



Prof. (Dr. M.S.Grewal)
Registrar

PTU PUNJAB
TECHNICAL
UNIVERSITY

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

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Ref. No. PTU Cont-1/SB.C-01/123-128/3147
13 Jul

Date : 13 Jul 06

To

- i) Sh. N.S. Kalsi, IAS, Director, IT., Govt of Punjab, Punjab Infotech Corporation, 5-6 Floor, Udyog Bhawan, Sector 17D, Chandigarh.
- ii) Dr. R.S. Khandpur, Director General, Pushpa Gujral Science City, SCO 60-61, 3rd Floor, Sector 34, Chandigarh.
- iii) Sh. Chandra Mohan, # 202, Sector 36A, Chandigarh.
- iv) Sh. S.L. Kaushal, Advisor (Architecture), 2865, Sector 42-C, Chandigarh.
- v) ✓ Sh. A.N. Chowdhry, Chief Engineer, PTU, Jalandhar

Subject : Ninth Meeting of the Standing Building Construction Committee.

Dear Sir

Ninth Meeting of the Standing Building Construction Committee shall be held under the Chairmanship of Sh. P. Ram, IAS, Principal Secretary, Technical Education Punjab on 18-07-06 at 4.15pm in his office in Mini Secretariat, Sector 9, Chandigarh. Copy of the agenda is enclosed.

You are requested to kindly make it convenient to attend the meeting.

Yours sincerely

Registrar

CC : P.S to Principal Secretary , Technical Education, Govt. of Punjab for information of the Principal Secretary.

Encls : as above

Dated : 13-07-06

Subject : Agenda for the 9th meeting of the Standing Building Construction Committee

Agenda Item No. 9.1

To review the action taken on the minutes of the 8th meeting of the committee.

Agenda Item No. 9.2

To review the progress of construction

Agenda Item No. 9.3

To approve detailed estimate amounting to Rs. 3,49,66,647.00 for External Electrical Works

Agenda Item No. 9.4

To approve pre-qualification of contractors for External Electricals Works

Agenda Item No. 9.5

To approve Tender Documents of External Electrical Works.

Agenda Item No. 9.6

To approve detailed estimate amounting to Rs. 1,56,13,190.00 for External PH works.

Agenda Item No. 9.7

To approve Tender Documents of External PH works.

Agenda Item No. 9.8


To approve posts of staff for construction cell of PTU.

Agenda Item No. 9.9

To reconsider the concept of construction of Multistory Residential Accommodation.

Agenda Item No. 10

Any other point with the permission of the Chair


(Dr. M.S. Grewal)
Registrar

Dated : 13-07-06

Agenda Note for Ninth meeting of the Standing Building Committee proposed to be held on 18-07-06 at Chandigarh under the Chairmanship of Sh. P.Ram, IAS, Principal Secretary, Technical Education , Punjab

Background

Punjab Technical University has under taken the construction of its new campus on Jalandhar Kapurthala Highway on a plot measuring about 70 Acres. M/s Archigroup Architects, Delhi have been appointed Architects for the job. They are required to supply Architectural Drawings, Estimates, Tender Documents, and process the tenders of various works for the approval of the University. They are also required to supply structural drawings which are proof checked by Dr. S.N. Sinha , Prof. of Civil Engineering III, New Delhi on behalf of the PTU. The Architects have appointed consultants for the preparation of the documents. The University has adopted the construction procedures prevalent in the Pushpa Gujral Science City, Kapurthala constructed recently in an adjoining plot.& Construction wing has been established and Advisors for various disciplines have been appointed on part time basis on the pattern of the Science City. For the approvals at various stages and for monitoring the progress, BOG has constituted Standing Building Committee headed by Principal Secretary, Technical Education, Punjab.

Civil construction of the Administration Building stands awarded to M/s IVRCL, Infrastructures and Projects Ltd, 4/F, 8-2-596, IVRCL Towers Road No. 10, Banjara Hills, Hyderabad- 500 034 at a cost of Rs. 29.72 Crores and date of commencement is 31-01-06 as per contract agreement. Time limit for the front portion is 10 months and for the whole of work it is 18 months. Progress is discussed in a separate agenda item below.

Estimate and Tender Documents of External Electrical, Public Health works have been received and are put up for approval as per separate agenda item and those of AC works are under process. Landscaping plan is under preparation. NOC for the construction of Boundary Wall is awaited from PUDA, on the receipt of which tenders shall be invited . Estimate and Tender documents already stand approved. PSEB stands addressed for Power Connection. Funds for laying of cable by them shall be deposited on receipt of reacquisition.

