



Dr. V. K. Arora
Registrar

PTU PUNJAB
TECHNICAL
UNIVERSITY

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

56/1

Ref. No. PTU/Reg/15583

Date 17/1/07

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, 3rd Floor, Sector 34, Chandigarh.
- (iii) Sh. Chandra Mohan, # 202, Sector 36-A, Chandigarh.
- (iv) Sh. S.L. Kausbal, Advisor (Architecture), 2865, Sector 42-C, Chandigarh.
- (v) Sh. A.N. Chowdhry, Chief Engineer, PTU, Jalandhar.

Subject: 13th Meeting of the Standing Building Construction Committee.

Dear Sir

13th Meeting of the Standing Building Construction Committee shall be held under the Chairmanship of Sh. P. Ram IAS, Principal Secretary, Technical Education Punjab on 24/01/07 at 1230 hrs in his office in Mini Secretariat, Sector - 9, Chandigarh. Agenda and Agenda note for the meeting 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 the kind information of the Principal Secretary please.

Encls : as above.

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PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

Subject: - Agenda for the 13th meeting of the Standing Building Construction Committee.

Agenda Item No. 13.1

To approve tenders of External Public Health Works.

Agenda Item No. 13.2

Construction of Phase II Buildings – Design of Guest House and Convention Centre.

Agenda Item No. 13.3

Any other point with the permission of the Chair

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Punjab Technical University, Jalandhar

Subject : Agenda note for the 13th meeting of the Standing Building Construction Committee.

Agenda Item No. 13.1 : To approve tenders of External Public Health Works.

Composite estimate for the External Public Health Works for the new campus of PTU was approved by the Standing Building Construction Committee in its ninth meeting for Rs. 1,56,13,190/-. It was also decided in the meeting to pre-qualify the contractors. Advertisement for the pre-qualification was published in newspapers viz. 'The Tribune', 'Hindustan Times' and 'Indian Express' on 22.07.06 and applications were to be received by 11.08.06 from the prospective contractors. Five no. of agencies applied for the pre-qualification. The Sub-Committee for deciding the pre-qualification headed by Dr. R. S. Khandpur, Director General, PGSC in its meeting on 06.09.06 observed that only two agencies qualify for the pre-qualification which are insufficient in number. It was recommended that work be split up. Accordingly the Standing Building Construction Committee in its 10th meeting approved the splitting in three groups as under :

- (i) Water Supply, Fire Protection System, Pumps and allied works and Tubewells.
- (ii) Sewerage, Rainwater harvesting and Drainage System.
- (iii) Underground Water Tank and Pump Room Civil Works.

On the basis of the Tender Documents approved in the 11th meeting of the Standing Building Construction Committee held on 30.10.06, tenders were invited through press to be received by 28.11.06. By this date tender documents for the Water Supply Works were purchased by two agencies only and no agency purchased the tenders for Sewerage Work, Water Tank and Pump Room. The date of receipt of tenders was, therefore, extended to 20.12.06.

On this date tenders were received from the three no. agencies in each case. Copies of the Commercial bids were sent to M/s Archigroup, the Architects for evaluation vide reference no. PTU/Xen/PH/401/14608 dated 21.12.06.

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The evaluation reports submitted by M/s Archigroup in case of each tender were put to the Tender Evaluation Committee headed by Dr. R. S. Khandpur in a meeting on 02.01.07 (minutes attached as Annexure 'A' P 6). The detail of each tender is as mentioned below :

1. Water Supply, Fire Protection System, Pumps and allied works and tube wells.

The following three agencies purchased the blank tender documents and submitted the tenders :

1. M/s Sun Engineering Co., Chandigarh.
2. M/s Fire Pro System Engineering, Chandigarh
3. M/s IVRCL I&P Ltd., Hyderabad.

The Evaluation report submitted by M/s Archigroup the Architects (Annexure 'B' P 8) was put before the Tender Evaluation Committee. It was reported that checked values of the quoted amounts are as under :

(i)	M/s Sun Engineering Co.	Rs. 83,12,570.00
(ii)	M/s Fire Pro System Enggn.	Rs. 92,45,004.00
(iii)	M/s IVRCL	Rs. 123,04,576.76

Estimated cost of work is Rs. 72,84,214.46.

