

NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL

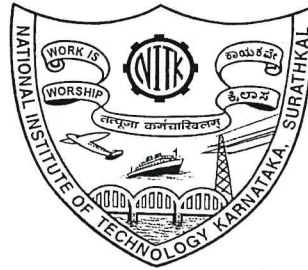
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Minutes of 42nd meeting of the
BUILDING & WORKS COMMITTEE
held on July 10, 2020 (Friday) at 11:00AM
at e-Seminar Hall, Main building, NITK, Surathkal.





Minutes of the proceedings of 42nd meeting of the Building and Works Committee held on July 10, 2020 (Friday) at 11:00AM in the e-Seminar Hall, 2nd floor, Main building, NITK, Surathkal.

Members present:

Sl. No.	Name		Mode of participation
1	Prof. K Umamaheshwara Rao Director, NITK, Surathkal, Mangaluru – 575025.	Chairman	Through Video conference
2	Shri D K Singh Deputy Secretary – Finance, Ministry of HRD, Govt. of India, Dept. of Higher Education, No. 406-C, Shastri Bhavan, New Delhi – 110001.	Member	Through Video conference
3	Prof. Subhash C Yaragal Dean (P&D), NITK, Surathkal, Mangaluru – 575 025.	Member	In person
4	Prof. Lakshman Nandagiri Professor, Dept. of Water Resources & Ocean Engg., NITK, Surathkal, Mangaluru – 575 025.	Member	Through Video conference
5	Shri Suneet K Dadheech Superintending Engineer cum Project Director, CPWD, NITKS Project Circle Office, NITK campus, Mangaluru – 575025.	Member	Through Video conference
6	Shri Manjappa Superintending Engineer, MESCOM O&M Circle, Attavar, Mangaluru – 5750001.	Member	Through Video conference
7	Shri K Ravindranath Registrar, NITK, Surathkal, Mangaluru – 575 025.	Member Secretary	In person

Special Invitees present:

Sl. No.	Name		Mode of participation
1	Prof. Muralidhar Kulkarni Member – BOG of NITK, Dept. of E&CE,NITK, Surathkal, Mangaluru.	Special Invitee	Through Video conference
2	Shri G M Ravindra Member – FC &BOG of NITK, MD, RKS INFRATECH P. Ltd., No.42/36, "Rajani Towers", 3 rd Floor, 27 th Cross, 7 th 'B' Main Road, 4 th Block, Jayanagar, Bengaluru – 560011.	Special Invitee	Through Video conference
3	Prof. M S Bhat Dean (Faculty Welfare), NITK, Surathkal, Mangaluru – 575 025.	Special Invitee	In person
4	Shri G Vivekananda Swamijee Executive Engineer (Civil), CPWD, NITKS Project Division -1, NITK Campus, Sinivasnagar, Mangaluru – 575025.	Special Invitee	In person
5	Prof. Katta Venkataramana Professor & Head (i/c), Dept. of Civil Engineering, NITK, Surathkal, Mangaluru – 575 025.	Special Invitee	In person
6	Shri Y Ram Mohan Joint Registrar, NITK, Surathkal, Mangaluru – 575 025.	Special Invitee	In person
7	Dr. Prashnath M H Faculty in-charge of Estate & Works, NITK, Surathkal, Mangaluru – 575 025	Special Invitee	In person
8	Dr. Nagendrappa H Faculty in-charge of Electrical Works, NITK, Surathkal, Mangaluru – 575 025	Special Invitee	Through Video conference
9	Dr. Veersheety Gumtapure Liaison Officer, SC-ST Cell, NITK, Surathkal, Mangaluru – 575 025	Special Invitee	In person
10	Shri Mohamod Firoz Khaza Resident Engineer (i/c) & Executive Engineer (Electrical), NITK, Surathkal, Mangaluru – 575 025	Special Invitee	In person

Chairperson of the Building and Works Committee welcomed all the members. It was informed to the Committee that in view of prevailing condition due to spread of pandemic COVID-19 corona virus, participation in the meeting was allowed through video conference also. After brief discussion, the B&WC began its proceedings.

