

**AGENDA FOR 51st MEETING OF
STANDING BUILDING CONSTRUCTION COMMITTEE**

- Item No. 51.1 : To confirm the Minutes of 50th meeting of Standing Building Construction Committee held on 24.06.2016.
- Item No. 51.2 : Action taken on various items discussed during 50th meeting of Standing Building Construction Committee.
- Item No. 51.3 : To review the progress of construction works being executed by PWD.
- Item No. 51.4 : To consider the concept plans of the workshop proposed to be established at University's main campus, Kapurthala.
- Item No. 51.5 : To consider the rough cost estimate for the workshop proposed to be established at University's main campus, Kapurthala.
- Item No. 51.6 : To consider and approve the revised cost of residences proposed to be constructed at University's main campus, Kapurthala.
- Item No. 51.7 : To consider and approve the estimate for external development works of phase IV works at University's main campus, Kapurthala.
- Item No. 51.8 : To consider and approve the provision of shed for parking area of College Buildings 1 & 2 at University's main campus, Kapurthala.
- Item No. 51.9 : To consider the building requirements and concept plans of proposed academic block at University's Hoshiarpur campus.
- Item No. 51.10 : To consider the appointment of architect for interior designing/sitting plan of administrative building, main campus, Kapurthala.
- Item No. 51.11 : Any other item with the permission of chair.



Item No. 51.1 : To confirm the Minutes of 50th meeting of Standing Building Construction Committee held on 24.06.2016.

The minutes of 50th meeting of Standing Building Construction Committee held on 24.06.2016 were circulated on 30.06.2016(Placed at Annexure-A). No comments have been received from any member. The minutes circulated may be confirmed.



Item No. 51.2 : Action taken on various items discussed during 50th meeting of Standing Building Construction Committee.

The actions Taken on various items discussed during 50th meeting of Standing Building Construction Committee are as under:

i) Item No. 50.1 : To confirm the Minutes of 49th meeting of Standing Building Construction Committee held on 18.05.2016

Committee Decision : The Committee confirmed the minutes of 49th meeting of Standing Building Construction Committee.

Action Taken : No action required.

ii) Item No. 50.2 : Action taken on various items discussed during 49th meeting of Standing Building Construction Committee.

Committee Decision : Executive Engineer, IKG PTU informed the committee about the actions taken on various items discussed during 49th meeting of the committee.

Action Taken : No action required.

iii) Item No. 50.3 : To discuss and review the progress of construction works being executed by PWD

Committee Decision :

a) Main Campus, Kapurthala :

Committee noted that there is a substantial delay in completion of works of college buildings-I & II, Library and seminar hall and PWD could not complete the works as per schedules agreed at numerous occasions. Committee showed its concern about delay in completion of works. It was informed by Executive Engineer, PWD that extension in completion period has been granted to the contractors upto 30.06.2016 after considering all the reasons for delay. PWD noted the concern of the University and agreed to complete the works as per following schedule:

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|-----|----------------------|---|------------|
| i) | College Building-I | : | 30.06.2016 |
| ii) | College Building -II | : | 15.08.2016 |

- | | | | |
|------|--------------|---|------------|
| iii) | Library | : | 31.08.2016 |
| iv) | Seminar Hall | : | 31.07.2016 |

It was decided that in case of delay beyond the above schedules, liquidated damages, as applicable, will be imposed by PWD.

b) BassianKothi, Raikot, Ludhiana :

PWD informed that estimate for construction of administrative and faculty block has been vetted by them and handed over to the University. On receipt of administrative approval from the University, they will invite tenders for execution of works.

Action Taken :

- a) The works of college building-I have been completed and works for other buildings i.e. college building-II, Library and seminar hall are still in progress.
- b) Administrative approval has been conveyed by IKG PTU to PWD on 28.06.2016.

iv) Item No. 50.4 : To discuss and approve the preliminary cost estimate for the residences of Vice Chancellor, Registrar and other employees of the University at main campus, Kapurthala.