As recommended by the Architects negotiations were held with M/s Sun Engineering Co., the lowest tenderer, by the Tender Evaluation Committee. The agency offered discount of 4% on the quoted rates. Accordingly the cost of works now amounts to Rs. 79,80,067/- which is 9.55% above the estimate. Tender Evaluation Committee has recommended the offer for approval.

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

2. External Sewerage, Drainage and Rain Water Harvesting System :

The following three agencies purchased the blank tender documents and submitted the tenders.

- (i) M/s Chandhi Contractors, Patiala
- (ii) M/s Fire Pro System Engineering, Chandigarh
- (iii) M/s IVRCL I&P Ltd., Hyderabad.

The Evaluation Report submitted by M/s Archigroup, the Architects (Annexure 'C' P-10) was put before the Evaluation Committee. It was reported that checked values of the quoted amounts are as under :

(i)	M/s Chandi Contractors	Rs. 48,76,991.00
(ii)	M/s Fire Pro System Engineering	Rs. 54,02,350.00
(iii)	M/s IVRCL I&P Ltd.	Rs. 78,61,260.00

Estimated cost of work is Rs. 43,77,201.11.

As recommended by the Architects, negotiations were held with M/s Chandi Contractors, the lowest tenderer by the Tender Evaluation Committee. The agency increased the already offered discount of 4% to 7% on the quoted rates. Accordingly the cost of work now amounts to Rs. 47,24,586/- which is 7.94% above the estimate and the Tender Evaluation Committee has recommended this offer for approval.

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

3. Underground Water Tank and Pump Room (Civil Works)

The following three agencies purchased the blank tender documents and submitted the tenders :

- (i) M/s Fire-Pro System Engineers, Chandigarh.
- (ii) M/s Chandi Contractors, Patiala
- (iii) M/s IVRCL I&P Ltd., Hyderabad.

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The Evaluation Report submitted by M/s Archigroup, the Architect (Annexure 'D' P.12) was put before the Tender Evaluation Committee. It was reported that checked values of the quoted amounts are as under :

(i)	M/s Fire-Pro System Engineers	Rs. 41,12,365.00
(ii)	M/s Chandi Contractors	Rs. 41,49,972.00
(iii)	M/s IVRCL I&P Ltd.	Rs. 51,22,640.00

Estimated cost of work is Rs. 33,46,510.81.

As recommended by the Architects, negotiations were held with M/s Fire Pro System Engineers, the lowest tenderer by the Tender Evaluation Committee. The agency offered a rebate of 7% on the quoted rates. Accordingly the cost of work now amounts Rs. 38,24,500.00 against an estimate cost of Rs. 33,46,510.81 which is 14.28% higher than the estimated cost.

RCC and Reinforcement steel are the major items of execution in this tender. The rates of cement and steel have increased much more than the DSR index last fixed w.e.f. 31.12.2005 on which the estimate is based. The effect of cement and steel at the present cost is 12.13% of the estimated cost where as the excess over the estimate as per the lowest bid is 14.28% Tender Evaluation Committee has recommended this offer for approval.

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

Agenda Item No. 13.2 - Construction of Phase II Buildings – Design of Guest House and Convention Centre.

As decided the 12th meeting of the Standing Building Construction Committee, the design of Guest House Building and Convention Centre was discussed in a meeting of the sub committee for resolving issue regarding Architecture and Technical Design for the Construction of PTU under the Chairmanship of Dr. R.S. Khandpur held on 02-01-07 at Chandigarh. Sh. Chandra Mohan member BOG PTU was a special invitee. The minutes of the meeting are attached as Annexure 'E' P 14). The sub committee discussed the Buildings as under:-

Design of Guest House: - The Architects presented a revised sketch of the Guest House duly incorporating VC suite on GF with independent access from outside with private parking and sitting area. The building shall now house VC Suite, 2 VIP Suites, 20 rooms with drivers and staff rooms. The subcommittee discussed various aspects of design and approval the proposal with the condition that the Architects shall rework on the design and layout of the Guest House.

