


Draft Minutes of 15th Meeting of Building Committee of
Central University of Jharkhand
held on 04th October 2013 at Brambe Campus, Ranchi.


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The Vice-Chancellor, Prof. D.T. Khathing, chaired the meeting.

The followings were present:

1	Prof. D.T. Khathing	Chairman
2	Er. Manoj Kumar, E.E., CPWD	Member
3	Prof. D.K. Banerjee	Member
4	Dr. J.N. Nayak	Member
5	Prof. Arunabha Datta	Member
6	Prof. B.P. Sinha	Member
7	Prof. K.V. Krishnamurthy	Member
8	Er. N.P. Garg	Member
9	Er. K.M. Kumar, CPWD	Invitee
10	Prof. A.K. Sharma	Member Secretary

Regrets:

1	Prof. S. Medhekar	Member
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The Vice Chancellor, Prof. D. T. Khathing, warmly welcomed all the members of the 2nd Building Committee present in their first and the University's 15th meeting of the Committee and expressed his pleasure and deep gratitude for their presence to consider the proposals from Engineering Section for the construction work of infrastructural facilities viz. buildings, roads, etc.

The Vice Chancellor apprised the members that the University has been allotted 319 Acres of land at Mouza Cheri-Manatu, Kanke, Ranchi in January 2012 by the Govt. of Jharkhand out of 500 Acres requirement of land identified for its permanent campus. The construction of infrastructural facilities at the permanent campus is going on at a fast pace. The Vice Chancellor informed the members that the University had planned to start PG level classes at its permanent campus from August 2013. However, the classes could not be made ready due to financial constraints on account of insufficient plan grant by UGC. Now the UGC has been approached for increase in the Plan grant for construction work, so as to start the classes at permanent campus from the next semester.

Thereafter, the Agenda was taken up.

Item No.- BC:015/2013/01

CONFIRMATION OF MINUTES OF 14TH BUILDING COMMITTEE

The minutes of the 14th Building Committee which was held on 09th February, 2013 placed before the Committee for confirmation.

- Annexure I

Resolution:

Resolved to confirm the Minutes of the 14th Building Committee.

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Item No:- BC:015/2013/02

ACTION TAKEN ON THE MINUTES OF 14TH BUILDING COMMITTEE

The action taken report placed before the members as follows.

1. BC:014:2013/03 Award of Works

a) External Electrification of Permanent Campus

The Building Committee approved the award of both the works to M/S B.P.Construction as under:

- 1) 01 No. 33/11KV Substation for an amount of Rs.3,72,14,257.00 only.
- 2) 04 No. 11/.433KV Substation for an amount of Rs.11,73,22,722.65 only.

Both the works were awarded to M/s B.P.Construction. The award letters annexed herewith for kind reference. - Annexure II

Resolution:

The Committee noted the action taken.

b) Academic Complex for Applied Courses (Part II):

The Building Committee approved the documents so received from Project Management Consultant and awarded the work to M/s R.S.Agarwal Infratech Pvt. Ltd., Ranchi. A formal work order was issued in favour of M/s R.S.Agarwal Infratech Pvt. Ltd., Ranchi for an amount of Rs.37,28,39,500.00 only. A copy is attached as Annexure III.

Resolution:

The Committee noted the action taken.

2. BC:014:2013/04

a) Status of other buildings:

- (i) School of Natural Science (Water Engineering & Management)
- (ii) School of Natural Science (Energy Engineering)
- (iii) International Guest House
- (iv) International Girls Hostel
- (v) International Boys Hostel
- (vi) Staff Quarters I,II,III BHK
- (vii) V.C. Residence

Resolution:

The Building Committee approved in principle for tendering purpose and advised as follows

1. The nomenclature of the item at a)(i) be corrected as "School of Natural Resource Management" instead of "School of Natural Science".
2. The nomenclature of the item at a)(ii) be corrected as "School of Engineering and Technology" instead of "School of Natural Science".

a)-(I) Out of the seven projects as mentioned in the item, the architectural drawing/ structural details of project mentioned at sl.no. (i)School of Natural Science (Water Engineering & Management) (iii)International Guest House, (iv)International Girls Hostel and (v) International Boys Hostel were issued to PMC for preparation of BOQ' etc. before calling of tender, except (ii)School of Natural Science (Energy Engineering) not issued to them; which is to be conceived yet by the "Gray Parikh Architects" as per site condition.