Item No. 9.1

To review the action taken on the minutes of the 8th meeting of the committee

S.No.	Agenda Item No. in brief	Action Taken
8.0	To constitute a committee to monitor the progress of establishing PTU-CPPARO School of Manufacturing.	Society and Governing Body of the school has been constituted. Secretary of G.B Viz Dean (Academics) has been requested to constitute a committee to monitor the progress.

8.1	Approval of the estimate of Boundary Wall	No action required
8.2	Approval of DNIT of Boundary Wall to invite tenders after obtaining NOC from PUDA which may be persued by EE.	NOC awaited, matter being persued by EE
8.3	Claim of M/s Archigroup Architects, deferred.	Since Sh. Rajiv Aggarwal, Architect M/s Archigroup is not attending this meeting, item shall be considered in the next meeting.
8.4	Further construction of Buildings - Preparation of plans by the Architects.	Matter taken up with Architects

Item No. 9.2

To review the progress of Construction

Civil Construction of Administration Building stands awarded to M/s IVRCL and date of commencement is 31-01-06 as per Contract Agreement. Front four storey block is to be completed in 10 months and simultaneously the Rear Eight storey Block with basement in 18 months. Work stands commenced and the Agency has mobilized. Front Block has been completed upto plinth and in the Rear Block, Raft foundation has been laid. As per PERT CHART submitted by the Agency, the work is backward by three months. PTU has been supplying the drawings in time. Progress is being reviewed with the Agency from time to time. Sh. M.S. Rao, General Manager, Projects IVRCL, Delhi who is incharge of the Project at top level, visited the site on 12-07-06. Slow progress is in his notice. He has interacted with his staff to push up the progress to complete the work in time.

Item No. 9.3

To approve detailed estimate amounting to Rs. 3,49,66,647/- of External Electrical Works.

A detailed estimate amounting to Rs. 4,07,65,102/- for External Electrical Works was received from M/s Archigroup Architects vide their Ref No. AA (R)/PTU/1812 dated 17-04-06. Estimate was discussed with the consultants of M/s Archigroup Architects and observations were forwarded to them. Provision of Electrical Fittings in Landscape Area was approved by the Sub-Committee. Re-framed estimate amounting to Rs. 3,64,68,629/- was submitted by M/s Archigroup vide their ref no. AA (R)/PTU/1843 dated 26-05-06. Estimate was discussed with them in a meeting on 26-06-06, and the points of disagreement were resolved by the Sub Committee in a meeting on 27-06-06. Finally estimate amounting to Rs. 3,60,50,487/- has been received vide Archigroup Ref. No. AA (R)/PTU/1893 dated 06-07-06 which has been checked for Rs. 3,49,66,647/- and is put up for approval.

Break up of cost is as under :-

S.No.	Item	Cost in Rs. lacs
1	H.T. Cables	14.72
2	H.T. Control Breakers	12.46
3	Transformers and Packaged S/S	59.02
4	Control Panels and Distribution Boards	68.99
5	L.T. Cables and Conductors	79.12

6	D.G. Sets	64.64
7	Area/Ambience Lighting	35.28
8	Earthing System	10.27
9	Miscellaneous	5.17
	Total	349.67

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Salient points of the estimate are :-

- i) Energy efficient lighting fixtures with high lumen per watt ratio have been considered for the landscape area.
- ii) Transformers have been Inter-locked so that the monthly minimum charges are reduced till such time as the building is fully occupied.
- iii) Generators are fitted with Automatic start Panels, Smaller set has been provided to take care of night time loads etc.
- iv) Since front block shall be completed earlier and University intends to occupy it, a "Packaged Sub Station" has been provided for it which is proposed to be shifted to some other building when whole administration building is energized.
- v) Items based on DSR are for Rs. 7.81 lacs on which no index has been proposed Index 40-60 allowed by CPWD shall be considered while evaluating the tender.
- vi) Non DSR items are for Rs. 330.04 lacs which have been analyzed on market rates. Architects have assured that the rates are reasonable.
- vii) Except in the case of External Light fittings costing Rs. 35.73 lacs, no monopoly items have been proposed. These External light fittings have been selected from two different single vendors and have been approved by the Sub Committee.
- viii) In the approved RC estimate there was a provision of Rs. 275.43 lacs for this work. There is an apparent increase of Rs. 74.00 lacs which is due to following factors:-
 - a) Package Sub Station
 - b) Floor Boards shifted from Internal to External Work
 - c) Sharp increase in the cost of Copper and Aluminium
 - d) Additional cost of external light fittings in the landscape area.

Committee may approve the estimate.