Item No. 42.1	Reading and Confirmation of the minutes of 41st meeting of the Building and Works Committee held on 23-12-2019 - Reg.									
	<p>The comments received in respect of one item (Item No. 41.3.1 (3)) from the member Shri Suneet K Dadheech, Superintending Engineer/ Project Director, CPWD, NITKS Project Circle was noted. After discussion, it was resolved to consider the comment and revise the minutes as follows:</p> <table border="1"> <thead> <tr> <th>Item No.</th> <th>Contents of Minutes circulated</th> <th>Contents of Comment received</th> <th>Revised minutes</th> </tr> </thead> <tbody> <tr> <td>41.3.1 (3)</td> <td> <p>Const. of New Boys' hostel building of 500 single occupancy rooms (10th block):</p> <p>During the meeting, it was informed by CPWD that the building would be completed by the end of January, 2020.</p> <p>It was resolved that the CPWD shall complete the work as per the above schedule strictly.</p> </td> <td> <p>The following corrections may be made in the minutes:</p> <p>During the meeting, it was informed by CPWD that the progress of work is slow. One of the director of the agency has been in coma since last 3 months, which has resulted in slow progress at site. However, necessary action as per the terms and conditions of agreement is being taken so that the work could be completed.</p> </td> <td> <p>Const. of New Boys' hostel building of 500 single occupancy rooms (10th block):</p> <p>During the meeting, the CPWD informed that the work is delayed on account of health condition of one of the Director of the Contractor Company.</p> <p>It was resolved that the CPWD shall take all needful action to complete the building at the earliest.</p> </td> </tr> </tbody> </table>			Item No.	Contents of Minutes circulated	Contents of Comment received	Revised minutes	41.3.1 (3)	<p>Const. of New Boys' hostel building of 500 single occupancy rooms (10th block):</p> <p>During the meeting, it was informed by CPWD that the building would be completed by the end of January, 2020.</p> <p>It was resolved that the CPWD shall complete the work as per the above schedule strictly.</p>	<p>The following corrections may be made in the minutes:</p> <p>During the meeting, it was informed by CPWD that the progress of work is slow. One of the director of the agency has been in coma since last 3 months, which has resulted in slow progress at site. However, necessary action as per the terms and conditions of agreement is being taken so that the work could be completed.</p>
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<p>Other minutes of 41st meeting of the Building and Works Committee held on 23-12-2019 were read. Since no comments have been received for other minutes, all other minutes were confirmed.</p>										

Item No. 42.2	To consider the report on action taken on the resolutions of the 41 st meeting of the Building and Works Committee held on 23-12-2019 - Reg.
	The action taken on various resolutions passed in the 41 st meeting of Building and Works Committee held on 23-12-2019 were noted and approved.

