



**A. N. Chowdhry**  
Chief Engineer (Construction)

**PTU** PUNJAB  
TECHNICAL  
UNIVERSITY

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

44/1

Ref. No. PTU/Const/SBC Meet/261-266/8574

Date: 24-10-06

To

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

**Subject:** Eleventh Meeting of the Standing Building Construction Committee.

Dear Sir

Kindly refer to this office letter no. PTU/Reg/8534 dt.23 October 2006, vide which the meeting mentioned in the subject cited above has been fixed to be held on 30<sup>th</sup> October, 2006 at 1215 hours, under the chairmanship Sh. P. Ram IAS, Principal Secretary, Technical Education Punjab in his office in Mini Secretariat, Sector-9, Chandigarh.

A copy the Agenda note is enclosed for you perusal please.

Yours sincerely

*Anc*  
Chief Engineer

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



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

**PTU** PUNJAB  
TECHNICAL  
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44/2

Ref. No.

PTU/Reg/18534

Date

23 Oct 06

To

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

**SUBJECT :** Eleventh Meeting of the Standing Building Construction Committee.

Dear Sir

Eleventh Meeting of the Standing Building Construction Committee shall be held under the Chairmanship of Sh. P. Rain, IAS, Principal Secretary, Technical Education Punjab on 30.10.2006 at 12:15 hrs in his office in Mini Secretariat, Sector 9, Chandigarh. Agenda points for the meeting are enclosed.

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

Yours sincerely

REGISTRAR

**CC:** PS to Principal Secretary, Technical Education, Govt. of Punjab for information of the Principal Secretary.

**Enclosed :** as above.

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**Punjab Technical University, Jalandhar**

**SUBJECT : Agenda for the 11<sup>th</sup> meeting of the Standing Building Construction Committee.**

- Agenda Item 11.1** Progress of Construction of Buildings of Phase-I.
- Agenda Item 11.2** To approve Tender of Construction Service Blocks.
- Agenda Item 11.3** To approve Tender of Air Conditioning works.
- Agenda Item 11.4** Approval of PH (Split) Tender Document.
- Agenda Item 11.5** To review status of design of Phase-II Buildings and to deliberate on further action.
- Agenda Item 11.6** Any other point with the permission of the Chair.



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

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## PUNJAB TECHNICAL UNIVERSITY- JALANDHAR

**SUBJECT : Agenda note for 11<sup>th</sup> meeting of standing building construction committee**

**Item No. 11.1 To brief on the construction work of PTU campus at Kapurthala site.**

The construction work of Administration Building of the University, commenced in Feb.-2006 is progressing. The slab at First Floor level of the Four Storey Front Block stands laid and shuttering of the slab at Second Floor level is in progress. In the Rear Eight Storey Block, slab at the Ground Floor (over the Basement) is being laid.

Regarding NOC of Boundary Wall from PUDA, the case has been received back by CTP from the Govt. in Housing and Urban Development Dept. with the remarks that NOC be issued by charging fee for the approval of the Building Plans (about Rs. 16.00 lacs).

Regarding External services the Electrical Work stands awarded in this month and Tender of AC Works is being put up to the Committee for approval as separate Agenda Item.

For PH Works no tenders were received and as approved by the Committee the work is being re-tendered after splitting it up in groups and tender papers are being put up for approval as separate Agenda Item.

Tenders of the Service Block have been received and are being put up as separate Agenda Item for approval.

It is for the information of the Committee that foundation stone of PTU CAPARO School of Excellence in Material Management in 10 Acres plot in the University Campus has been laid. It has been decided that the School shall independently construct boundary wall on four sides, PH & Electrical Systems.

**Item No. 11.2 To approve tender of construction of Service Block.**

The scope of Service Block includes construction of the following.

1. Building would house the LT Panels, the Boilers and the Pump room as indoor services complete with electrical connections. The covered area of the block is about 245.00 sqm.
2. The transformers (3 in number), DG sets (3 in number) and AC chiller units (3 in number) are to be housed on a paved area in a yard outside the building. The area of the yard is approximately 613 sqmetres. The works in the yard include providing foundations both for electrical and air conditioning equipment along with trenches for electrical cables and paving in the open area.
3. Boundary Wall and the gate has been provided for security purposes.

The detailed estimate and tender document for the construction of Service Block stands approved Rs. 40,43,900/- vide reference no. PTU/const/S.Block-01/182-84/3712-3714 dated 10-08-06 after approval of the standing Building Construction Committee.

Tenders were invited from the agencies enlisted in appropriate categories with CPWD/MES/U.T. Administration Chandigarh and Punjab/Haryana PWD B&R through press. The following 4 no. agencies purchased the blank tender documents.

