

**AGENDA FOR 53rd MEETING OF
STANDING BUILDING CONSTRUCTION COMMITTEE**

- Item No. 53.1 : To confirm the minutes of 52nd meeting of Standing Building Construction Committee held on 30.05.2017.
- Item No. 53.2 : Action taken on various items discussed during 52nd meeting of Standing Building Construction Committee.
- Item No. 53.3 : To review the progress of construction works being executed by PWD.
- Item No. 53.4 : To consider the concept plans and estimates of main entrance gates proposed at University's main campus, Kapurthala.
- Item No. 53.5 : To consider the concept plans and estimates of entrance porch and reception proposed to be developed on front side of the main administrative building at University's main campus, Kapurthala.
- Item No. 53.6 : To consider the location, revised floor plans and estimates of proposed workshop and connection bridge between Academic Block -III and workshop at University's main campus, Kapurthala.
- Item No. 53.7 : To consider the concept plans and rough cost estimates of proposed guest house at University's main campus, Kapurthala.
- Item No. 53.8 : To consider and approve the capacity and rough cost estimates of proposed Under Ground Storage Reservoir and Sewage Treatment Plant for Phase -V at University's main campus, Kapurthala.
- Item No. 53.9 : To consider the scheme and estimates of signage proposed to be fixed at various locations in University's main campus, Kapurthala.
- Item No. 53.10 : To consider and approve the estimate of provision of LED screen, cameras, switching and control system in auditorium (under construction) at University's main campus, Kapurthala.



- Item No. 53.11 : To consider provision and estimate of stainless steel in floors and walls of proposed swimming pool at University's main campus, Kapurthala.
- Item No. 53.12 : To consider and approve the revised site layout plan of various type of residences proposed to be constructed at University's main campus, Kapurthala.
- Item No. 53.13 : To consider the concept plans and estimated cost of Vice Chancellor's office proposed to be developed at main administrative building at University's main campus, Kapurthala.
- Item No. 53.14 : To consider general specifications for Vice Chancellor's residence proposed to be constructed at University's main campus, Kapurthala
- Item No. 53.15 : To consider the revised plans and estimate of Vice Chancellor's residence proposed to be constructed at University's main campus, Kapurthala
- Item No. 53.16 : To consider and approve the revised plan and estimate of Registrar residence proposed to be constructed at University main campus, Kapurthala.
- Item No. 53.17 : To consider concept plans and estimates of training & placement office, student facilitation centre proposed to be established at ground floor of main administrative building, University main campus, Kapurthala
- Item No. 53.18 : To consider the renovation scheme and estimates of seminar hall and banquet hall, main administrative building, University main campus, Kapurthala
- Item No. 53.19 : To consider recruitment of technical staff for construction cell of the University.
- Item No. 53.20 : Any other item with the permission of chair.



Item No. 53.1 : To confirm the Minutes of 52nd meeting of Standing Building Construction Committee held on 30.05.2017.

The minutes of 52nd meeting of Standing Building Construction Committee held on 30.05.2017 were circulated on 02.06.2017 (Placed at Annexure-A). No comments have been received from any member. The minutes circulated may be confirmed.



Item No. 53.2 : Action taken on various items discussed during 52nd meeting of Standing Building Construction Committee.

The actions Taken on various items discussed during 52nd meeting of Standing Building Construction Committee are as under;

i) Item No. 52.1 : To confirm the Minutes of 51st meeting of Standing Building Construction Committee held on 20.12.2016

Committee Decision : The Committee confirmed the minutes of 51st meeting of Standing Building Construction Committee.

Action Taken : No action required.

ii) Item No. 52.2 : Action taken on various items discussed during 51st meeting of Standing Building Construction Committee.

Committee Decision : Executive Engineer, IKG PTU informed the committee about the actions taken on various items discussed during 51st meeting of the committee.

