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F.No.:IG/CMD/74/WC/2020/1116
Dated:- 14.05.2020

Sub:- Minutes of the 74th Works Committee Meeting.

Sir,

Please find enclosed herewith the minutes of the 74th Works Committee meeting held on 27.02.2020 at 3.00PM in the Board Room of VC's office, IGNOU Campus, Maidan Garhi, New Delhi – 110068

Thanking you,

Yours sincerely,

Sudheer Reddy
(SUDHEER REDDY)
Member Secretary

To

- | | | |
|---|---|------------------|
| 1. Prof. Nageshwar Rao, Vice- Chancellor | - | Chairman |
| 2. Prof. Ravindra Ramachandra Kanhere,
Pro. Vice – Chancellor | - | |
| 3. Prof. Satyakam, Pro-Vice Chancellor | - | Member |
| 4. Prof. K.K Aggarwal, Chairman, National Board
of Accreditation & BOM | - | Member |
| 5. Prof. Debal K Singharoy, Member BOM, IGNOU | - | Member |
| 6. Prof. K.G. Sharma, IIT Delhi | - | Member |
| 7. Er. Deepak Mukhopadhyaya,
Retd. Engineer –In-Chief, MCD | - | Member |
| 8. Er. K.J. Singh, Retd. Chief Engineer, (Elec.) CPWD | - | Member |
| 9. Registrar (Admin) | - | Member |
| 10. Finance Officer | - | Member |
| ✓ 11. Er. R. Sudheer Reddy, Chief Project Office (I/c) | - | Member Secretary |

निर्माण एवं अनुरक्षण प्रभाग
Construction & Maintenance Division

इन्दिरा गांधी राष्ट्रीय मुक्त विश्वविद्यालय
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MINUTES OF 74TH WORKS COMMITTEE MEETING HELD ON 27.02.2020 AT 3.00PM IN BOARD ROOM, V.C BLOCK, IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

The following were present:

- | | | | |
|----|--|---|------------------|
| 1. | Prof. Nageshwar Rao, Vice-Chancellor | - | Chairman |
| 2. | Prof. Ravindra Kanhere, Pro-Vice-Chancellor | | |
| 3. | Prof. Satyakam, Pro-Vice-Chancellor | - | Member |
| 4. | Prof. Debal K Singharoy, Member BOM, IGNOU | - | Member |
| 5. | Er. Deepak Mukhopadaya
Retd. Engineer-In-Chief, MCD | - | Member |
| 6. | Er. K.J. Singh, Retd. Chief Engineer, (Elec.) CPWD | - | Member |
| 7. | Dr. V.B. Negi, Registrar (Admn.) I/c | - | Member |
| 8. | Sh. Jitender Dev Gangwar, Finance Officer | - | Member |
| 9. | Er. R. Sudheer Reddy, Chief Project Officer (I/c) | - | Member Secretary |

Prof. K.K. Aggarwal, Member BOM, Prof. K.G. Sharma, IIT Delhi, couldn't attend the meeting. Prof. K.K. Aggarwal has conveyed his unhappiness as the agenda was not circulated till the morning of the meeting. CPO, CMD assured members that in future agenda will be circulated at least seven days before the meeting.

Dr. Shanmugam, Director, RSD attended the meeting as Special Invitee.

Er. Y. Nooruddin and Er. Basant Kr. Padhi attended the meeting to assist the Committee.

At the outset, Chairman welcomed the members and Member Secretary has been asked to take-up the agenda items. Before commencing the meeting Chairman categorically asked Member Secretary to convene the meeting atleast at an interval of every three months to have continuity of items/ issues to be dealt by the Works Committee as 73rd Works Committee meeting was held on 10.10.2019.

It was decided in the Works Committee that part minutes of the Works Committee be prepared and be placed before the Board of Management beyond the financial delegations of Works Committee i.e. up to 5 crores. The delegations of financial powers to the Works Committee are approved by Board of Management in its 98th meeting held on 14.01.2009 vide item no.98.5.2.

It was decided to send a draft minutes to members for incorporation of comments if any from the members before approval of the minutes by Competent Authority.

Comments of one member Er. K.J. Singh received, which have been incorporated in the minutes

74.01 CONFIRMATION OF THE MINUTES OF 73RD WORKS COMMITTEE HELD ON 10.10.2019 AND ACTION TAKEN REPORT THEREUPON INCLUDING ITEMS OF 73RD WORKS COMMITTEE.

The 73rd Works Committee meeting was held on 10.10.2019. The minutes of meeting were circulated to the members vide F.No.:IG/CMD/73/WC/2019/712 dated 30.10.2019. As no

Signature
CPWD

comments have been received from any members the 73rd Works Committee members have been confirmed.

74.2 TO CONSIDER AND APPROVE FOR PURCHASING OF 30 NO. OF WATER COOLERS THROUGH GeM BY CPU AND ALSO TO COVER THE AMC OF EXISTING WATER PURIFIERS ATTACHED WITH THEM BY CMD.

The matter has been discussed in detail. It was brought to the notice of the Committee that 30 No. water coolers are required for different schools, divisions as the existing were damaged/condemned & unserviceable.

It was also informed that the existing water purifiers attached with damaged water coolers are to be taken in the AMC as & when the new water coolers purchased and replaced.