Committee Decision : After deliberations, committee approved the rough cost estimate for an amount of Rs. 2136.61 lacs for the residences of Vice Vice Chancellor, Registrar and other employees of the University at main campus, Kapurthala. It was informed by the Architect that earlier 66 No. of residences were approved and whereas as per site conditions/concept plans approved, 67 residences have been planned and are included in this estimate. Now, no. of units for type IV will be 8 and type V will be 3 in place of 6 and 4 approved earlier respectively.

Action Taken : The detailed designing and estimation for the residences have been completed and the estimates have been vetted by PWD. As there has been some increase in the cost, the same is being put up in this meeting as an agenda item.



- v) **Item No. 50.5 :** To discuss and approve the scheme for provision of Solar panels at the roof tops of the existing and proposed buildings at University's main campus, Kapurthala.

Committee Decision: After detailed discussions and deliberations on the presentation made by the Architect, committee decided that Punjab Energy Development Agency (PEDA) may be advised to prepare the feasibility report for provision of solar panels at the roof tops of the existing and proposed buildings at University's main campus, Kapurthala.

Action Taken : PEDA has conducted survey of the existing buildings at main campus, Kapurthala and has submitted that solar power plant of capacity 250KW can be installed on the roof tops. Copy of the report is placed at Annexure-B.



Item No. 51.3 : To review the progress of construction works being executed by PWD

a) Main campus, Kapurthala:

This is to inform that IKG PTU is getting its construction works done from PWD under a MOU signed between IKG PTU and PWD. Administrative approvals for execution of following major works at main campus, Kapurthala have been given by the University to PWD:-

S. No.	Name of the work	Date of Admn. Approval by IKGPTU	Amount	Completion period agreed (from date of award)
1	College Building -I, II, Library & Seminar Hall	24.05.2013	Rs. 80.50 crores	24 months
2	College Building -III & Hostels	23.06.2014	Rs. 17.93 crores (Revised A/A)	12 months
3	Boys, Married students and Girls Hostels	01.10.2015	Rs. 54.42 crores	18 months

The works of College building-I (S. No. 1), College building-III and Hostels (S. No. 2 above) have been completed and whereas all other works are still to be completed.

The works of College Building-II, Library and Seminar Hall have been awarded by PWD to their contractors on 15.11.2013 and were scheduled to be completed on 14.11.2015. The works could not be completed by this date and interim targets agreed by PWD have also not been achieved. The commitment made by PWD for completion of these buildings in the previous meeting of the committee are as under:-

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|-------------------------|---|------------|
| i. College Building -II | : | 15.08.2016 |
| ii. Library | : | 31.08.2016 |
| iii. Seminar Hall | : | 31.07.2016 |

The works of construction of Boys, Married students and Girls Hostels have been awarded by PWD to their contractors on 14.03.2016 with scheduled completion date as 13.09.2017. The works are in progress and about 35% works have been completed.

b) BassianKothi, Ralkot, Ludhiana:

Administrative approval for an amount of Rs.5.24 Crores for taking up the construction of Administrative and faculty block at college of professional studies at this location has been conveyed to PWD by IKGPTU on 28.06.2016.

The works of construction of Administrative and faculty block has been awarded by PWD to their contractor on 21.09.2016 with scheduled completion date as 20.03.2017. The works are in progress and about 15% works have been completed.

The matter is placed before the committee for kind information and review of progress of works.



Item No. 51.4 : To consider the concept plans of the workshop proposed to be established at University's main campus, Kapurthala

Hon'ble VC has approved the concept plans (placed at Annexure-C) prepared by the Architect for the proposed central workshop to be established at University's main campus, Kapurthala with following shops:-

1. Machine Shop including Tool Room
2. Fitting and Sheet Metal Shop
3. Black Smithy and Heat Treatment Shop
4. Foundry, Casting and Plastic Shop
5. Carpentry, Model making and Pattern shop
6. Electrical and Electronic Shop
7. Gas & Electric Welding, Painting and Plating Shop.
8. Students Project, Models, Design and Innovation Centre.

