



जम्मू केंद्रीय विश्वविद्यालय Central University of Jammu

राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)
Rahya-Suchani (Bagla), District: Samba - 181143, Jammu (J&K)

Minutes of the 11th Meeting of the Building Committee for development of Central University of Jammu

The 11th meeting of the Building Committee of Central University of Jammu was held under the chairmanship of Prof. Ashok Aima, Vice Chancellor Central University of Jammu on 27th July, 2017 at 12:30 PM in the Conference Hall of the Central University of Jammu, Bagla.

The following were present:

1. Prof. Ashok Aima Vice Chancellor and Chairperson
2. Sh. Rajeshwar Singh Jasrotia Retd. Chief Conservator of Forest, J&K Govt.
3. Prof. Devanand HoD, Department of Computer Science & IT
4. Sh. V.K Pant Chief Architect, Architect Organization, J&K
5. Sh. Kiran Wattal Retd. JMC Commissioner, Jammu
6. Sh. V.K Abrol Retd. Chief Engineer, PHE/Former Member Water Regulatory Authority
7. Sh. Sanjeev Kumar Gupta HoD, Deptt. of Civil Engineering, GCET, Jammu
8. Prof. Lokesh Verma Academic Coordinator, CUJ
9. Prof. N. K Tripathi HoD, Department of Animal Sciences & Wildlife
10. Er. Ashok Kapoor Superintending Engineer, JDA Jammu
11. Er. Vinod Sharma Retd. Executive Engineer, PHE as Special Invitee
12. Dr. Ravi Kumar Registrar, CUJ Member Secretary
13. Sh. Mohit Mahajan Executive Engineer, CUJ
14. Sh. Mohammed Iqbal I/c Finance Officer, CUJ
15. Sh. H. N Thakur Executive Director, Northern Regional office, EPI New Delhi. as Special Invitee
16. Sh. Harish Kumar GM & Project Head, EPIL as Special Invitee
17. Sh. MSQ Khan AGM, EPIL as Special Invitee
18. Sh. Sumer Singh Sr. Manager, EPIL as Special Invitee
19. Ms. Maria Belen Mendizabal Executive Director, LKS India Pvt. Ltd. as Special Invitee
20. Sh. Amardeep Singh Asstt. Project Manager, LKS India Pvt. Ltd. as Special Invitee
21. Er. Kuldeep Dubey Junior Engineer, CUJ
22. Sh. Sahil Chopra Representative of Sikka Associates Architect

At the outset, the Vice Chancellor welcomed all the members and apprised that the University administration has taken-up the matter of release of funds to the tune of Rs. 288.72 Cr. in the current financial year with the Ministry of Human Resource and Development at New Delhi on 24.06.2017 which includes Rs. 144.25 Cr for completing the ongoing works including the works which were deferred and balance Rs. 144.47 Cr. for creating the infrastructure of the University by constructing Academic Infrastructure for various disciplines mainly the Life Sciences block for Rs. 133.93 Cr, Basic & Applied sciences block for Rs. 109.00 Cr, School of Education for Rs. 18.90 Cr, Boundary Wall for Rs. 35.00 Cr. and Kendriya Vidyalaya for Rs. 26.00 Cr. among others.

The Chairperson also intimated that the demand of funds was supported by the D.O letter dated: 14.07.2017 of Sh. N.N Vohra, Hon'ble Governor, J&K addressed to the Hon'ble Minister for HRD, GoI requesting for release of Rs. 300 Cr. as one time special funding to create the required infrastructure for Housing 16 departments and supporting elements like Kendriya Vidyalaya etc. at Bagla.

The Vice Chancellor further informed that the concerned authorities in the ministry are sensitive to the issue of the expeditious creation of the University infrastructure so that the University can function in a full fledged manner at the earliest and expressed hope that the funds shall be released shortly.

Thereafter, the Executive Engineer presented the report of various development activities in the campus since last meeting of the Building Committee along with Power Point Presentation. The committee was apprised that at present, the classes of Business Management and Mathematics disciplines are running in 16 out of the 22 Prof. Qrtrs. as temporary arrangements after their shifting from TAB, Sainik Colony, Jammu.

The committee expressed satisfaction regarding the completion of 22 Professor Quarters and the Guest House comprising 24 - Rooms. The members were satisfied with the assets created so far in the road package.

The committee again noted with concern the abnormal slippage of the targets and non-adherence to the time-line in completing the tendered works on the part of PMC and the dismal performance of the electrical contractor and again exhorted upon the PMC to review the performance of the contractor and take a final call in accordance with the stipulation of the contract agreement.

Sh. A.K Kapoor has brought the attention to the key issue of the opening of the financial bids of 02 buildings: School of Life Sciences and School of Basic and Applied Sciences stating that the tenders for these buildings were invited before the enactment of GST and now, with the implementation of the GST in our state, the rates quoted by the bidders during pre-GST regime may have become irrelevant now and therefore, it has been suggested by the worthy member to take the comments of

the PMC M/s EPIL and the advice of the Tax consultant in the matter before opening of the financial bids.