Action Taken : No action required.

iii) Item No. 52.3 : To discuss and review the progress of construction works being executed by PWD

Committee Decision :

a) Main campus, Kapurthala:

Committee noted the progress of various ongoing works. It was informed by Chief Engineer, PWD that works of College Buildings I, II, III, library, seminar hall and Hostels (near College building -III) have been completed and the works of new hostels and auditorium are in progress and will be completed as per the following schedule:

Boys Hostel (150 rooms)	:	31.07.2017
Boys hostel (50 rooms), girls hostels and married student accommodation	:	31.12.2017
Auditorium	:	31.12.2017

It was also informed that tenders for external development works (PH works) have been invited and works will be awarded by 30.06.2017.

b) Bassian Kothi, Ludhiana:

It was informed by Chief Engineer, PWD that execution of works of college of professional studies at Bassian Kothi, Ludhiana have been stopped. It was suggested by him that some works such as tile terracing, plinth protection etc. which are necessary to avoid any damage to the completed structure during rains may be got done.

After deliberations, it was decided that:

- i) PWD shall submit the estimate with detailed justifications to the University for items which are necessary to avoid any damage to the structure.
- ii) The contract of the agency engaged by PWD for the above work shall be closed by PWD.

c) Sultanpur Lodhi, Kaputhala:

It was informed by Dean (P&EP) that an amount of Rs. 9.21 crores have been released to PWD for completion of balance works of Sultanpur Lodhi campus with the understanding that when funds for this project will be released by NABARD/Punjab Govt., the same shall be returned to the University and now an amount of Rs. 5.85 crores have been released by Punjab Govt. to PWD. Thus, this amount should be returned to IKGPTU by PWD. Committee agreed that this amount is payable to the University and University should make necessary correspondence for reimbursement of this amount.

Action Taken :

- a) The works of college buildings-I, II, Library and Seminar hall have been completed and the same have been occupied. The works of 150 rooms of Boys hostel have been completed and whereas the works of Boys (50 rooms), Girls & Married student hostels and auditorium are still in progress.

- b) The works suggested by Chief Engineer, PWD have been got executed.
- c) PWD has refunded Rs. 5.85 Crores to IKGPTU.

Item No. 52.4 : To consider the concept plans and estimate of main entrance gate canopy proposed at University's main campus, Kapurthala.

Committee Decision : After detailed discussions on the various proposals presented by the Architect, Committee decided that design of the gate canopy shall be technology based. Accordingly, the Architect was advised to present more designs in the next meeting with stainless steel structure and name & logo of the University be placed at prominent place.

Action Taken : This item is being put up as an agenda item in this meeting.

Item No. 52.5 : To consider the concept plans and estimate for entrance porch and reception proposed to be developed on front side of the main administrative building at University's main campus, Kapurthala.

Committee Decision : After detailed discussions and deliberations, Chief Architect Punjab was requested to visit University campus and suggest the appropriate location and design of the entrance porch.

Action Taken : Chief Architect Punjab has visited the campus and detailed discussions have been held with the Architect. This item is being put up as an agenda item in this meeting.

Item No. 52.6 : To consider Design Basis Report (Electrical and Plumbing) for the works to be executed under Phase-V at University's main campus, Kapurthala.

Committee Decision : After detailed discussions and deliberations, Committee approved the Design Basis Report (Electrical and Plumbing) for the works to be executed under Phase-V at University's main campus, Kapurthala. However, it

was advised to explore the possibility of obtaining water from the irrigation canal running on back side of University campus.

Action Taken : The detailed designing for electrical and plumbing works of phase-V is being done by the Architect accordingly.

Item No. 52.7 : **To consider the appointment of architect for interior designing/sitting plan of administrative building, main campus, Kapurthala.**

Committee Decision : After detailed discussions and deliberations, Committee decided that this work shall be assigned to Department of Architect, Punjab.

Action Taken : Presently, no action is to be taken as sitting plans are yet to be finalized by University.

Item No. 52.8 : **To consider re-location of central workshop proposed to be established at University's main campus, Kapurthala.**

Committee Decision : Committee decided to consider this proposal at a later stage.

Action Taken : This item is being put up as an agenda item in this meeting.