1. M/s IVRCL infrastructures & Project Ltd. Hyderabad.
2. M/s Star Construction Co. G.T. Road Jandiala Guru (Amritsar)
3. M/s Build India construction co. Friends Colony Jalandhar
4. M/s T.P Bansal Ex co. 58 Golden Avenue -I Jalandhar.

Out of the four agencies to whom the tenders were issued, three agencies namely M/s Star Construction Co., M/s IVRCL and M/s T.P. Bansal & co. submitted the tenders on 07-09-06 which were opened by a committee constituted for this purpose. Copies of the commercial bid of the tenders were sent to M/s Archigroup, the Architects for evaluation vide reference no. PTU/XEN/ S. Block/221-222/6071 dt. 08-09-06.

M/s Archigroup submitted the evaluation report vide their reference no. AA(R)\PTU\1964 dt. 27-09-06. (Annexure-A page 9) As per the evaluation report, the rates of M/s Star Construction Co. are the lowest and the amount of the tender is reported as Rs.

38,87,237/- giving an excess of 3.35% over the estimate of Rs. 37,61, 245/-. M/s Archigroup recommended for negotiations with M/s Star construction co. on the rates offered by them so that the contract can be concluded

Negotiation committee was constituted vide PTU reference no. PTU/Reg/office order/213/965 dt.06-10-06 with the following members:-

1. Sh. A.N. Chowdhry Chief Engineer PTU.
2. Sh T.L.Dhall Executive Engineer PTU.
3. Sh. Varinder Kanwar Lecturer PTU.

M/s Star Construction Co. were invited for negotiation on 06-10-06 at 11.00 hrs. and the committee conducted negotiations with Sh. Baljeet Singh, the representative of M/s Star Construction Co. They offered an additional rebate of 1% on all the quoted rates (rebate offered in the tender is 6% on the rate of civil items). He did not agree to reduce the rates any further. With the total rebates of 7%, the cost of the work as per the rates quoted by M/s Star Construction Co now works out as under:-

1.	Total Estimated cost	=	Rs. 37,61,245/-
2.	Total Quoted amount	=	Rs.40,52,726+77,675/-
		=	Rs. 41,30,401/-
3.	Total Quoted rebate on item no.2 above	=	Rs. 2,89,128/-
4.	Not quoted rate (2-3)	=	Rs. 38,41,273/-
		=	Rs. (38,41,273-37,61,245)
5.	Excess over the sanctioned estimate (4-1)	=	Rs. 80,028/- (i.e.2.13%)

Validity of the tender is upto 06-12-2006.

The committee may approve the Tender so that work is awarded.

### **Item No 11.3 To approve Tender of Air Conditioning Works.**

#### **The following were present :-**

Detailed estimate of the work amounting to Rs. 4,40,06,855.00 stands approved by the Standing Building Construction Committee. Provision in the approved detailed estimate for the tendered work is for Rs. 4,22,81760.00. Tender documents and Pre-qualification of contractors also stands approved by the committee. Accordingly tenders were invited from Five pre-qualified contractors. However four contractors obtained tender

documents. Pre-bid meeting was held on 06-09-09 under the Chairmanship of Dr. R.S. Khandpur in his office at Chandigarh when representatives of all the four Agencies participated. Tenders were received on 15-09-06 from the Agencies given below:-

1. M/s Airef Engineer (P) Ltd. Delhi.
2. M/s Suvidha Engineers India Ltd. Noida.
3. M/s ETA Engineering Private Ltd. Noida.
4. M/s Voltas Ltd., Chandigarh.

When Technical Bids were opened on 15-09-06 it was found that M/s ETA Engineering had not submitted earnest money of Rs. 2.00 lacs. Photocopies of the Technical Bids were forwarded to M/s Archigroup for processing vide Executive Engineer letter no. PTU/XEN/AC/230-232/7070 dated 18-09-06. Meeting for Equalization of conditions for the tender was held under the Chairmanship of Dr. R.S. Khandpur, D.G, PGSC in his office at Chandigarh on 26-09-06 when representatives of all the four Agencies participated. The committee decided that tender of M/s ETA be rejected, being not supported with earnest money, specifications given in the tender document be strictly adhered to, conditional bids are not acceptable and undertakings be obtained from the Agencies regarding these decisions. Representatives of the remaining three Agencies agreed and promised to submit their undertakings by 29-09-06. The Agencies were informed that date and time of opening of commercial bids shall be communicated to them

On receipt of undertakings mentioned above, Agencies were informed by the Executive Engineer vide his reference no. PTU/XEN/AC-12/266-270/8325 dated 03-10-06 that commercial bids shall be opened on 10-10-06 in PTU, Jalandhar.