However, Engineering Projects (India) Ltd. (PMC) submitted the tender document for approval vide letter no. NRO/RCH/CU/692/07 dated 05/01/2013 wherein Engineering Projects (India) Ltd. sought permission for calling the tender for 2 blocks across waterways over the prototype drawing so issued. The PMC received offers from 4 nos. of bidders wherein M/s Vijeta Projects and Infrastructure Ltd, Ranchi quoted 0.22% below the estimated cost i.e. Rs. 35,81,57,200/- which is amounting to Rs.35,73,73,937.42. This information was put-up to the Hon'ble Vice Chancellor who had in principle approved the same on 01/04/2013. However, the Letter of Intent was not issued by Central University of Jharkhand yet, pending approval of the Building Committee. If approved the Letter of Intent will be issued in favour of M/s Vijeta Projects and Infrastructure Ltd, Ranchi for taking up the construction of 1 block of School of Natural Science (Water Engineering & Management), as the university facing financial crunch at the moment. The work of second block will be issued later if the financial status of the university improved vis-à-vis appointment of architect for School of Natural Science (Energy Engineering).- Annexure IV

Resolution:

The Building Committee approved the above with the advice that justification to the estimated amount considering the prevailing cost of index be vetted by CPWD or some other agency e.g. BIT Mesra, etc. before awarding of the work by the competent authority.

a)-(II) The conceptual drawing of the above projects provided by the Architects - item (ii) as above, received from "Gray Parikh Architects" and items (iii) to (v) as above, received from "Space Ace", were approved in principle by the sub-committee headed by the Hon'ble Vice Chancellor. The concept drawings so approved was tabled before the members for approval.

Resolution:

The Committee approved the drawings with the advice that the architectural / structural drawings be frozen first before further action to be taken.

a)-(III) Appointment of Architects: These drawings as mentioned above, were issued to Engineering Projects (India) Ltd. for preparation of BOQ/Tender, who pleaded their inability to prepare the BOQ in the absence of detailed drawing and stressed for appointment of Architect for all these above projects.

The committee may approve the appointment of architects as listed below who will be releasing the architectural and structural drawing against the consultation fees paid to them as per GOI norms.

- | | |
|---|----------------------------|
| a) School of Natural Science (Energy Engineering) | - "Gray Parikh Architects" |
| b) International Guest House | - "Space Ace" |
| c) International Girls Hostel | - "Space Ace" |
| d) International Boys Hostel | - "Space Ace" |
| e) Staff Quarters I, II, III BHK | - "Space Ace" |
| f) V.C. Residence | - "Space Ace" |

Wherein, the rates offered by the architects are as under:

- | | |
|-----------------------------|--|
| a) "Gray Parikh Architects" | Rs. 504/- per m ² or say 1.53% of the civil cost. |
| b) "Space Ace" | Rs. 690/- per m ² or say 2.1% of the civil cost. |

The matter was placed before the committee members for approval.

Resolution:

The Committee approved the appointment of Architects with the advice for further negotiation (if any).

- a) The review meeting was held on 30/04/2013 in place of 25/02/2013 which is self-explanatory. The PMC is not interested to take up the on-going projects. The minutes of the review meeting placed for approval of Building Committee. - Annexure V

Resolution:

The Committee noted the Minutes of the Review Meeting and advised that the University must have its standard qualified Engineering Body / Wing to monitor the on-going projects. Additional staff, if required, be recruited to strengthen the existing Engineering Unit.

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97

NEW ITEMS

NEW WORKS (AWARDING OF WORKS)

Item No:- BC:015/2013/03

APPROVAL OF CONSULTATION FEES FOR THE SERVICES LIKE ELECTRICAL AND P.H.E SERVICES.

- a) The architects namely (i)Anil Associates, (ii)Gray Parikh Architects, (iii)Space Ace and (iv)SandeepShikre& Associates associated with Central University of Jharkhand for providing architectural and structural services had been offered Rs.64.80/sq.mtr for Internal Electrification of Building and Rs.38.75/sq.mtr. for PHE Services of Building, which had been accepted by them. The same may be approved by the Building Committee.
- b) To cope-up with the pace of Project,the Agreement of these architects be extended pending completion of the Project.The same may be approved by the Building Committee.

Resolution:

The Committee approved the Consultation Fees for the services like electrical and P.H.E. services which is coming within the Govt. of India norms.