Item No. 42.3	Items placed before the 42 nd meeting for discussion and consideration:
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Item No. 42.3.1	To consider (i) The latest progress (physical & financial) of various works/ buildings under construction (Projects entrusted to CPWD as well as the works being executed by the Institute); and (ii) information regarding latest position of grants received, expenditure incurred and unspent balance available in respect of building works (under Capital grants) - Reg.											
	<p>(A) Works under progress:</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Name of work</th> <th>Resolutions passed</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Construction of additional building for Library and renovation of existing Library.</td> <td>B&WC noted the progress of work of renovation of old Library building. CPWD informed that due to reporting of Corona positive case at site, the work has been temporarily stopped as per Standard Operating Procedure. The work would be resumed soon. B&WC noted the same.</td> </tr> <tr> <td>2</td> <td>Construction of New Faculty apartments. (2 apartments – One 'Type V' and one 'Type VI' – each with 24 dwelling units)</td> <td>B&WC noted the completion of building works and further noted the inauguration of the apartments by the Hon'ble minister for MHRD on 25-02-2020.</td> </tr> <tr> <td>3</td> <td>Const. of New Boys' hostel building of 500 single occupancy rooms (10th block).</td> <td>B&WC noted the progress of work. CPWD informed that 50% of rooms have been handed over to NITK. The work was on full swing, but due to COVID and lockdown, the availability of labour and material have been drastically reduced. The CPWD was requested to see that all hurdles should be got cleared and the building be completed at the earliest.</td> </tr> </tbody> </table>	Sl. No.	Name of work	Resolutions passed	1	Construction of additional building for Library and renovation of existing Library.	B&WC noted the progress of work of renovation of old Library building. CPWD informed that due to reporting of Corona positive case at site, the work has been temporarily stopped as per Standard Operating Procedure. The work would be resumed soon. B&WC noted the same.	2	Construction of New Faculty apartments. (2 apartments – One 'Type V' and one 'Type VI' – each with 24 dwelling units)	B&WC noted the completion of building works and further noted the inauguration of the apartments by the Hon'ble minister for MHRD on 25-02-2020.	3	Const. of New Boys' hostel building of 500 single occupancy rooms (10 th block).
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	<p>(B) Completed works:</p> <p>The B&WC noted that, works account of 16 completed projects have not been finalized by the CPWD and furnished to the Institute. The SE cum Project Director, CPWD informed that on account of pending arbitration cases and court cases in some of the projects with the Contractor engaged by them, the works accounts could not be finalized.</p> <p>It was informed to the B&WC that the details of all arbitration cases and court cases between CPWD and the Contractors engaged by the CPWD have been reported to the B&WC in its 40th meeting held on 17-10-2019 (Item No. 40.3.3; 40.3.4; 40.3.5 and 40.3.6) and also in the 47th meeting of the Finance Committee held on 06-01-2020; and 60th meeting of the BoG held on 06-01-2020.</p> <p>The B&WC discussed on the rise in the numbers of arbitration cases and opined that main reason for such arbitration cases is the company's financial limitations. It is therefore resolved that the CPWD may be advised to adopt strict evaluation norms for final selection of the contractors based on their financial soundness, annual turnover on works contracts and previous experience in execution of similar major projects.</p> <p>The B&WC resolved that the updated information of all arbitration cases and court cases between CPWD and the Contractor engaged by CPWD in respect of the Institute works be placed in the next meeting of the B&WC.</p>
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<p>Item No. 42.3.2</p>	<p>HEFA Infrastructure term loan project: To consider the status of the work of "Construction of New building for School of Interdisciplinary Studies (to house different Centers of Excellence - CoEs) and Central Research Facility (CRF)" - Reg.</p> <p>B&WC noted the status of the above work being undertaken under HEFA Infrastructure scheme at a total financial outlay of ₹ 48.00 crore. B&WC further noted the deposit of ₹ 4.80 crore made to CPWD on 14-11-2019 after drawing 1st installment of loan amount from HEFA Board. After discussion, it was resolved as follows:</p> <p><u>Resolution:</u></p> <p>The progress of the work shall be reported in every meeting of the B&WC.</p>
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Item No. 42.3.3	HEFA Infrastructure term loan project: To consider the status of the work of "EWS Reservations - Construction of New Boys' Hostel of 200 triple occupancy rooms (Block No. 11)" - Reg.
	<p>The B&WC noted approval of the MHRD for the construction of a New Boys' Hostel of 200 triple occupancy rooms at a financial outlay of ₹ 43 crore communicated vide letter F No. 18-11/2019-TS.III dated 9th December, 2019 of the MHRD under reservations for EWS to be undertaken under HEFA infrastructure loan scheme. The B&WC further noted the term loan sanction by the HEFA Board on 10-02-2020 and the loan agreement signed by the Institute on 27-02-2020.</p> <p>CPWD informed that tender process for appointment of consultant is going on.</p> <p>The B&WC suggested the Institute to pursue the status of work with CPWD and to ensure early commencement of the work by CPWD.</p>

Item No. 42.3.4	HEFA Infrastructure term loan project: To consider the status of the work of "Construction of New Girls' Hostel [Block No. 6 - Sowparnika]" - Reg.
	<p>The B&WC noted the developments in the above project as reported in the agenda note. The B&WC noted the suggestions of MHRD for accommodating double occupancy rooms in place of single occupancy rooms; and to restrict the plinth area within 20sqm per student; and the action taken by the Institute in pursuance of the above suggestions of the MHRD.</p> <p>After discussions, the B&WC resolve to approve the action taken by the Institute in accommodating double occupancy rooms in place of single occupancy rooms as approved earlier.</p>