Design of Convention Centre: - After elaborate discussion regarding capacity of the Convention Centre, the subcommittee decided that Convention Centre with a Capacity of 1200 seats in the main auditorium 200 capacity seminar hall and 2 no banquet halls be constructed. Architects have already prepared plans with this scope which have already been discussed & approved by the sub committee.

The committee may approve the Construction of Guest House and the Convention Centre.

Minutes of the meeting of the Evaluation Committee held under the chairmanship of Dr.R.S.Khandpur, Director General PGSC, for the evaluation of the tenders for the External Public Health works on 2.01.2007 at Chandigarh

The following were present:

- | | | |
|----|--------------------|-----------------------------------|
| 1. | Dr. V.K Arora | Registrar, PTU |
| 2. | Mr. R.D Joshi | PH Advisor, PTU |
| 3. | Mr. A.N. Chowdhry | CE, PTU |
| 4. | Mr. T.L. Dhall | Ex En, PTU |
| 5. | Mr. Jeewan Kapur | Architect, Archigroup Architects, |
| 6. | Mr. Rajiv Aggarwal | Architect, Archigroup Architects. |

Tenders for external PH works:

1. It was informed by the CE that initially the University decided to invite single tender for all the external works and invited bids for pre-qualification accordingly. Out of five bidders who applied for pre-qualification, only two contractors were found suitable for pre-qualification. Since this number was inadequate, it was decided in the 10th meeting of the Standing Construction Committee to split the works in three parts. The tenders were invited through press which were to be received on 28.11.06. By that date only two agencies purchased the tender documents only for Water Supply works. No documents were purchased for the other two works. The date of receipt of tenders was extended to 20.12.2006. Tenders 3 no. in each case were duly received.
2. The estimate for the various works have been prepared by the Architects based on DSR 2002 rates with an index of 31.9% which had been declared wef. 31.12.05 for scheduled items and market rates for the non-scheduled items.
3. The comparative statements of the received bids prepared by the Architects were discussed in the meeting of the committee which are detailed below:
 - a. Water Supply, Fire Protection System, Pumps and allied works and tube wells:
 - i. Three quotations were received and evaluated. M/s Sun Engineering Co. quoted the lowest which amounts to Rs. 83,12,570.00 against an estimate cost of Rs. 72,84,214.46 which was found 14.11% higher than the estimated cost.
 - ii. Negotiations were held with M/s Sun Engineering Co. who offered a discount of 4% on the quoted rates. Accordingly the cost of works now amounts to Rs. 79,80,067/- which is 9.51% over the estimate.

The committee recommends this offer for approval.

b. External Sewerage, Drainage and Rain Water Harvesting System works:

- i. Three quotations were received and evaluated. M/s Chandi Contractors. quoted the lowest which amounts to Rs. 48,76,991.00 against an estimate

[Handwritten signatures and initials at the bottom of the page]

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cost of Rs. 43,77,201.11 which was found 11.41% higher than the estimated cost.

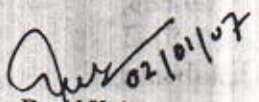
- ii. Negotiations were held with M/s Chandi Contractors who increased the already offered discount of 4% to 7% on the quoted rates. Accordingly the cost of works now amounts to Rs. 41,24,586/-, which is 7.94% over the estimate.

The committee recommends this offer for approval.