Accordingly commercial bids were opened on 10-10-06 in the presence of the Representatives of all the three Agencies. Photocopies of the bids were forwarded by the Executive Engineer vide his reference no. PTU/XEN/AC/276/8418 dated 10-10-06 to M/s Archigroup for evaluation.

M/s Archigroup submitted the Evaluation Report vide their Ref.No. AA(R)/PTU/1979 dated 17-10-06, (Annexure-B page 13) before the committee through their representative Sh. Sunil Gupta. It was reported that the checked value of the quoted amounts is as under :-

i)	M/s Suvidha Engineers India Ltd	=	Rs. 4,07,98,501.00
ii)	M/s Airef Engineer (P) Ltd.	=	Rs. 4,45,98,980.00
iii)	M/s Voltas Ltd	=	Rs. 4,27,27,101.00

Recommendations of M/s Archigroup are :-

- i) The offer of M/s Suvidha Engineers India ltd. is complete in all respects and the amount quoted by them is the lowest.
- ii) The quoted by M/s Suidha Engineers India Ltd. is within the approved estimated cost and is lower by 3.50%.
- iii) It is recommended that the work be awarded to M/s Suvidha Engineers India Ltd. at their quoted amount as under:  
Euro : 1,85,000.00 + INR (Rs.) 2,96,98,501.00

Tender Evaluation committee with the recommendation of M/s Archigroup and recommended the approval of the tender. (Minute Annexure-C page 15)

The committee may approve the tender so that work is awarded.

**Item No. 11.4 Approval of PH (Split) Tender Documents.**

Tender documents for an amount of Rs. 1.35 crores were approved in 9<sup>th</sup> meeting of the Committee. Only two agencies out of the five agencies who applied for pre-qualification were considered suitable. Since the number was inadequate it was decided to split the work in following three parts in the 10<sup>th</sup> meeting of the Committee.

- (i) Providing Water Supply, Fire Protection System, Pumps & Allied Works and Tube Wells. Rs. 72.84 lacs
- (ii) Providing Sewerage & Rainwater Harvesting Rs. 43.77 lacs
- (iii) Construction of underground Water Tank & Pump Room (Civil Work) Rs. 33.47 lacs



Accordingly Architects have supplied tender documents for Rs. 70.00 lacs, Rs. 40.00 lacs & Rs. 31.00 lacs respectively for the above said works. All the terms & conditions of Vol.-I are same as approved in the case of original documents except that following major conditions have been changed to suit the lesser quantum of work and smaller local contractor.

Sr. No.	Description	As per Composite Tender	As per Split Tender
1.	Eligibility of Contractors	Rpe-qualification	Enlistment of PWD, PUDA, HUDA, CPWD, MES & BRO
2.	Earnest Money	Rs. 2.00 lacs	2% of the Tender amount
3.	Time Period	12 months	9 months
4.	Insurance of Work	Comprehensive Project Insurance, Third Party, Public Liability and Property Damages	Third Party and Public Liability
5.	ESI	Clearance from appropriate authority	Deleted
6.	Time Schedule	Demanded	Deleted
7.	Pre bid conference	Proposed	Not proposed
8.	Mobilization Advance	Rs. 10.00 lacs	NIL
9.	Service Tax	No mention	To be paid if applicable
10.	Work contract tax for evaluation of Extra Item Rate	To be paid extra	Not to be paid
11.	Base Rates of Materials	Fixed for Cement & Steel	Omitted
12.	Payment Schedule	Proposed	Omitted

Volume-II (Technical Specifications) and Volume-III (BOQ) have also been split up accordingly.

The Committee may approve the documents.

**Item 11.5 To review status of design of Phase-II Buildings and to deliberate on further action.**

On the recommendation of Finance Committee, BOG in 22<sup>nd</sup> meeting approved the construction of following buildings (Agenda Item No. 22.3) and proposal of working out detailed design & construction drawings was approved. It was further decided that proposal for further action may be considered by the Standing Construction Committee.