Item No. 9.4

To approve Pre-qualification of contractors of External Electricals Works of PTU Campus.

Applications for pre-qualification of contractors were invited through Press. Thirteen Application were received as stated in statement enclosed in **Annexure 'A'**.

A Committee consisting of Chief Engineer, Advisor (Electrical), Executive Engineer, Sh Rajiv Aggarwal Architect, M/s Archigroup and their Consultant (Electrical) examined the applications and recommended following agencies for pre-qualification vide their report (**Annexure 'A'**)

1. M/s MEC Engineer, NOIDA
2. M/s Servo Tech Electricals, Delhi
3. M/s Triple 'A' Engineering Pvt. Ltd., Delhi

- 4. M/s Shiv Shakti Fascilities India Pvt. Ltd, Delhi
- 5. M/s High Tech Erectors, Delhi
- 6. M/s Aargee Consultants (P) Ltd, Delhi
- 7. M/s ACE Engineers Bureau , New Delhi.

Committee may approve the pre-qualification so that tenders are invited from the pre-qualified Agencies.

Item No. 9.5

To approve Tender Documents of External Electrical Works

9.5.1 Tender documents received from M/s Archigroup consist of the following :-

- a) Vol I-General Terms and Conditions of the contract.
- b) Vol-II- Technical specifications and tender drawings.
- c) Vol. III- BOQ

9.5.2 Salient points of Volume I are:-

- i) Tenders shall be invited from prequalified contractors as pre qualified in Agenda Item no. 9.4
- ii) Amount of Tender is Rs. 3.05 Crores.
- iii) Time limit is six months.
- iv) No mobilization advance has been proposed.
- v) Authority to grant time extension and reduce compensation is Registrar
- vi) Sale of tenders from 26-07-06 to 03-08-06
- vii) Pre-id conference on 10-08-06
- viii) Receipt and opening of Tenders on 22-08-06
- ix) Sole Arbitrator to be appointed by VC.
- x) Contractor to arrange all approvals from Statutory Bodies. Legal fees however to be paid by the University.
- xi) Remaining conditions are same as approved by this committee in case of tender of the Administration Building.

9.5.3 Technical specifications of item conforming to DSR shall be as per CPWD specifications and non-DSR items shall be as contained in Vol.-II. Approved Brands have been specified.

9.5.4 Schedule of item in BOQ is as per detailed estimate.

The Committee may approve the documents so that tenders are invited.

Item No 9.6

To approve Detailed Estimate amounting to Rs 1,56,13,190/- of External PH Works.

A detailed estimate for the external PH services amounting to Rs 1,31,04,890/- was received from M/s Archigroup vide their Ref No: AA(R) PTU/1814 dated 19th April 2006. Scope and Design perimeters were discussed by the Sub Committee headed by Dr RS Khandpur and as per the decisions, an estimate amounting to Rs 1,75,69,001/- was submitted by M/s Archigroup vide their reference No: AA (R)/PTU/1843 dated 26th May, 2006. Observations on this estimate were forwarded to them and discussed in detail in a meeting on 26th June, 2006. Points that could not be agreed were resolved by the Sub Committee in a meeting held on 27th June 2006 and finally, Estimate amounting to Rs 1,64,84,813/- has been received vide Archigroup Ref No: AA(R)/PTU/1883 dated 03-07-06 which has been checked for Rs 1,56,13,190/-.

Salient points of the estimate are: -

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- a) Scope of the Estimate consists of Water Supply, Sewerage, Storm Water Drainage, Rain Harvesting, Fire Protection, Tube Wells and Underground Water Tanks etc. Sewerage Treatment Plant has not been included as this work is done by specialist agencies only.
 - b) In the approved Preliminary Estimate of Phase I, provision for External PH works is Rs 1,38,92,013/-. 12 % excess is on account of: -
 - Additional Tube well.
 - More number of recharge wells.
 - Providing of underground rainwater drainage pipes instead of open drains.
 - Providing garden hydrant pipes along the entire boundary.
 - c) Cost of items based on DSR is Rs 80.23 lacs
 - d) Cost of items analysed on Market Rates is Rs 69.83 lacs. As per Architects, market rates are reasonable. There is no proprietary item in it.

The Committee may approve the estimate.

Item No 9.7

To approve Tender Documents of External PH Works.

9.7.1. - Tenders for the External PH Works as per detailed estimate approved in the Agenda Item No 9.8 are proposed to be invited from Contactors enlisted in appropriate category in PWD, PH/Water Supply & Sanitation Branches of State of Punjab, Haryana & UT Chandigarh through publicity in Press. Tender Documents supplied by M/s Archigroup consist of the following: -

- a) Vol I-General Terms & Conditions of the Contract.
- b) Vol II- Technical Specifications & Tender Drawings.
- c) Vol III- BOQ.