Thereafter the Agenda items were taken up as follows:-

Item No 1:

To consider report about the development of the Campus since the last Meeting of the Building Committee held on 30th Jan, 2017.

Following decisions were taken:-

- (i) *Following the resentment shown by Sh. R.S Jasrotia with regard to non-incorporation of his points in the previous minutes of meeting, it was therefore decided that henceforth, the minutes of the meeting shall be circulated amongst all the members for confirmation before formal issuance by giving one week time. If no comments are received within the stipulated time, the consent of the member(s) to the minutes shall be presumed.*

Corrigendum to the minutes of meeting of 10th Building Committee be issued within weeks time.

- (ii) *The Agenda for the meeting should be circulated to all the members in hardcopy, well in advance.*

- (iii) *Decorum and protocol of all the members should be properly adhered-to.*

The Vice Chancellor assured the committee that the view point of all the members whether in assent or dissent shall be recorded in the minutes, henceforth, this apart, the arrangements befitting the decorum and protocol of all the members shall be made, accordingly.

- (iv) *The Executive Director of the PMC M/s EPIL (Northern) committed before the committee as under:-*

- a) ESS-1 shall be completed in all respects by 15th Oct, 2017*
- b) ESS-2 shall be completed in all respects by 15th Nov, 2017*
- c) Supply and Erection of 01 DG set of 200 KVA.*

Item No 2:

Confirmation of the Minutes of the 10th Meeting of the Building Committee held on 30th Jan, 2017.

The Committee resolved to re-circulate the minutes along with the issue of corrigendum incorporating the left out decisions of some members taken in the 10th meeting.

Item No 3:

To place before the Building Committee the action taken report on the decisions of the 10th Meeting of the Building Committee held on 30th Jan, 2017.

The Committee decided to approve the Action Taken by the University after confirmation of the minutes of the 10th Building Committee meeting re-circulated with corrigendum.

Item No 4:

To place before the Building Committee the issue of reduction in the interest rate on Mobilization Advance paid to M/s Anil Kumar & Co.

The committee had detailed deliberation in the matter and noted that since the rates were quoted by the contractors keeping in view the Terms and Conditions stipulated in the Bid Documents prior to the resolution of the BoD of EPIL and was of unanimous view that no decision taken subsequent to entering of the agreement between CUJ and EPIL can be enacted retrospectively. Therefore, the decision taken by the Board of Directors of EPIL on 21.06.2016 is not enforceable and hence, the request of EPIL to modify the interest rate to be charged by CUJ on the mobilization advance in light of the RBI's directions is not agreed.

The committee further directed that the legal opinion sought in the matter be also placed on record.

Item No 5:

To place before the Building Committee issue of renewal/revalidation of expired Performance Bank Guarantees submitted by EPIL.

The Executive Engineer informed that the 02 Performance Bank Guarantees submitted by the PMC M/s EPIL for Rs. 1, 30, 00, 000/- & Rs. 68, 00, 000/- on the total estimated amount of the project Rs. 1049.72 Cr. have expired.

The PMC have now revalidated the Bank Guarantee based on the reduced project cost of Rs. 430.17 Cr. which is the tendered value of works currently in progress, instead of Rs. 1049.72 Cr.

The issue was discussed threadbare and the committee was of the opinion that the merit of the case may be evaluated separately taking into consideration the updated contract value of all the packages in the Scope of Work of M/s EPIL vis-à-vis performance of M/s EPIL.

It was unanimously decided to wait for the legal opinion as the matter has already been referred by CUJ to the senior advocate Sh. D.C Raina for his opinion.

Item No 6:

To place before the Building Committee the approval of revised drawings of the Boundary Wall to be constructed in the CUJ campus, Bagla.

The committee examined both original, as well as, revised proposals of the boundary wall. Sh. R.S Jasrotia suggested that the proposal should be flora & fauna friendly which blends & merges with the natural landscape of the area. This was endorsed by the other members, as well. It was further suggested that the fragmentation of the animal's habitats is to be avoided and provisions should be kept at intervals for allowing the passage to the animals.

The committee thus suggested for at-least 2-3 more designs from the Architect so as to have a sufficient choice in-hand for selection and finalization of the proposal. Thereafter the same shall be examined by a Sub-Committee comprising of Sh. V. K. Pant, Sh. R. S. Jasrotia, Sh. Kiran Wattal, Sh. V. K. Abrol, and Sh. A. K. Kapoor and the recommendation of the Sub- Committee be placed before the Building Committee for approval, thereof.

Item No 7:

To place before the Building Committee the Extra and Substituted items executed in the construction of residential Buildings, DDE building and Guest House at CUJ complex.