Item No. 52.9 : **To consider and approve the scheme for provision of Solar panels at the roof tops of the existing buildings at University's main campus, Kapurthala.**

Committee Decision: After detailed discussions and deliberations, Committee approved provision of Solar panels at the roof tops of the existing buildings at University's main campus, Kapurthala. This works shall be got executed through PEDDA. However, it was decided that PEDDA shall prepare a detailed design of complete installations before execution of works.

Action Taken : Order for provision of solar panels (capacity 300 KW) at roof tops of the existing buildings at University's main campus, Kapurthala has been placed on PEDDA and funds have also been released for the same.

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Item No. 52.10 : To consider appointment of technical staff for construction cell of the University.

Committee Decision: After detailed discussions, committee approved appointment of following technical staff for construction and maintenance cell of the University:

- | | | | |
|------|-----------------------------------------|---|----|
| i) | Assistant Executive Engineer/SDO- Civil | - | 01 |
| ii) | Assistant Engineer/J.E. (Civil) | - | 02 |
| iii) | Assistant Engineer/J.E. (Electrical) | - | 01 |
| iv) | Assistant Engineer/J.E. (Public Health) | - | 01 |
| v) | Assistant Engineer/J.E. (Horticulture) | - | 01 |

Action Taken : The process for recruitment of above staff has not been initiated as word 'appointment' has been recorded in place of 'recruitment' in these minutes. This item is being put up as an agenda item in this meeting.



Item No. 53.3 : To review the progress of construction works being executed by PWD.

d) 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.	Description of Buildings	Date of Administrative approval	Date of award of work by PWD	Contractual date of completion	Status
1	College building –I & Seminar Hall	24.05.2013	15.11.2013	14.11.2015	Completed
2	College building II and Library.	24.05.2013	26.11.2013	25.11.2015	Completed
3	College Building – III & Hostels.	24.05.2013	15.11.2013	14.11.2014	Completed
4	Boys Hostels (200 rooms)	01.10.2015	16.03.2016	15.09.2017	Works are still in progress (98%)
5	Girls and Married student hostels (200 rooms)	01.10.2015	16.03.2016	15.09.2017	Works are still in progress (80%)
6	Auditorium	19.07.2016	07.11.2016	06.11.2017	Works are still in progress (75%)
7	External development works (PH) – Phase-IV	07.03.2017	01.10.2017	30.09.2018	Works are still in progress (65%)
8	Electrical sub-station (Phase – IV)	27.06.2017	06.09.2017	05.03.2018	Works are still in progress (35%)
9	External development works (Phase-IV) Civil, Sports track and Playing fields	27.06.2017	06.09.2017	05.03.2018	Works are still in progress (60%)

In addition to the above, IKGPTU has made available estimates of following works to PWD for vetting and execution of works:

1. Staff Residences (67 Nos) - Rs. 2329 lacs
2. Indoor and Outdoor stadium - Rs. 1722 lacs

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



Item No. 53.4 : To consider the concept plans and estimates of main entrance gates proposed at University's main campus, Kapurthala.

In 52nd meeting of Standing Building Construction Committee (item No. 52.4), it was decided that design of the gate canopy shall be technology based and Architect was advised to present more designs in the next meeting with name & logo of the University be placed at prominent place. Accordingly, the Architect has prepared one more option and will be making a presentation on the same. The rough estimate for this option as submitted by the Architect is as under:

1. Gate No. 1 & 3 : Rs. 44.68 lacs for each gate (Total : Rs. 89.36 lacs)
2. Gate No. 2 : Rs. 134.17 lacs

(Estimates are placed at Annexure-B).

The matter is placed before the committee for consideration and decision please.



Item No. 53.5 : To consider the concept plans and estimates of entrance porch and reception proposed to be developed on front side of the main administrative building at University's main campus, Kapurthala.

In 52nd meeting of Standing Building Construction Committee (item No. 52.5), it was decided to request Chief Architect Punjab to visit University campus and suggest the appropriate location and design of the entrance porch. Chief Architect Punjab has visited the campus and detailed discussions have been held with the Architect. Accordingly, Architect has prepared concept plans for the entrance porch. Additionally, Architect has also prepared concept plans for the reception area to be developed for this entrance porch. Architect will be making a presentation on these items. The details of preliminary estimates submitted by the Architect are as under:

1. For entrance porch:

with SS cladding on columns	:	Rs. 115.59 lacs
With PU coating	:	Rs. 109.85 lacs
 2. For Reception area : Rs. 75.16 lacs
- (Estimates are placed at Annexure-C).