(9/11)

ADJ

Item No:- BC:015/2013/04

FIRE FIGHTING SYSTEM

- a) As per National Building Code of India, Fire Fighting Arrangement has to be provided. As such the two buildings have been considered.
 - (i) School Style Building
 - (ii) Administrative Building

The work estimated for an amount of Rs.1,34,75,800.00 only which was estimated on the basis of PlinthAreaRate-2007 @ Rs.450.00 per sq.mtr. The estimate placed before the members for approval thereof.

The EstimatedComparative Statement is being placed before the members of the Building Committee for decision to award of the work. - Annexure VI

Resolution:

The Committee approved the proposal with the advice to consider the justification for the market rate aspect to the estimated cost and before awarding the work, it should be vetted by CWPD or some other agency e.g. BIT Mesra, etc. who are conversant with such type of services.

- b) Whereas, the Central University of Jharkhand had issued a requisition in the newspaper/ website inviting EOI's for Fire Fighting System on 08/08/2013 to be received on 14/08/2013 and extended upto 21/08/2013, wherein the University received 3 nos. bids who are desiring to be appointed as service provider of fire fighting system.

- (i) Milestone Safety Solution Pvt. Ltd.
- (ii) M.P. Verma & Construction
- (iii) A.P. Enterprise

The technical bid evaluated and out of 3, the 2 firms namely Milestone Safety Solution Pvt. Ltd. and M.P. Verma & Construction are recommended, who are technically qualified for such works. The financial bid along with technical C/S was placed before the Building Committee for decision and advice for the execution of this work.

Resolution:

The Committee approved the proposal with the advice that a study for comparable design and specification be done before award of the work.

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Item No:- BC:015/2013/05

PROVIDING AND FIXING FURNITURE AND FIXTURES

The Central University of Jharkhand had not appointed any architect to design the furniture and fixture as required to the on-going building under construction, as such NIT issued in the newspaper, notice board and website for supplying, fitting and fixing of modular furniture, fixtures, etc. at permanent campus of Central University of Jharkhand vide CUJ/OSD(Project)/Tender-PC/001/Furniture/2013-14 on 02/05/2013. Against this NIT the following bidders responded.

- (i) Kings Furnishing & Safe Co.
- (ii) Manpuria Furniture Mart
- (iii) Neha Steel Works.

The Technical Committee recommended all the three and the financial bid opened on 06/08/2013, wherein the Technical Committee recommend the procurement of different article from the lowest bidder as under.

GROUP-4

Sl.No.	Name of the Articles	Dimension	Name of Firm	Rate (Rs.)
1.	Bed with Box	1875x900x410	Kings Furnishing & Co.	14000.00
2.	Study Table	900x600x750	Neha Steel Works	2420.00
3.	Study Chair	400mm dia.	Neha Steel Works	1610.00
4.	Wardrobe (Single Unit)	1800x600x500	Kings Furnishing & Co.	11500.00
5.	Mattress	1800x900x100	Neha Steel Works	3162.00

For 208 Students the estimated amount-becomes Rs.74,69,696.00. The matter was placed before the Committee for approval.

GROUP-2

Sl.No.	Name of the Articles	Dimension	Name of Firm	Rate (Rs.)
1.	Dual Desk Double Perfo.	1010x750x375	Kings Furnishing & Co.	4465.00
2.	Dual Desk Double Ply	1010x750x375	Kings Furnishing & Co.	4465.00
3.	Dual Desk w/ Cushion	1010x750x375	Kings Furnishing & Co.	4465.00
4.	Podium	520x650x1200	Kings Furnishing & Co.	9000.00
5.	Podium	520x650x1200	Kings Furnishing & Co.	9000.00
6.	Student Model Desk	500x520 & 480x480	Kings Furnishing & Co.	4465.00

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The 3 nos. of samples for Smart Classroom provided by the Kings Furnishing & Co. and brought to the site which is approved by the Competent Authority (catalogue annexed).

Annexure VII

The estimated amount is as under:

Sl.No.	Student Capacity	No. of Classrooms	Rate(Rs.)	Amount(Rs.)
1.	45	28	2,14,390.00	60,02,920.00
2.	30	20	1,47,415.00	29,48,300.00
Total: Rupees Eighty Nine Lakh Fifty One Thousand Two Hundred Twenty only.				89,51,220.00

The matter was placed before the committee members for approval.