Item No. 42.3.5	HEFA Term loan of ₹ 80.00 crore for Equipment/ Renovation/ Partition etc.: To consider the status of sub-work of ₹ 3.70 crore for "Renovation and modification of Lecture Hall Complex – B" for housing Equipment being procured under HEFA scheme – Reg.
	<p>The B&WC noted the progress of work.</p> <p>CPWD informed that due to reporting of corona positive case at site, the work has been temporarily stopped as per Standard Operating Procedure. The work would be resumed soon. The B&WC noted the same.</p>

Item No. 42.3.6	<p>To consider the information on the loan disbursement taken from the HEFA Board towards Infrastructure projects (Till June, 2020) – Reg.</p> <p>The B&WC noted the details of loan disbursement obtained from HEFA Board in respect of Infrastructural projects.</p>
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Item No. 42.3.7	<p>To consider the Administrative Approval and Expenditure Sanction for ₹ 319.38 lakh for the proposed work of “Construction of a foot over bridge across National Highway -66 to connect eastern and western parts of the campus” – Reg.</p> <p>The B&WC noted the details of in-principle approval of Building & Works Committee (vide Resolution No. 41.3.4/ 41st meeting dated 23-12-2019); Finance Committee (vide Resolution No. 47.3.17/ 47th meeting dated 06-01-2020) and the Board of Governors (vide Resolution No.60.3.1/ 60th meeting dated 06-01-2020) obtained by the Institute in respect of the above work. The B&WC further noted that the execution of work through NHAI as per NHAI norms after executing necessary MoU, instead of CPWD.</p> <p>The B&WC noted the provisions made in the cost estimate that prepared by the NHAI; and the proposal of the Institute to meet the expenditure under grants allocated by the MHRD under the Head OH-35 (Grant-in Aid). After deliberation, the following resolution was passed:</p> <p>Resolution:</p> <p>The B&WC resolved to recommend to the Finance Committee and BoG for according Administrative Approval and Expenditure Sanction in respect of the above work at an estimated cost of ₹ 3,19,38,000 (Rupees Three crore nineteen lakh and thirty eight thousand only) and to execute the work through NHAI on deposit work basis.</p>
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Item No. 42.3.8	<p>To consider the Bill of Quantities of “Construction of STP along with underground collection tank including allied electrical works for Type V and Type VI residential apartments” in pursuance of Resolution No. 47.3.8 of 47th meeting dated 06-01-2020 of the Finance Committee – Reg.</p> <p>The B&WC examined the BoQs prepared separately by CPWD and RE Office, NITK.</p> <p>It was noted that there were some differences in quantities / costs of individual items caused on account of assumptions made, which are unavoidable in design of STP, while preparing BoQ and also due to the different schedule of rates being followed by CPWD and RE Office.</p> <p>However, since the difference in overall total cost between the two BoQs is Rs. 1.97 Lakh which is less than 2.7% of total cost of the STP, B&WC</p>
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	<p>resolved to recommend to FC and BoG to consider the BoQ submitted by CPWD.</p> <p>The B&WC further resolved to recommend to the Finance Committee and BoG for according Administrative Approval and Expenditure Sanction in respect of the above work at an estimated cost of ₹ 73,90,800 (Rupees Seventy three lakh ninety thousand eight hundred only) and to entrust the work to CPWD on deposit work basis.</p> <p>The B&WC further resolved that since both the Apartments are ready for occupation, approval of the Finance Committee and the BoG may be obtained through circulation of agenda note to the members of both the FC and BOG duly apprising the urgency of STP work to avoid further delay in occupation of the completed apartments.</p>
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<p>Item No. 42.3.9</p>	<p>To consider the Administrative Approval and Expenditure Sanction for ₹54.76 crore for the proposed work of "Construction of Lecture Hall Complex (Block – D)" under HEFA Term loan scheme – Reg.</p> <p>The B&WC noted in-principle approval granted for the above work in the previous meeting of the B&WC held on 23-12-2019.</p> <p>The B&WC noted the provisions made in the preliminary estimate that prepared by the CPWD; and the proposal of the Institute to meet the expenditure through HEFA Infrastructure term loan after obtaining approval of the MHRD.</p> <p>Details of the IRG of the Institute; loan amount obtained so far by the Institute from the HEFA Board and the eligibility for further loan amount was discussed.</p> <p>After deliberation, the following resolution was passed:</p> <p>Resolution:</p> <p>The B&WC resolved to recommend to the Finance Committee and BoG for according Administrative Approval and Expenditure Sanction in respect of the above work at an estimated cost of ₹ 54,76,00,000 (Rupees Fifty four crore seventy six lakh only).</p>
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Item No. 42.3.10	To consider the Administrative Approval and Expenditure Sanction for ₹136.41 lakh for the proposed work of "Construction of building for Security Office and Security gate at the main entrances of the Campus (Eastern and Western side)" – Reg.
	<p>The B&WC noted the details of in-principle approval of Building & Works Committee (vide 34th meeting dated 21-08-2017); Finance Committee (vide 39th meeting dated 28-10-2017) and the Board of Governors (vide 49th meeting dated 28-10-2017) obtained by the Institute in respect of the above work. The B&WC further noted that the execution of work through CPWD as per CPWD Works Manual after executing necessary MoU.</p> <p>The B&WC noted the provisions made in the preliminary estimate that prepared by the CPWD; and the proposal of the Institute to meet the expenditure under grants allocated by the MHRD under the Head OH-35 (Grant-in Aid).</p> <p>After deliberation, the following resolution was passed:</p> <p>Resolution:</p> <p>The B&WC resolved to recommend to the Finance Committee and BoG for according Administrative Approval and Expenditure Sanction in respect of the above work at an estimated cost of ₹ 1,36,41,000 (Rupees One crore thirty six lakh and forty one thousand only) and to execute the work through CPWD on deposit work basis.</p>