The matter is placed before the committee for consideration and decision please.



Item No. 53.6 : To consider the location, revised floor plans and estimates of proposed workshop and connection bridge between Academic Block -III and workshop at University's main campus, Kapurthala.

In 52nd meeting of Standing Building Construction Committee, agenda item for re-location of workshop was presented (item No. 52.4), wherein committee decided to consider this proposal at a later stage.

Additionally, it has been felt at University level that workshop building may be planned for G+2 floors in place of G+1 floors as approved earlier in 51st meeting of Standing Building Construction Committee. This will cater the future requirements of laboratories etc. of various departments.

Architect will be making presentation on location, revised floor plans of proposed workshop with an additional floor (2nd floor) and connection bridge between this workshop and Academic Block -III.

The estimated cost for the workshop (only for Ground floor with provision in foundations for one additional floor) amounting to Rs. 747.53 lacs was approved by Standing Building Construction Committee under agenda item No. 51.5.

Architect has submitted the revised preliminary estimated cost for the above works (Workshop with G+2 floors and connection bridge between Academic block-III and workshop) for an amount of Rs. 2464.56 lacs. (Estimate placed at Annexure-D).

The matter is placed before the committee for consideration and decision please.



Item No. 53.7 : To consider the concept plans and rough cost estimates of proposed guest house at University's main campus, Kapurthala

In 31st meeting of BOG held in February 2009, construction of Guest house at University's main campus, Kapurthala with an estimated cost of Rs. 3.30 Crores was approved (Agenda and Minutes of 31st meeting of BOG are placed at Annexure-E). However, construction for the same was not done at that time. Since, now the main campus has fully developed, there is a need for construction of guest house.

Architect will be making presentation of earlier approved concept plan of guest house alongwith minor modifications suggested by University officers. The revised rough cost estimate submitted by the Architect is Rs. 854.42 lacs (placed at Annexure-F).

The matter is placed before the committee for consideration and decision please.



Item No. 53.8 : To consider and approve the capacity and rough cost estimates of proposed Under Ground Storage Reservoir and Sewage Treatment Plant for Phase –V at University's main campus, Kapurthala.

In 51st meeting of Standing Building Construction Committee, estimates for construction of 67 No. residences for staff and faculty members (Phase-V) amounting to Rs. 2329 lacs were approved (Agenda item No. 51.6).

Architect has proposed to construct Under Ground Storage Reservoir of capacity 250 KL and Sewage Treatment Plant of capacity 200 KL for the residences and other constructions proposed in the area. The estimated cost as submitted by the Architect for these work is Rs. 229 lacs (UGSR : Rs. 123 lacs, STP : Rs. 106 lacs). Estimates are placed at Annexure-G. Architect will also be making presentation on the same.

The matter is placed before the committee for consideration and decision please.



Item No. 53.9 : To consider the scheme and estimate of signage proposed to be fixed at various locations in University's main campus, Kapurthala.

It is submitted that University's main campus, Kapurthala has fully developed but there are very few signage provided to indicate the locations, name of various buildings and facilities available in the campus. Architect was advised to prepare a scheme for provision of signage for the whole campus. Accordingly, Architect has prepared a scheme and will be making a presentation on the same. The estimated cost as submitted by the Architect for the signage proposed is Rs. 118.22 lacs. (Estimates are placed at Annexure-H).

The matter is placed before the committee for consideration and decision please.



Item No. 53.10 : To consider and approve the estimate of provision of LED screen, cameras, switching and control system in auditorium (under construction) at University's main campus, Kapurthala.