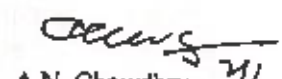
c. Underground Water Tank and Pump Room (civil works):

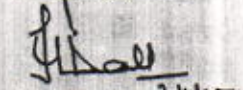
- i. Three quotations were received and evaluated. M/s Fire Pro System Engineers quoted the lowest, which amounts to Rs. 41,12,365.00 against an estimate cost of Rs. 33,46,510.81 which was found 22.8% higher than the estimated cost.
- ii. Negotiations were held with M/s Fire Pro Systems Engineers who offered a discount of 7% on the quoted rates. Accordingly the cost of works now amounts to Rs. 38,24,500/-, which is 14.28% over the estimate.
- iii. RCC and steel are the major items of execution in this tender. The rates of cement and steel have increased more than the applicable index, which is now one year old. The affect of increase in rates of only steel, (about 46 tons) and cement (about 3000 bags) since December 2005 is as follows:
- Effect of Steel = 46tons (Rs.35000 - 21850*1.3193)
= 2.84 lakhs
 - Effect of Cement = 3000 bags (Rs.210 - 128.30*1.3193)
= 1.22 lakhs
- iv. Thus, the total effect of Steel and Cement is about 12.13% of the estimated cost whereas the excess tender cost is 14.28% as mentioned in (ii) above.

The committee recommends the offer for approval.

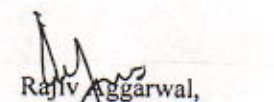

Dr. V.K. Arora
Registrar, PTU

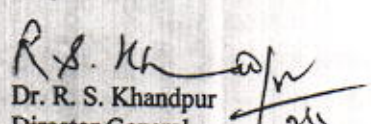
R.D. Joshi
PH Advisor, PTU


A.N. Chowdhry,
CE, PTU


T.L. Dhall
Ex En, PTU


Iqbal Kapur
Architect,
Archigroup Architects


Rajiv Aggarwal,
Architect,
Archigroup Architects


Dr. R. S. Khandpur
Director General,
PGSC, Chandigarh

ARCHIGROUP ARCHITECTS (Regd)

5/304 Sikka Complex, Preet Vihar Community Center, Delhi 110 092. Tel: 011 4242 1200

Reference No. : AA (R)/PTU/2016
Date : January 2, 2007

Mr. A.N. Chowdhry (Chief Engineer)
Punjab Technical University
Ladowali Street,
Jalandhar

Project: The new campus of the Punjab Technical University, Jalandhar.
Subject: Evaluation reports of the External PH works.

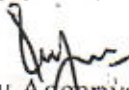
Sir,

With reference to the above mentioned subject, please find one copy of the evaluation reports along with comparative statements for the following tenders:

1. Providing Water Supply, Fire Protection System, Pumps and allied works and tube wells;
2. External Sewerage, Drainage and Rain Water Harvesting System works; and
3. Underground Water Tank and Pump Room (civil works).

Thanking you,

Truly yours,


Rajiv Aggarwal

Encl: as above.

CC The Registrar, Punjab Technical University, Ladowali Street, Jalandhar (only letter)

Name of Project : Punjab Technical University, Jalandhar , Punjab.

Name of Work : External Water Supply, Fire Protection System, Pumps & Allied Works And Tubewells

Tender Scrutiny Report

1. General

- 1.1 Tenders were invited by the Executive Engineer PTU from Contractors registered under relevant classes with PWD, BRO, B& R of states of Punjab, Haryana, Chandigarh, Delhi, CPWD, MES and other Contractors already prequalified by PTU. Following three bids have been received:

a) Sun Engineering Co.	Rs 83, 12,570.00
b) Fire - pro System Engineers	Rs 92, 45,004.00
c) IVRCL Infrastructures & Projects Ltd	Rs 1,23,04,576.76

2. Estimated Cost Of Work

Rs 72,84,214.46

The estimate has been framed on the basis of rates from DSR for item which are as per DSR and 31.93% anticipated enhancement has been added to update the cost. Rates were analysed for all the non DSR items.

3. Observations/Comments

3.1 Sun Engineering Co. : Rs 83, 12,570.00

- a) Price quoted by the Vendor is the lowest but it is about 15% higher than the estimated cost.

- b) It is observed that there are certain items underlined with red pen, for which the rates quoted are generally high to very high. There is a good scope in reducing the cost.

3.2. Fire - pro System Engineers: Rs 92, 45,004.00

- a) Quoted rates are high to very high and the overall bid is 26% higher than the estimated cost. However the position of this bid is L-2
- b) All the high rates have been underlined with red pen.