9.7.2 - Silent points of Vol I are: -

- i. Amount of the Tender is Rs 1.35 Crores.
- ii. Time Limit is six months.
- iii. No Mobilisation Advance is proposed.
- iv. Authority to grant Time Extension and reduce compensation is Registrar.
- v. Sale of tenders wef 26-07-06 to 03-08-06
- vi. Prebid Conference on 10-08-06
- vii. Receipt & opening of tenders on 22-08-06
- viii. Sole Arbitrator to be appointed by VC.
- ix. Remaining conditions are same as approved by this committee in the case of tender of the Admn Building.

9.7.3- Technical Specifications of items conforming to DSR shall be as per CPWD Specifications and Non-DSR items shall be as contained in Vol II. Approved brands have been specified and there is no propriety item.

9.7.4- Schedule of items in BOQ is as per detailed estimate.

The Committee may approve the documents so that tenders are invited.

Item No 9.8

To approve posts for the Construction Cell on contract basis.

Construction work amounting to Rs 38.00 Crores has been taken up. Further construction amounting to Rs 16.00 Crores has been decided and plans are under preparation. Adequate Construction Cell needs to be set up. It has been decided that pattern as adopted in adjoining Science City be adopted for the PTU. An XEN has been taken on deputation from PWD and a Chief Engineer and Advisors for various disciplines have appointed on part time basis. Following full time minimum personnel is required at lower level: -

1. Assistant Executive Engineer (Civil) - 2.
2. Assistant Engineer (Civil) -- 3
3. Assistant Executive Engineer (Elect) - 1.
4. Assistant Engineer (Elect) - 1.
5. Assistant Executive Engineer (PH) - 1.
6. Assistant Engineer (PH) -1.
7. Assistant Engineer (AC) -1.
8. Horticulture Engineer -1.
9. Assistant Engineer (Hort) -1.
10. Supervisors - 4.
11. Quantity Surveyor -2.
12. Superintendent -1.
13. Senior Auditor -1.
14. PS's -2.
15. Clerk -1.
16. Daftary -1.

Experienced retired personnel shall be preferred. Few essential posts have already been filled; remaining shall be filled up as required.
Committee may approve the proposal.

Item No 9.9

To reconsider the concept of residential units.

In the last meeting of the BOG, construction of 75 units of Type II - 860 sq ft was decided. It has been considered at the university level that construction of some units of all type be taken up. Secondly in a meeting chaired by CS Pb on 29th August 2005, it was decided that except for VC's Residence, all residential accommodation shall be of G+5 floors. Now after discussion with the Architects and Advisor (Arch) it has been observed that for more than four storeys, cost goes up steeply due to seismic design and provision of a lift with power back up. Therefore Architects have been requested to design following residential units: -

1. Type I (540 sq ft), 16 Nos—G+2.
2. Type II (860 sq ft), 20 Nos—G+2.
3. Type III (1075 sq ft), 20 Nos—G+1.
4. Type IV (1400 sq ft), 6 Nos— Double Duplex.
5. Type V (2750 sq ft), 4 Nos - Duplex.

Committee may approve the concept as stated above.

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Subject: Pre-Qualification of Contractors for External Electrification Works, PTU, Jalandhar

A meeting was held on 4th April 2006 in the office of M/S. Archigroup Architects Pvt. Ltd in Delhi for the job mentioned in the subject cited above. The meeting was attended by the following


Sh. A.N. Chowdhry
Sh. N.S. Bhatti
Sh. T.L. Dhall
Sh. Rajiv Aggarwal
Sh. Linus Lopez

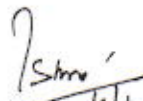
After studying the pre-qualification documents submitted by 13 parties the following conclusion was reached (please refer attached statement):

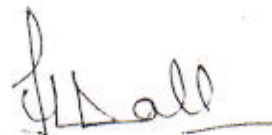
1. Four agencies mentioned in S.No. 1, 3, 5 and 10 of the statement are not recommended for lack of their experience in the relevant specialty
2. The agency mentioned at S.No. 2 not recommended because of known litigation though not self declared.
3. Agency at S.No. 7 is not recommended for non-supply of supporting documents such as registration of contractors in the State.