In 46th meeting of Standing Building Construction Committee (item No. 46.3), committee agreed for provision of LED screen for proposed auditorium at main campus, Kapurthala. However, specifications, estimates etc. will be discussed and approved at the time of procurement depending upon the technology available at that time. It was also agreed to provide conduits etc. for the conventional projector to take care of the situation in case the provision of LED screen is ruled out at a later stage.

Architect will be making a presentation on specifications of proposed LED screen in addition to cameras, switching and control system required in the auditorium.

The preliminary estimates submitted by the Architect for the above works are as under:

LED Screen : Rs. 120.60 lacs

Cameras, Switching and Control systems : Rs. 58.98 lacs

(Estimates are placed at Annexure-I).

The matter is placed before the committee for consideration and decision please.



Item No. 53.11 : To consider provision and estimate of stainless steel in floors and walls of proposed swimming pool at University's main campus, Kapurthala.

In 49th meeting of Standing Building Construction Committee (item No. 49.5), estimate for construction of swimming pool for an amount of Rs. 82.60 lacs was approved. The pool proposed by the Architect at the time of this approval was of Reinforced Cement Concrete and tiles. However, it has been considered at University level that tank of swimming pool may be constructed with stainless steel as this will be having more life, hygienic and low maintenance cost. Architect was advised to work out the cost of swimming pool with stainless steel pool. The details of preliminary estimates submitted by the Architect is as under:

1. Swimming pool with stainless steel pool : Rs. 172.86 lacs.
2. Swimming pool equipment and filtration plant : Rs. 21.96 lacs.

Estimates are placed at Annexure-J.

The matter is placed before the committee for consideration and decision please.



Item No. 53.12 : To consider the revised site layout plan of various type of residences proposed to be constructed at University's main campus, Kapurthala.

Based upon the decision taken in 47th meeting of Standing Building Construction Committee (item No. 47.5), PSPCL was allowed to pass 220 KVA line through IKGPTU campus and Architect was advised to revise the master plan accordingly. Architect has revised the master plan and will be making a presentation on the same.

The matter is placed before the committee for consideration and decision please.



Item No. 53.13 : To consider the concept plans and estimated cost of Vice Chancellor's office proposed to be developed at main administrative building at University's main campus, Kapurthala.

It is submitted that present office of Vice Chancellor at first floor of main administrative block, main campus, Kapurthala is not having any space for VC secretariat, staff, board/conference rooms resulting into in-efficient working and improper impressions on teams visiting from outside. Architect was advised to prepare plans for developing these facilities in the area earmarked for VC office. Accordingly, Architect has prepared plans for office of Vice Chancellor and will be making a presentation on the same. The preliminary estimate submitted by the Architect for this work amounting to Rs. 57.12 lacs is placed at Annexure-K.

The matter is placed before the committee for consideration and decision please.



Item No. 53.14 : To consider general specifications for Vice Chancellor's residence proposed to be constructed at University's main campus, Kapurthala

It is submitted that specifications for Vice Chancellor's residence at main campus, Kapurthala were prepared in year 2009. However, there are some possibilities of improvement in the earlier proposed specifications as lot of new materials/options are now available in the market. The same has been discussed by Vice Chancellor with the Architect. Accordingly, Architect has prepared the revised specifications and will be making a presentation on the same. The broader specifications proposed by the Architect are as under:

S. No.	Spaces	Flooring	Walls
1.	Rooms	Italian Marble, Vitrified Tiles	Highlighters in Vitrified Tiles
2.	Kitchen	Vitrified Tiles	Ceramic tiles
3.		Modular Kitchen Storages	
	Toilets	Marble/Vitrified Tiles	Ceramic tiles with High-lighters
4.	External cladding	Red Sandstone, Gwalior stone	Green walls
5.	Railing	Stainless steel	
6.	Internal Walls		Plastic Emulsion – Royal Asian.
7.	External Doors & Windows	UPVC	
8.	Internal Doors	Glass/Wooden doors with veneers	

The matter is placed before the committee for consideration and decision please.



Item No. 53.15 : To consider the revised plans and estimate of Vice Chancellor's residence proposed to be constructed at University's main campus, Kapurthala

It is submitted that plans for Vice Chancellor's residence at main campus, Kapurthala were prepared in year 2008. However, there are some possibilities of improvement, additions etc. in the earlier plans, which have been discussed by Vice Chancellor with the Architect. Accordingly, Architect has revised the plans and will be making a presentation on the same.