3.3 IVRCL Infrastructures & Projects Ltd : Rs 1,23,04,576.76

- c) Quoted rates are consistently high to very high and overall price is the highest

4. Recommendation :

- 4.1 Offered prices of IVRCL Infrastructure & Projects Ltd and Fire - pro System Engineers are very high and need not be considered any further.
- 4.2 Sun Engineering Co. who are the lowest (L-1) may be asked to review their rates. They may revise their rates which are unreasonably high or they may offer an Unconditional overall rebate.
- 4.3 After obtaining the rebate they may be considered favourably for the award of work.

T. P. Singh
TEJPAL SINGH

1st January, 2007

[Signature] *[Signature]*

Name of Project : Punjab Technical University, Jalandhar , Punjab.

Name of Work : External Sewerage , Drainage & RainWater Harvesting System Works

Tender Scrutiny Report

1. General

1.1 Tenders were invited by the Executive Engineer PTU from Contractors registered under relevant classes with PWD, BRO, B& R of states of Punjab, Haryana, Chandigarh, Delhi, CPWD, MES and other Contractors already prequalified by PTU. Following three bids have been received:

a) M/s Chandi Contractors	Rs 48,76,991.00
b) M/s Fire – pro System Engineers	Rs 54,02,350.00
c) M/S IVRCL Infrastructures & Projects Ltd	Rs 78,61,260.00

2. Estimated Cost Of Work

Rs 43,77,201.11

The estimate has been framed on the basis of rates from DSR for items which are as per DSR, and 31.93% anticipated enhancement has been added to update the cost. Rates were analysed for all the non DSR items.

3. Observations/Comments

3.1 Chandi Contractors : Rs 48,76,991.00

a) Price quoted by the tenders is generally high and is 11% above the estimated cost.

- b) Rates quoted for excavation are excessively high and there is a scope for reduction in cost of these items.
- c) Rates quoted for Manholes, S.W & RCC pipes and cement concrete are high.

3.2. Fire - pro System Engineers:

Rs 54,02,350.00

- a) Rates quoted are not balanced.
- b) Offer of this tenderer is second lowest and is 23% above the estimated cost.

3.3 IVRCL Infrastructures & Projects Ltd :

Rs 78,61,260.00

- a) Quoted rates are generally high to very high and offer is the highest. The offered price is 79% higher than the estimated cost.

4. Recommendation :

- 4.1 Offer of Fire-pro and IVRCL are quite high and need not be considered any further.
- 4.2 Chandi Contractors may be asked to review their bid and offer suitable rebate and they may be considered favourably for the award of work.

Y. P. Singh
TEJPAL SINGH

1st January, 2007

[Signature]
[Signature] *Assured*

Name of Project: Punjab Technical University, Jalandhar , Punjab.

Name of Work: Construction of Underground Water Tank & Pump Room (Civil Works) in Phase I

Tender Scrutiny Report

1. General

1.1 Tenders were invited by the Executive Engineer PTU from Contractors registered under relevant classes with PWD, BRO, B& R of states of Punjab, Haryana, Chandigarh, Delhi, CPWD, MES and other Contractors already prequalified by PTU. Following three bids have been received:

a) Fire – pro System Engineers	Rs 41,12,365.00
b) M/s Chandi Contractors	Rs 41,49,972.00
c) M/s IVRCL Infrastructures & Projects Ltd	Rs 51,22,640.00

2. Estimated Cost Of Work Rs 33,46,510.81

The estimate has been framed on the basis of rates from DSR for item which are as per DSR. and 31.93% anticipated enhancement has been added to update the cost. Rates were analyzed for all the non DSR items.

3. Observations/Comments

3.1 Fire – pro System Engineers : Rs 41,12,365.00

- a) Price quoted by the tenderer is the lowest but is 22.8% above the estimated cost.
- b) Rates quoted are excessively high and there is scope for reduction in overall cost.
- c) All high rates have been underlined with red pen.

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3.2. M/s Chandi Contractors :

Rs 41,49,972.00

- a) Offer of this tenderer is second lowest and 24% above the estimated cost.

