to 103). This revised project cost was referred to Consultancy Wing, GNDU, Amritsar and they agreed and vetted by the Consultancy Wing (copy attached at Annexure-F page no. 107). The above tentative revised project cost was referred to Advisor (Tech) to Hon'ble CM, Punjab vide this Office letter no. MRSPTU/Estate/19-20/4498 dt. 01/10/2019 for vetting (copy attached at Annexure-F page no. 108 & 109). The Advisor (Tech) Office asked this Office to prepare sub-head wise comparative statement giving reasons and justifications for the increase of project cost. Accordingly, the required statement and reasons were sent to the Advisor (Tech) Office and this was approved vide letter no. AT/2019/PWD/EST/1840 dt. 17/10/2019 for Rs. 140.38 Crores, excluding Consultancy fees, cess/taxes. Some additional clarifications sought by this Office, were also clarified by the Advisor (Tech) Office. Implementation of these suggestions especially para no. 6 may result additional, but nominal increase in the project cost (copy attached at Annexure-F page no. 110 to 114). Regarding taxes Advisor Tech

Office clarified that the point is to be dealt as per contract clause. As this is the matter totally related to finance rules, hence requires to be dealt with by account section.

During the process of revised approval/enhancement process of project cost, BOG had sought comments on various points related to the project. Points and Comments by the University are also placed herewith for information of the house (Copy attached at Annexure-F page no. 115 to 124).

The University Administration was not satisfied with only suggestions of Advisor Tech Office and the case was again referred to Advisor Tech Office vide Hon'ble Vice Chancellor letter no. MRSPTU/Estate/20-21/1503 dated 16/07/2020 (copy attached at Annexure-F page no. 125), vide which clear vetting of amount was sought. Against this request, Advisor Tech Office vide his ION No. AT/2020/PWD/EST/1565 dated 23/07/2020 (copy attached at Annexure-F page no. 126) again repeated its suggestions and comments as under:-

1. After the award of work, it is to be governed by the conditions of the DNIT/agreement. The revised estimate was also stated as scrutinized by Advisor Tech Office.
2. Major reasons for increase in cost were identified as:
  - i) Increase in quantity of steel reinforcement
  - ii) Ornamental tile face work on entire facade of the building
  - iii) Escalation as per contract conditions and manifold variations in quantities from DNIT.

Above issues were placed before the Building Works Committee at agenda item No. 7.7, 7.12B and were approved. These decisions were again confirmed in 8<sup>th</sup> meeting of Building Works Committee (copy attached at Annexure-F page no. 127 to 131).

3. Decision regarding Techno Financial Audit (to ascertain the adequacy of the decisions and change made) was left at desire of University Administration.

The Estate Office has adopted all possible measures to ensure the regularities including taking opinion/ approval of Chief Engineer, PWD (B&R), Patiala and Advisor Tech to Hon'ble CM Punjab, before taking and implementing any decision.

It is also added that orders of Hon'ble Punjab & Haryana High Court dated 18/08/2020 against CWP 12127 of 2020 (copy attached at Annexure-F page no. 132 & 133), also requires to be pursued. In these orders time of 08 weeks (two weeks have lapsed so far) has been given to calculate the balance payment of the firm. Due to some parts of the buildings occupied by the District

Administration for COVID-19 measures, it is not possible to measure the actual work done. So additional time also requires to be got granted from Hon'ble Court.

All decisions regarding the project requires to be taken on fast track to avoid contempt of court orders.

As explained, points on which decision of BWC is required are briefed as under:-

1. Reduction of tender saving from price escalation/extra cement used and revised rates of steel.
2. Supplementary agreement for other items for which quantity increased beyond 25% of DNIT but individual item cost did not increase 1% of the initial contract agreement.
3. Increase in quantities of additional items.
4. Techno Financial Audit.
5. Defence of Hon'ble High Court orders including grant of additional minimum required time.