(i)	Sports Track (Part of Sports Stadium)	Rs. 1.0 Cr.
(ii)	Guest House	Rs. 1.5 Cr.
(iii)	Convention Centre / Technology Park	Rs. 8.0 Cr.
(iv)	Type-II Residences (Essential Services & Key Personals) 80 Sqm – 75 units	Rs. 6.45 Cr.
	<b>Total</b>	<b>Rs. 16.95 Cr.</b>

Accordingly Architects were requested to design buildings at Sr. No. (i) to (iii). Regarding Residential Units it was decided at University level that some units of all Type be taken up as under for which Architects were requested :

- |     |                             |   |         |
|-----|-----------------------------|---|---------|
| (a) | Type-I (540 Sq. ft.)        | - | 16 Nos. |
| (b) | Type-II (860 Sq. ft.)       | - | 20 Nos. |
| (c) | Type-III (1075 Sq. ft.)     | - | 20 Nos. |
| (d) | Type-IV (1400 Sq. ft.)      | - | 06 Nos. |
| (e) | Type-V (2750 Sq. ft.)       | - | 04 Nos. |
| (f) | Vice-Chancellor's Residence |   |         |

Design & drawings were submitted by the Architects and considered by the Sub Committee in various meetings. Present position after Incorporating the suggestions of the Sub Committee is as under :

**(i) Sports Track :**

Design of the Stadium has been approved. It consists of Sports Track (8 Tracks) with Football Ground, Two Courts of each Basketball, Badminton, Volleyball & Tennis and Terminal Building. Preliminary Estimate amounting to Rs. 3.12 Cr. has been received. Cost Tracks & Grounds included in the estimate is Rs. 1.06 Cr.

**(ii) Guest House**

Design with 20 rooms & 2 suits with covered area of 2044 sqm has been approved by the Sub Committee. Preliminary estimate amounting to Rs. 2.42 lacs has been received. There is a provision of elevator (lift), Air Conditioning & scope for future expansion for 8 rooms on third floor.

**(iii) Convention Centre**

Sub Committee has approved the design of Convention Centre with 1500 seats Auditorium, a Seminar Hall for 200, a Banquet Hall and a Committee Room. The Committee has, however, decided that Architects may await formal approval of the University before proceeding further. Tentative cost is likely to be Rs. 13.50 Cr.

**(iv) Residences**

Design of following types of Residences have been approved by the Sub Committee:

Type	Area (Sq. m)	Number	Tentative Cost (Rs. Crores)
I	50	16	1.28
II	80	20	2.70
III	100	20	3.30
IV	120	06	1.38

Position regarding other residences is :

- a) Type V – 200 Sq. ft. – 04 Nos, plans for an area of 2750 Sq. ft. were discussed. Architects have been directed to revise the plans for an area of 2000 Sq. ft., tentative cost of which is Rs. 1.48 Cr.
- b) VC's Residence- Plans yet to be submitted. Tentative cost for 4000 Sq. ft area may be Rs. 0.65 Cr.

Committee may approve :

- (a) Preliminary Estimates of Stadium & Guest House.
- (b) Design of Convention Centre.
- (c) Further action regarding construction of Phase-II Buildings.

**EVALUATION REPORT FOR THE  
CONSTRUCTION OF SERVICE BLOCK  
PUNJAB TECHNICAL UNIVERSITY - JALANDHAR**

**1. Scope of contract and estimated cost:**

- 1.1 The work covered under this bid is for the construction installation, testing and commissioning of Service Block on a plot of land measuring 70 acres approximately on Jalandhar - Kapurthala Highway for the new campus of the Punjab Technical University.
- 1.2 Civil works and internal electrical have been included in the current bid.
- 1.3 The estimated cost of the works is Rs. 3,761,245 lakhs excluding all taxes.

**2. Bid invitation process:**

The bidding documents were made available for sale from August 21<sup>st</sup> 2006 and 3 bidders (names given below) had bought the documents:

- (1) M/s. Star Const. Co, Jandiala Guru, Amritsar ;
- (2) M/s. IVRCL - I & P, Ltd, Hyderabad ;
- (3) M/s. T.P.Bansal & Co.58, Golden Avenue Phase -I, Jalandhar
- (4) M/s Build India Construction Company, 50/7 Friends Colony, Opp. DAV College, Jalandhar.

**3. Bid response:**

- 3.1 Bids were received from the following three bidders, namely:

- (1) M/s Star Const Co ;
- (2) M/s IVRCL. and
- (3) M/s. T.P.Bansal & Co .

- 3.2 No bids were received late nor were any bids returned unopened.

**4. Bid opening:**

- 4.1 The bids were opened on September 7<sup>th</sup> 2006 at 1530 hours as stipulated. The bidders' representatives attended the bid opening.
- 4.2 Table of Bid prices as mentioned in the offers and read out at the time of bid opening are as follows:

Amounts in Rs.