3.3 IVRCL Infrastructures & Projects Ltd :


Rs 51,22,640.00

- a) Quoted rates are generally high to very high and offer is the highest. The offered price is 53% higher than the estimated cost.

4. Recommendation :

- 4.1 IVRCL is quite high and need not be considered any further.
- 4.2 Offers of Fire – pro System Engineers and Chandi Contractors are quite close. Efforts may be made to obtain best possible rebate and the lowest of the two may be considered favorably for award of work.

TEJPAL SINGH

1st January, 2007 Aggarwal.



ANNEXURE - E

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PTU PUNJAB
TECHNICAL
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P-14

Ref. No. PTU/Comm/Sec Commr/05-10/14856

Date: 09-01-07

To

1. Sh. Chandra Mohan
Member BOG, PTU
H.No. 202, Sector 36 -A,
Chandigarh
2. Dr. V.K. Arora Registrar, PTU
3. Sh. S.L. Kaushal
Advisor Architect PTU
2865 Sector 42 - C, Chandigarh
4. Sh. A.N. Chowdhry, Chief Engineer, PTU
5. Sh. Rajiv Aggarwal, M/S Archigroup Architects
5/304 Sikka Complex, Preet Vihar
Community Centre, Vikas Marg Delhi.

Subject:- Minutes of the Building Sub Committee held under the Chairmanship of Dr. R.S Khandpur D.G. PGSC on 02/01/07 at Chandigarh.

Dear Sir

Please find enclosed the minutes of the above said meeting for your kind information and necessary action please.

Thanking you

Yours sincerely

(T.L. Dhall) 9.1.07
Executive Engineer

CC: Private Secretary to the Director General Pushpa Gujral Science City, 60-61 Sector 34 - C, Chandigarh for the kind information of Dr. R.S. Khandpur D.G PGSC Please.

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Minutes of the Meeting of the Building Sub Committee held at Chandigarh
on 2.01.2007 under the Chairmanship of Dr. R.S.Khandpur, DG, PGSC

The following were present:

1. Mr. Chandramohan	Member BOG
2. Dr. V.K Arora	Registrar, PTU
3. Mr. A.N. Chowdhry	CE, PTU
4. Mr. S.L. Kaushal	Advisor Architecture, PTU
5. Mr. T.L. Dhall	Ex En, PTU
6. Mr. Jeevan Kapur	Architect, Archigroup Architects,
7. Mr. Rajiv Aggarwal	Architect, Archigroup Architects.

1. External finish of the Residences: The architects presented a proposal showing a combination of washed aggregate (grit) as the main finish with stone bands to provide visual continuity from the main building; showed pictures of buildings with similar finishes; and also explained that grit is one of the least expensive maintenance free finishes. Dhoulpur stone may be used as stone aggregate. The proposal was accepted by the sub-committee.
2. Design of the Guest House: The architects presented a revised sketch of the Guest House duly incorporating the VC's suite on the ground floor with an independent access from outside and its private parking and sitting area. The building now houses the following:
 - a. Ground Floor: entrance lobby with care-taker's room, one VC suite, one dining room, one lounge, one kitchen with staff areas,
 - b. First Floor: 11 single rooms with attached toilets, 2 VIP suites;
 - c. Second Floor: Nine rooms with attached toilets; and
 - d. Third Floor: 2 drivers and staff rooms

The proposal was approved by the Sub Committee. However the design and layout requires reworking.

3. Seating capacity of the Convention Center: The opinion of the members varied between a capacity of 400 seats to 2000 seats. Capacities of convention centers in various Indian and foreign universities were discussed. The intended uses of the convention center and the frequency of events per year were also discussed in detail. Architects explained that the design of the already approved convention center and gave a historical background that the design had undergone changes in the 3 previous meetings of the this committee in which additions and alterations to the capacity and the facilities had been incorporated. Eventually it was decided that the design incorporating 1200 seat in the main auditorium, 200 capacity seminar hall and 2 banquet halls may be retained.

The meeting ended with thanks to the chair.