The estimated cost of Vice Chancellor's residence amounting to Rs.226.20 lacs was approved in 51st meeting of Standing Building Construction Committee (item No. 51.6). The revised estimated cost by making the above changes works out to be Rs. 330.46 lacs. (The estimate submitted by the Architect is placed at Annexure-L).

The matter is placed before the committee for consideration and decision please.



Item No. 53.16 : To consider and approve the revised plan and estimate of Registrar residence proposed to be constructed at University main campus, Kapurthala.

It is submitted that plans for Registrar's residence at main campus, Kapurthala were prepared in year 2008. However, there are some possibilities of improvement, additions etc. in the earlier plans, which have been discussed with the Architect. Accordingly, Architect has revised the plans and will be making a presentation on the same.

The estimated cost of Registrar's residence amounting to Rs.120.97 lacs was approved in 51st meeting of Standing Building Construction Committee (item No. 51.6). The revised estimated cost by making the above changes works out to be Rs. 143.68 lacs. (The estimate submitted by the Architect is placed at Annexure-M).

The matter is placed before the committee for consideration and decision please.



Item No. 53.17 : To consider concept plans and estimates of training & placement office, student facilitation centre proposed to be established at ground floor of main administrative building, University main campus, Kapurthala.

It is submitted that requirement for establishment of training and placement office at ground floor of main administrative block has been received (copy placed at Annexure-N). Based upon this requirement, Architect has proposed to establish this office in the area presently occupied by Student Facilitation Centre. It has been proposed that student facilitation Centre may be shifted to part canteen area. The plans prepared by the Architect will be presented in the meeting. The preliminary estimate submitted by the Architect for these works amounting to Rs. 103.23 lacs is placed at Annexure-P. The details for the same are as under:

- | | | |
|----------------------------------------------|---|----------------|
| 1. Cafeteria and Student Facilitation Centre | : | Rs. 59.39 lacs |
| 2. Training and Placement office | : | Rs. 43.84 lacs |

The matter is placed before the committee for consideration and decision please.



Item No. 53.18 : To consider the renovation scheme and estimates of seminar hall and banquet hall, main administrative building, University main campus, Kapurthala

It is submitted that establishment of training and placement office at ground floor, re-location of student facilitation Centre, development of reception area and construction of new entrance porch at ground floor of main administrative block, main campus, Kapurthala is under consideration. It has also been observed that some improvements in the existing seminar hall and banquet hall are also required. The same have been discussed with the Architect and plans prepared by the Architect will be presented in the meeting. The preliminary estimate submitted by the Architect for this work amounting to Rs. 65.18 lacs is placed at Annexure- Q. The details for the same are as under:

- | | | |
|-----------------|---|----------------|
| 1. Banquet Hall | : | Rs. 30.35 lacs |
| 2. Seminar Hall | : | Rs. 34.83 lacs |

The matter is placed before the committee for consideration and decision please.



Item No. 53.19 : To consider recruitment of technical staff for construction cell of the University.

In 52nd meeting of Standing Building Construction committee (Agenda item no. 52.10), Committee has approved recruitment of following technical staff for construction and maintenance cell of the University:

- | | | | |
|------|-----------------------------------------|---|----|
| i) | Assistant Executive Engineer/SDO- Civil | - | 01 |
| ii) | Assistant Engineer/J.E. (Civil) | - | 02 |
| iii) | Assistant Engineer/J.E. (Electrical) | - | 01 |
| iv) | Assistant Engineer/J.E. (Public Health) | - | 01 |
| v) | Assistant Engineer/J.E. (Horticulture) | - | 01 |

However, the process for recruitment of above staff has not been initiated as word 'appointment' has been recorded in place of 'recruitment' in the minutes. This item is again being put up for approval of fresh recruitment of the above staff for construction and maintenance cell of the University.

Item No. 53.20 : Any other item with the permission of chair.