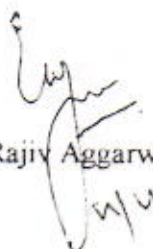
That leaves the following 7 agencies which are found to be eligible and are recommended to be pre-qualified for the issue of tender. The companies recommended are:


1. M/S. MEC Engineers, NOIDA
2. M/S. ServoTech Electricals, Delhi
3. M/S. Triple A Engineering Pvt. Ltd. Delhi
4. M/S. Shiv Shakti Facilities India Pvt. Ltd
5. M/S. Hi Tech Erectors, Delhi
6. M/S. Aargee Consultants (P) ltd, Delhi
7. M/S. ACE Engineers Bureau


Sh. A.N. Chowdhry 4/4


Sh. N.S. Bhatti 4/4


Sh. T.L. Dhall 4/4/06


Sh. Rajiv Aggarwal 4/4


Sh. Linus Lopez

BIDDER	Class "A" contractor	Registered with:	Relevant Works	Value of Project (INR)	Financial Status	Technical Staff	Misleading Projects	Reason for Rejection
1. Namdev Kumar & Co, Ludhiana	Class A	Punjab PWD PUDA Municipal Corporation, Ludhiana	H.T. LT lines, Chandi Bazar (04-06) Rural electrification, Dist. Kapurthala 11KV 55 substation, for housing colony (04-05)	120L 138L 137L	Upto 1 crore	Name shown	Name shown	Lack of relevant experience
2. Sanyal Electricals, Chandigarh	Class A	Punjab Road & Dev Board Northern Railway	Rural electrification, Kurukshetra (05) Rural electrification, Gurdaspur (05)	120L 218L	Upto 5 crore	1 Engineer 1 Supervisor	Self declaration of no litigation, vigilance or termination	Known litigation
3. Pawan Kumar, Patiala	Class A	Punjab PWD PUDA Haryana State	Rural electrification, Abohar (05-06) Rural electrification, Ferozpur (05-06) PUDA Bhaner, Mohali (03)	388L 108L 113L	Any limit	2 engns 2 super	Self declaration of no litigation, vigilance or termination	Lack of relevant experience
4. MEC Engineers, NOIDA	Class A	Delhi State UP state Haryana State	Customer Operational Services, Channar (Current) Ed Service Corp, NOIDA (retiree)	700L 353L	Upto 20L	5 engns 10 super		Accepted
5. Jeeva Contractors, Kolkata, Delhi	Class A	CPWD (for 5 yrs from 2000)	RCL Group housing (2000) Ed electrification, Pat Vihar, Ghazipur (03) SITC SS equipment, Co-op housing, Dwarika (02)	144L 72L 87L	Upto 5 crores	4 engns 5 super		Lack of relevant experience
6. Sarve Tech Engineers, Delhi	Class A	CPWD EIL BHEL	SITC El works, Sarang, Mansarovar (05) SITC El works, Gangaram Hospital, Delhi (04)	250L 402L	Upto 10 cr	10 engns 18 super	Self declaration of no litigation, vigilance or termination	Accepted
7. ABB, Chandigarh		No information submitted	New Mangalore Port Trust, Mangalore (08)	338L	Upto 25cr		Self declaration submitted	Registration document not submitted
8. Triple A Engineering p, Delhi	Class A	State of Delhi	Honda motorcycle & Scooter India, Mansarovar (04-04) General Overhaul, Gurgaon (00-01) GE Capital Ind, Service, Gurgaon (03)	1013L 418L 134L	Upto 6 lac	3 engns	Self declaration submitted	Accepted
9. Shiv Shields Facilities (P) Pvt, Delhi	Class A	Delhi state IRCON UP state Maharashtra state	SITC El works for SSES, Delhi (04) Manned Accommodation, IRCON, Allahabad (08)	215L 110L	Upto 18L	10 engns 12 super	Self declaration submitted	Accepted
10. K.B. Contractors, Delhi	Class A	UP state	Air Force Naval Housing Board, NOIDA (05)	325L	Upto 2cr	2 engns 2 super	Self declaration submitted	Lack of relevant experience
11. Hitech Erectors, Delhi	Class A	Punjab State Delhi, Haryana, UP State	Vedhaagar, Imtias, Nehru Nagar, Delhi (04-05) HMT Park Barn for HSBDC, Sonapat (03)	225L 230L	Upto 3 cr	3 engns 5 super	Name attached	Accepted
12. Arjee Consultants (P) Pvt, Delhi	Class A	UP, Punjab, Bihar, Delhi Goa, Haryana, MP State	Mahindra Resort Imrat, Goa	240L 340L	Upto 2 lac	7 engns 5 super		Accepted
13. ACE Engineers Bureau	Class A	Delhi & UP state	WCD Water works	180L	Upto 2cr	3 engns 3 super	Self declaration submitted	Accepted

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