Item No. 42.3.11	Ongoing work of 'Renovation of old Library building' through CPWD – No renovation is possible on a part of eastern portion of the old building due to distress – Reported – Reg.
	<p>The distress condition of eastern building portion of the old Library building and the 'Report on Structural Adequacy' of that building portion furnished by the Department of Civil Engineering was briefed to the B&WC.</p> <p>The B&WC, after detailed deliberation, passed the following resolutions:</p> <p>Resolutions:</p> <ul style="list-style-type: none"> (i) It was resolved to recommend to FC and the BoG for approving the demolishing, a portion of old Library building at the eastern side (G+2 floors) to the extent of about 375 sqm in ground floor, first floor and second floors each. (ii) It was resolved to recommend to FC and the BoG for granting in-principle approval for the construction of a new building of G+4 floors at the demolished land area for the use of Library. (iii) While placing estimate for the new building to be constructed before the B&WC for approval, the Institute shall furnish detailed justification for the additional building area.

Item No. 42.3.12

To consider Any other matters with permission of the Chair.

With the permission of the Chair, the member Prof. Lakshman Nandagiri, Department of Water Resources and Ocean Engineering, NITK expressed his concerns over the quality of electrical power supply and its frequent interruptions at the Institute Residential area. He further informed that considering the present scenario of 'Work From Home', quality and uninterrupted electrical power is much needed in the residential area.

The Superintending Engineer, MESCOM – who is also a member of the B&WC – informed that already a fully dedicated 33kV substation is existing in the Institute campus and hence there cannot be any voltage drops. Further, he informed that as per the amended 'Conditions of Supply of Electricity of Distribution Licenses', HT/EHT consumers under bulk supply can use the electricity for residential purpose within their premises through a LT sub-meter. Hence, he suggested for drawing the electrical power to residential buildings within the campus from the existing 33kV substation of NITK after obtaining approval of the MESCOM.

The B&WC, after discussion, directed the Institute for exploring feasibility of adopting the above suggestions of MESCOM.

The meeting ended with Vote of thanks to the Chair.



(K Ravindranath)
Member Secretary,
Building and Works Committee,
NITK, Surathkal.



(K Umamaheshwara Rao)
Chairman,
Building and Works Committee,
NITK, Surathkal.