- Annexure VIII

Resolution:

The Building Committee approved the recommendation of the Technical Committee for procurement of different articles for Group 2 and Group 4 from M/s Kings Furnishing & Co. and M/s Neha Steel Works. The Committee further advised that a detailed item-wise list and its specification be indicated in the estimated amount for Classrooms furniture and fixtures.

Qr. Qr.

Item No:- BC:015/2013/06

SUPPLEMENTARY AGREEMENT FOR THE WORKS TAKEN UNDER GROUP-D

Under Group-D, 7 nos. builders/contractors were empanelled by the Building Committee restricting the quantum of works to be taken upto Rs 5.0 Crores @ 49% above over DSR-2007 for Civil & Electrical Works.

The Agreement Value be enhanced from Rs.5.0 Crores to Rs.10.0 Crores for the builders who had taken-up the work at site so that supplementary agreement be drawn with the following firms namely.



- (i) M/s Aditya Enterprises
- (ii) M/s B.D. Enterprise
- (iii) M/s B.P.Construction
- (iv) M/s Puspanjali Homes Pvt. Ltd.

The matter was placed before the committee members for approval.

- Annexure IX

Resolution:

The Building Committee advised to call for fresh tender to finish the work or the agreement may be extended with justifiable deviation as visualized to finish the work in time bound manner as the ensuring academic session has to be started with effect from January 2014 at the permanent campus.

 
Secretary
of India
H. R. D.
Edn.

Item No:- BC:015/2013/07

MAINTENANCE OF CAPITAL ASSETS/SERVICES

The Central University of Jharkhand invited Expression of Interest for maintaining the Capital Assets so generated /Services like Plumbing, Civil &Electrical in the Brambe Campus for a period of 6-months; which was published in newspaper as well as website of Central University of Jharkhand.

Against this wide publicity Central University of Jharkhand received 2 nos. bids namely, M/s B.P.Construction & M/s M.P.Verma & Construction who quoted as under:

Sl. No.	Articles	M/s B.P.Construction	M/s M.P.Verma& Construction
1.	For Civil Works	49% above at PAR DSR-2007	51% above at PAR DSR-2007
2.	For Internal Electrification	49% above at PAR DSR-2007	51% above at PAR DSR-2007
3.	Maintenance of Air Conditions including Stabilizer (only labour cost)	3000.00 (per nos.)	32100.00 (per nos.)
4.	Civil and Electrical External Works including water supply, drainage, etc. (only labour cost)	1,75,000.00 per month	2,25,000.00 per month
5.	Non Scheduled Item Rate	As Per Market Rate/ Bill	As per market Rate

The justification was placed before the members in the meeting. The matter placed before the committee members for advice and approval.

- Annexure X

Resolution:

The Building Committee approved for award of work to M/s B.P. Construction for maintaining the Capital Assets so generated / services like Plumbing, Civil &Electrical in the Brambe Campus for a period of 6-months with the advice to give proper justification for the estimated cost of items at sl. no 4 above and scope of work should contain detailed item-wise list of the work to be executed by the Awardee.

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Item No:- BC:015/2013/08

CONSTRUCTION OF STAFF QUARTERS AT PERMANENT CAMPUS

The Hon'ble Vice Chancellor desire to take-up the construction of V.C. Residence as well as the staff quarters of Group A, Group B & Group C employees; with an area of:

- (a.) 300-450 sq.mtr. for the V.C residence.
- (b.) 157 sq.mtr.for Group A (duplex type)-(Statutory officers & equivalent)- 10 nos.
- (c.) 112 sq.mtr.+ 15 sq. mtr. for Group B - 50 nos.
- (d.) 157 sq.mtr.for Teaching Staff -(Professor) - 50 nos.
- (e.) 127 sq.mtr.for Assistant/Associate Professors -100 nos.

These were approved in principle by the 10th Building Committee held on 13th September, 2011. This project could not be taken-up due to non-availability of the requisite funds during financial year 2011-2012 as well as 2012-2013.

The Vice Chancellor stressed that at least 50 quarters along with VC residence be taken up on top priority to facilitate the staff to move from Brambe campus to permanent campus. The VC desired to take this project through PMC wherein the PMC failed to take-up this Project.