The minutes of committee's meeting constituted to finalize the concept plans and requirements of the workshop are placed at Annexure - D.

The Architect will be making a presentation for the same in the meeting.

The matter is placed before the committee for consideration and approval of the concept plans please.



Item No. 51.5 : To consider the rough cost estimate for the workshop proposed to be established at University's main campus, Kapurthala

Based upon the concept plans of proposed workshop approved by Hon'ble VC, Architect has submitted rough cost estimates of Rs. 6.15 Crores on the basis of Plinth area rates of PWD (Annexure-E). In case, provision in the foundations for one additional floor (to be constructed later) is kept, the estimate will be Rs. 7.48 Crores.

The matter is placed before the committee for consideration and approval of the estimate please.



Item No. 51.6 : To consider and approve the revised cost of residences proposed to be constructed at University's main campus, Kapurthala

In 50th meeting of Standing Building Construction Committee (Agenda item No. 50.4), rough cost estimate for an amount of Rs. 2136.61 lacs was approved for construction of residences of Vice Chancellor, Registrar, Deans and other employees of the University at main campus, Kapurthala. The detailed designing and estimation for these residences has been completed by the Architect. Detailed estimate amounting to Rs. 2329.01 lacs prepared by the Architect has been vetted by PWD. However, the detailed estimate prepared by the Architect and vetted by PWD is more than the approved rough cost estimate by 9%. Architect has submitted following reasons for increase in the cost, as these are not part of the rough cost estimate approved earlier (Annexure-F):

- i. Double height stilted areas
- ii. Permanent external finish
- iii. Aluminum doors and windows
- iv. Sloping roofs with Mangalore tiles finishes.

The matter is placed before the committee for consideration and approval of the revised estimate please.



Item No. 51.7 : To consider and approve the estimate for external development works of phase IV works at University's main campus, Kapurthala.

The estimates for construction of Auditorium, Sports facilities (indoor and outdoor) and Hostels (400 rooms) have already been approved by Standing Building Construction Committee. Architect has submitted estimates for external development works for these buildings as per the following details:

S. No.	Description of work	Estimated cost (In lacs of Rs)
1	Civil works such as Roads, Footpaths, Parking etc.	468.20
2	Horticultural Works	105.46
3	Public Health works such as - ring mains for Water supply, Storm water drainage, Sewerage, Garden Hydrants, Yard Hydrants for Fire Fighting system.	480.98
4	Electrical works including cables, street lights and connection.	54.56
Total		1129.20

The abstract of estimate submitted by the Architect is placed at Annexure-G

The matter is placed before the committee for consideration and approval of the estimate please.



Item No. 51.8 : To consider and approve the provision of shed for parking area of College Buildings 1 & 2 at University's main campus, Kapurthala.

This is to inform that Engineering departments of the University's main campus have shifted to new constructed college building-I. Presently, parking constructed for this building is without any shed. A requirement for provision of shed have been submitted by HODs of three departments (placed at Annexure-H)

The matter is placed before the committee for consideration and approval for provision of shed for parking area please.



Item No. 51.9 : To consider the building requirements and concept plans of proposed academic block at University's Hoshiarpur campus

It has been decided to construct one additional academic block at University's Hoshiarpur campus. Based upon the courses run in the campus, the building requirements and concept plans have been prepared by the Architect and the same will be presented in the meeting.

The matter is placed before the committee for consideration and approval of the building requirements and concept plans please.



Item No. 51.10 : To consider the appointment of architect for interior designing/sitting plan of administrative building, main campus, Kapurthala.

This is to inform that EdCIL in its draft report has submitted that existing administrative building has some surplus area and the same can be used for central academic service facilities. Whereas, as per the present sitting, whole of the building is occupied and area is not being optimally used. To prepare the interior design/sitting plan, appointment of an architect may be considered.

The matter is placed before the committee for consideration please.

Item No. 51.11 : Any other item with the permission of chair.