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

ITEM NO. 9.8 Providing & Laying of Cable for main power supply for Boys Hostel No. 1, 3 & Campus Street Light.

The street light cables have deteriorated overtime since 1990's, because there has been no replacement of the same till date. Several electrical short circuit faults are being detected on daily basis due to the expired insulation shield, earth faults etc. These faults can create irreversible damages to the human body, if they come in direct/ indirect contact of these faulty cables. Also these faulty cables are not able to illuminate the whole campus building. Accordingly the estimate has been prepared amounting to Rs. 1632330/- (Copy of estimates placed at Annexure-G at Page No. 134 & 135).

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

ITEM NO. 9.9      Installation of Solar Power Plant on the rooftops of new University buildings.

A one Mega Watt Solar Plant has been installed on the rooftops of the Giani Zail Singh Campus College of Engg. and Technology, Bathinda and which is in operation. A saving of Rs. 03 lacs per month is expected with this solar power. It is proposed that the same type of solar panels be provided on the rooftops of the new University buildings.

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

ITEM NO. 9.10 Supply, Installation, Testing & Commissioning of split AC in Block A, B, C, D, Lecture Theatre, Library & Admin Block at MRSPTU, Bathinda

As per requirement received from various departments, HOD's of various departments has requested for installation new AC's in the new buildings of MRSPTU, Bathinda. An estimate has been prepared amounting to Rs. 36,88,220/- (Copy of estimates placed at Annexure-H at Page No. 136).

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



ITEM NO. 9.11 Supply, Installation, Testing & Commissioning of Hard Disks for NVR, LED for Camera views and UPS 1 kVA in different locations of new buildings of MRSPTU, Bathinda

As per directions of Registrar MRSPTU (copy placed at Annexure-I Page No. 138), Hard disks and LED are to be installed in new buildings of MRSPTU, Bathinda. For safety point of view and UPS required for network switches to protect from voltage fluctuation. This item is not taken in DNIT. Accordingly, an estimate has been prepared amounting to Rs. 24,67,500/- (Copy of estimates placed at Annexure-I at Page No. 137).

This work needs to be executed urgently due to safety point of view and protection of network switches etc. It is proposed that this work may be executed from firm M/s ASC Builders Pvt. Ltd., Bathinda as per terms and conditions of agreement of main project.

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



ITEM NO. 9.12 Providing, Fixing, Testing & Commissioning of various capacity/sizes of Elevators in new Campus Buildings of MRSPTU, Bathinda.

The work is allotted to firm M/s ASC Builders Pvt. Ltd., Bathinda for installation of 17 No's lifts, out of which one lift is to be installed in Giani Zail Singh College Admin block. Structure of this lift well is pending. However, 75 percentage payment against supply of lifts has already been paid to the firm. For Civil Work lift well, the work requires to be got completed from the firm. Items involved in RCC lift well and M.S lift well already included in the major contract agreement of the civil work. An approx. amount of Rs. 12,00,000/- is likely to be incurred on this work.

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

ITEM NO. 9.13 Regarding approval for post construction activities.

The seepage problem was noticed through brick masonry wall in Multipurpose Hall, Auditorium, Food & Processing lab area which are below NGL. A joint meeting of Consultants, Consultancy Wing, GNDU, Amritsar, Estate Office and Inspection Committee members was held at site on dated 29-07-2020. The Consultants recommended the solution to the above problem by providing solid concrete flooring with base course around plinth area of Multipurpose & Auditorium area. For similar problem in Food & Processing unit in addition to concrete flooring (where required), plastered brick toe wall was also proposed.

For solving storm water problem through uncovered Ramp Area, Consultants recommended the covering of Ramp Area with polycarbonate sheet at the top floor. A RCC dome proposed earlier had been omitted to reduce the cost. An approx. amount of Rs. 10,00,000/- is likely to be incurred on the above works.

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

ITEM NO. 9.14 Any other point with the permission of Chair.