On 06.05.2013 the VC approved that Central University of Jharkhand may take up the construction of VC Residence along with 50 Quarters immediately through the empanelled Contractors & Architects. The Central University of Jharkhand invited restricted tenders and received the offers from 5 resourceful tenderers out of which M/s Puspanjali Homes Pvt. Ltd. quoted @ 49% above over DSR 2007 for Civil & Electrical Works, which is the lowest among the five bidders. The empanelled Architect, M/s Space Ace had submitted concept design for the V.C. Residence & Staff Quarters.

The matter placed before the Committee for approval of the Architectural Drawing submitted by M/s Space Ace and award of work to M/s Puspanjali Homes Pvt. Ltd. for an amount of Rs.5.0 Crores as per their entitlement so that the work be completed within nine months from the date of issue of Work order.

However an amount of Rs.26.50 Crores be approved for these works. Further the work may be split-up among the empanelled Contractors who will be desirous to takeup the work @ 49% above over DSR 2007 for Civil & Electrical Works; if they had completed the allotted work to them.

- Annexure XI

Resolution:

The Building Committee advised to place this Agenda in the next meeting.



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Item No:- BC-015/2013/09

RUNNING PAYMENTS AND TENTATIVE CURRENT LIABILITIES UNDER DIFFERENT AGREEMENTS

(i) The 12 empanelled builders had been engaged for different works (civil & internal electrification works) under different agreements. As per annexure the Central University of Jharkhand has paid Rs.85,91,71,553.00 only upto 30/09/2013 to these builders; whereas Central University of Jharkhand has to pay Rs.34,75,00,000.00 approximately to these builders for the works taken-up before rescinding the works on "as is where is" basis; as their contract stand expired by 30/09/2013.

If the further work is to be taken from other agency by way of floating of the tender, the Central University of Jharkhand will lose a precious time and it is visualised that the work will be awarded at the higher premium as the Market Prevailing Rate is higher by 74% over DSR-2007 as notified by the CPWD i.e. July 2012. Naturally the rates will be above 90% over DSR 2007.

- Annexure XI

As the works has not yet been finished, keeping in view the quantum of remaining works so initiated; the execution of supplementary agreement with the currently empanelled builders be made to complete the remaining works.

The matter placed before the members for advice and direction.

- Annexure XIII

(ii) M/s B.P.Construction was awarded the work of External Electrification of the Central University of Jharkhand permanent campus amounting to Rs. 15,45,36,979.65 only [i.e.(a)1 nos. 33/11 KVA substation amounting to Rs.3,72,14,257.00 and (b)4 nos. 11/433 KVA substation amounting to Rs. 11,73,22,722.65 respectively]; wherein the cumulative payments made to the firm is Rs.5,47,60,581.00 only by the Central University of Jharkhand vide first R/A Bill.The physical progress already achieved by the firm is 65% all-together. The outstanding second R/A Bill amounting to Rs.9,97,76,399.00 require to be paid immediately before handing over of the completed work to the University.

The matter placed before the members for approval.

- Annexure XIV

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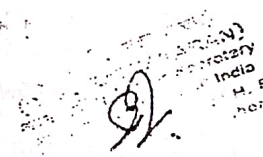

(ii) The Engineering Projects (India) Ltd (PMC) claimed Rs 5.0 Crores to be deposited with Engineering Projects (India) Ltd which is against the provision of the Agreement, as the PMC even not briefing the Central University of Jharkhand rather pretend to execute the work on "Deposit Work" mode.

The matter placed before the members whether Central University of Jharkhand should continue with PMC, or the work berescind as per the provision of the agreement.

- Annexure XV

Resolution:

The Building Committee advised to take necessary action as per the terms and conditions mentioned in the agreement.

  
Secretary
India
H. R. D.
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PLANNING, DESIGN & EXECUTION OF SERVICES

Item No:- BC:015/2013/10

The Central University of Jharkhand had appointed EPII. for providing comprehensive services whereas they have not submitted the planning of Roads, Waters Supply System, Sewerage & Drainage System and so the work could not be taken-up by Central University of Jharkhand. As such a suitable decision may be taken at this juncture, whether such works be entrusted to them beyond 05th October, 2013 or their service be dispensed with as their agreement was valid upto 15th August, 2013 for complying the 12th plan works.

The matter was placed before the Committee.


Resolution:

The Building Committee advised to place the above matter with details from the date of signing of the agreement in the next meeting.

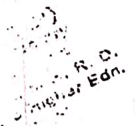
Item No:- BC:015/2013/11

ANY OTHER ITEMS

The meeting ended with vote of thanks to the Chair.


Member Secretary






Chairman