The committee discussed in detail on the due process followed for evaluation and processing of the Extra and Substituted Items necessitated during execution of the various works in the packages. It was informed to the committee that these items of works were found necessary from time to time for completion of the buildings and making them functional and were got executed as per the detailed working drawings issued by the Architect (M/s Sikka Associates Architects) and further during execution of the same at site, were duly supervised and certified by the PMC (M/s EPIL) as per the respective mandates of the Architect, as well as, the PMC. However, as an additional check, the Building Committee during its previous meeting deemed it proper to get it cross verified from the Architect who had issued the working drawings and specifications for all such items. Sh. A.K Kapoor expressed his opinion that now the decision in the matter is required to be taken at a higher level and with collective wisdom and therefore, referring it to a smaller sub - committee is not proper as the sub-committee does not have this mandate and also may consume more time and may give room for taking any undue advantage by the contractors on this account. He further suggested that after following due procedure by the University, Architect and PMC as per their respective mandated positions, the committee may deliberate on the matter for its disposal without further delay.

After detailed deliberations in the matter, the Committee decided to approve the Extra and Substituted items executed in the construction of residential Buildings, DDE

building and Guest House at CUJ complex after adjustment of the payments already made to the extent of 75% till date against such items, subject to furnishing of the following certificates from the PMC that:-

- i) These items were found necessary at site during execution of the works from time to time;
- ii) These items have been executed strictly as per the working drawings and detailed technical specifications issued by the Architect (M/s Sikka Associates Architects) and complying to the relevant Indian Standards as well as National Building Code;
- iii) The rates have been evaluated, verified and recommended based on the lowest market rates/DSR and are strictly in accordance with the stipulations in the Contract Terms and Conditions.
- iv) The approval by the Central University will not in any way affect the scope and contract provisions for various packages.

Item No 8:

To place before the Building Committee the Extension of Time in favour of the PMC i.e. EPIL in view of the expiry of their contract period.

The committee agreed to grant 2nd EOT in favour of EPIL upto 31.10.2017 on provisional basis keeping in view the fact that the development works are presently going-on/near finalisation for which it becomes imperative that the contract of M/s EPIL remains alive so as to provide legitimacy to these works. However, CUJ shall at the time of grant of EOT may decide on levying the liquidate damages/penalty on the PMC.

The committee suggested the Vice Chancellor to take a call on the further works to be assigned to M/s EPIL in addition to the ongoing works taking into consideration the performance of the PMC Agency.

Item No 9:

To place before the building committee the concurrence of additional expenditure of Rs. 29.00 Lakhs on account of providing 02 Lifts for 08 passengers in 100 bedded hostels 01 each for Boys and Girls.

The committee noted that the provision of the additional 2 lifts for 8 passenger capacity is as per the design requirements and detailed working drawings issued by the Architect (M/s Sikka Associates Architect) and the rates are as per the lowest quotation as certified by CPWD as such approved the proposal for the additional expenditure of Rs. 29.00 Lacs on account of providing 04 lifts instead of 02 lifts each of 08 passengers capacity, in both Boys/Girls hostels to be met by CPWD out of the overall savings of the project.

The committee suggested and agreed by the Chairperson to have Building Committee meeting at regular interval of 02 months. Further the Building Committee proposed and agreed by the Chairperson for constitution of an "Building Advisory Committee" comprising of following members to discuss urgent/important issues and to put up the decisions before the Building Committee. The Building Advisory Committee shall hold monthly review meetings with CUJ authorities.

The members proposed for Building Advisory Committee:-

- 1) Sh. Ashok Kapoor
- 2) Sh. Kiran Wattal
- 3) Sh. V.K Abrol
- 4) Sh. Vinod Sharma
- 5) Sh. Ravi Kumar
- 6) Sh. Mohit Mahajan

The meeting concluded with vote of thanks to the chair.



Registrar

No: CUJ/W/2017-18/117/1677-98

Dated: 01.08.2017



जम्मू केंद्रीय विश्वविद्यालय
Central University of Jammu

राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)
Rahya-Suchani (Bagla), District: Samba - 181143, Jammu (J&K)

20

No: CUJ/W/2017-18/117/1677-98

Date: 01.08.2017

CORRIGENDUM

The corrigendum to the Minutes of Meeting of 10th Building Committee meeting held on 30th Jan, 2017 and issued vide no: CUJ/W/2016-17/117/1264-76 dated: 08.02.2017 is as under:-

- 1) The decision taken for Agenda item no: 4 be read as under:-

"After detailed deliberations in the matter following decisions were taken:-

Evaluate the proposal of EOT by the PMC on merits cum performance basis and in light of the terms and conditions of the agreement already entered between CUJ and EPIL and place it before the Building Committee in its next meeting."

Instead of

"After detailed deliberations in the matter following decisions were taken:-

Evaluate the proposal of EOT by the PMC on merits cum performance basis and place it before the Building Committee in its next meeting."

- 2) The decision taken for Agenda item no: 5 be read as under:-

"After detailed deliberations on the matter it was resolved that the release of payment to the PMC may be taken up by the University separately and place the action taken in the next Building Committee meeting along with the Item-wise position of amount allotted, amount already booked, balance requirement and justifications for demand of Revolving Fund in favour of EPIL"

Instead of

"After detailed deliberation on the matter it was resolved that the release of payment to the PMC may be taken up by the University separately."

Rest remains same.


Registrar

Copy to:-

- 1) All members for kind information.