SL No	Name of Bidder	Hid Price (Rs.)	Remarks
1	M/S Star Const. Co	38,88,237/-	6% discount offered on civil items
2	M/S IVRCL	4,155,751/-	No discount offered
3	M/s. T.P. Bansal & Co	Not Written	No discount offered

### 5. Examination of bids:

- 5.1 The bids have been examined based on the hard-copies of the bids from the respective bidders handed over to the architects.
- 5.2 Arithmetical errors: Arithmetical errors have been noticed in Star Consultant bid. The total amount of M/s Star Const. Co works out to Rs. 38,87,237/- against their calculation of Rs. 38,88,237/- indicating a difference of Rs. 1,000/-. While TP Bansal and Co had not given any calculated amounts in their offer, the calculations of M/s IVRCL are OK.
- 5.3 The detailed Comparative cost analysis is attached with this note.
- 5.4 Following is the table showing the comparison of prices between the computed amounts and the detailed estimated amounts.

SUB HEAD	DESCRIPTION	AMOUNT AS/ESTIMATE	T.P. BANSAL	IVRCL	STAR CONST
SECTION A	CIVIL WORK	Rs. 3,674,253.91	3,996,289.60	4,050,414.00	3,809,562
SECTION B	ELECTRICAL WORK	Rs. 86,991	93,230	105,337	77,675
	TOTAL	Rs. 3,761,245.11	4,089,519.60	4,155,751.00	3,887,237

- 5.5 The rates given by M/s T.P. Bansal, M/s IVRCL and M/s. Star Const. are 8.73 %, 10.49% and 3.35% higher than the estimated cost respectively.
- 5.6 The quotation of M/s Star Const. is the lowest.
- 6.0 **Recommendation:**
- 6.1 It is recommended that the offer of M/s IVRCL and M/s T.P Bansal may be rejected and the PTU should negotiate the prices offered by M/s Star Const. so that the contract can be concluded.

for Rajiv Aggarwal, Archigroup Architects (R)  
September 26, 2006.

*Swarna*

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**ABSTRACT OF COST**

**Name of Project : Construction of Service Block at PTU Site, Jalandhar , Punjab.**

**Name of Work : Civil and Electrical Work**

SUB HEAD	DESCRIPTION	AMOUNT AS/ESTIMATE		T.P. BANSAL	IVRCL	STAR CONST.
SECTION A	CIVIL WORK	Rs	3,674,253.91	3,996,289.60	4,050,414.00	3,909,582
SECTION B	ELECTRICAL WORK	Rs.	86,991	93,230	105,337	77,675
	TOTAL	Rs.	3,761,245.11	4,089,519.60	4,155,751.00	3,887,237

% higher than the estimated cost

3.35

10.49

6.73

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Archigroup Architects(R)  
Lima Lopez(Electrical Engineer)  
September, 2006

**SUMMARY OF BILL OF QUANTITIES (CIVIL WORK)**

Name of Project : Construction of Service Block at PTU Site, Jalandhar, Punjab.  
 includes relevant cost  
 index for DSR items

SUB HEAD	DESCRIPTION	Estimate		TP BANSAJ AMOUNT	NRCL AMOUNT	STAR CONST AMOUNT	
		AMOUNT	AMOUNT				
Sub-Head - No. I	Earth Work	Rs.	182,942.02	153,845.00	126,723.00	135,400.00	
Sub-Head - No. II	Concrete Work	Rs.	370,730.42	415,200.00	382,200.00	364,200.00	
Sub-Head - No. III	R.C.C. Work	Rs.	1,871,744.54	2,150,215.00	2,517,660.00	2,230,665.00	
Sub-Head - No. IV	Brick Work	Rs.	567,882.35	541,900.00	634,980.00	584,050.00	
Sub-Head - No. V	Stone Work	Rs.	0.00	0.00	0.00	0.00	
Sub-Head - No. VI	Marble Work	Rs.	0.00	0.00	0.00	0.00	
Sub-Head - No. VII	Wood Work	Rs.	24,772.76	36,140.00	21,338.00	29,980.00	
Sub-Head - No. VIII	Steel Work	Rs.	129,085.69	150,964.00	154,862.00	146,224.00	
Sub-Head - No. IX	Flooring Work	Rs.	116,826.13	115,372.00	114,054.00	125,925.00	
Sub-Head - No. X	Finishing	Rs.	233,152.37	240,153.60	300,163.00	279,372.00	
Sub-Head - No. XI	Water Proofing	Rs.	160,178.18	163,200.00	170,904.00	139,000.00	
Sub-Head - No. XII	Miscellaneous Work	Rs.	16,939.43	16,400.00	17,530.00	9,800.00	
			<b>3,974,283.91</b>	<b>3,998,259.60</b>	<b>4,050,414.00</b>	<b>4,053,726.00</b>	
			Offer after 8% rebate offered by M/s STAR CONST				<b>3,809,582</b>

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