After deliberating the matter, the committee approved for the purchase of 30 No. of water coolers (150/150 liters of 29 nos. and 40/80 liters 1 no. water coolers) through GeM by CMD instead of CPU at a cost of Rs.14,75,088/-. The committee also approved that 30 Nos. of existing water purifiers/acquaguards which are to be attached to the watercoolers to be maintained through AMC.

74.3 TO CONSIDER AND APPROVAL FOR MODIFICATION OF THE PRELIMINARY DRAWINGS PROVIDED BY CPWD FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT AIZWAL

The item was appraised to the Committee, which is regarding approval of drawings submitted by CPWD for construction of Regional Centre building at Aizwal. The CPWD has submitted the drawings vide their letter dated 21.10.2019 for ground + 2 floors for an area of about 2550 sqmt. On the directions of Works Committee Director, RSD has reviewed the requirements and suggested to go only for one floor for an area of about 1060 sqmt. CPWD was requested to prepare the revised drawings, as and when received from them, the same will be considered and will be got approved from Competent Authority for preparation of preliminary estimates though CPWD.

The Committee after deliberating the issue have considered and approved the proposal for construction of RC building at Aizwal through CPWD as deposit work in an area of about 1060 sqmt.

74.4 TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.8,77,42,868/- SUBMITTED BY CPWD, RAJKOT FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT REGIONAL CENTRE, RAJKOT (UNDER HEFA LOAN)

The item was approved as part minutes for placing it in Board of Management.

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The Govt. of Gujrat has allotted 2.0 acres of land free of cost in year 2013. The construction of boundary wall was already completed by CPWD. The sub-committee of works committee in its meeting held on 07.01.2019 has reviewed the drawings submitted by CPWD for G+2 structures and recommended for approval of ground+1 structure for an area 1708sq.mtrs. Based on recommendation of sub-committee, CPWD has submitted the revised drawings for G+1 structure for an area 1704.87sq.mtrs.

CPWD has provided preliminary estimates amounting to Rs.904.24 lakhs vide their letter dated 6.12.2019. The estimates have been scrutinized by CMD and the items related to providing air conditioners and web/teleconferencing facility were deleted as these items are not provided with supporting analysis of rates. The scrutinized estimated cost of the proposal is Rs.877.42 Lakhs (i/c 3% contingencies and 4.25% of EPF & ESI cost).

The proposal is under consideration of Ministry for HEFA loan. The proposed drawings and estimates have been considered and approved by Works Committee and the same is placed before Board of Management for consideration and approval of the estimate amounting to Rs.8,77,42,868/- for construction of Regional Centre building through CPWD as deposit work at Rajkot. In the earlier BOM, the estimate reported as per the tentative cost provided by CPWD was Rs.9.23 crores for 1704.87 sqmts.

74.5 TO CONSIDER AND TO APPROVE THE ESTIMATE AMOUNTING TO Rs.1496.74 LAKHS SUBMITTED BY CPWD FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT PUNE AND TO TAKE UP THE WORK THROUGH CPWD AS DEPOSIT WORK (UNDER HEFA LOAN)

The item was approved as part minutes for placing it in Board of Management.

The municipal corporation of Pune has allotted the land of 1.83 acres in Balewadi at a cost of Rs.3.50 Cr. on lease for 30 years in 2013. The land is in 3 pocket. Boundary wall is available for all pockets of land. The sub-committee of works committee in its meeting held on 07.01.2019 has reviewed the drawings submitted by CPWD for G+4 structure and recommended for approval of ground +3 structure for an area 2896sq.mtrs. Based on recommendation of sub-committee, CPWD has submitted a draft estimate amounting to Rs.13,60,07,000/- earlier and further revised estimate based on DPAR 2019 for an amount of Rs.18,53,92,857/- i/c 21% enhancement on DPA Rates has submitted.

On clarification from CMD, CPWD has forwarded modified cost estimate through Regional Director, RC, Pune by revising the cost index 2% over DPAR 2019 and other electrical items along with details of electrical load calculation sheet, area measurements by considering security cabin, sub station and DG set etc. The total plinth area of structures proposed is 3091 sqmt. The estimated cost provided by CPWD is Rs.1502.37 lakhs (including 2% cost index over DPAR rates, 3% contingencies, 3.125% EPF, 1.125% ESI and 1% labour cess).

The estimate has been scrutinized by CMD and provision of television sets has been deleted from the proposed estimate and the corrected estimated cost is Rs.1496.74 lakhs (Civil Rs.1011.07 lakhs + electrical 485.67 lakhs) including 2% cost index over DPAR rates, 3% contingencies, 3.125% EPF, 1.125% ESI and 1% labour cess).

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The proposal is under consideration of Ministry for HEFA loan. The Works Committee has considered and approved the revised estimates for Rs.1496.74 lakhs based on DPAR and the same will be placed before Board of Management for consideration and approval to take up through CPWD as deposit work at Pune.

74.6 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING (GROUND FLOOR ONLY) AT KARNAL THROUGH CPWD

The item was approved as part minutes for placing it in Board of Management.

The Govt. of Haryana allotted land measuring 6393.60 sqmt. at Karnal for construction of Regional Centre building in December 2007 @4.41 crores. Further, HUDA vide letter 17.3.2011 mentioned the area as 7235.45 sqmt. as per zoning plan. instead of 6393.60 sqmt. The difference of cost demanded by Estate Officer HUDA was also paid and HUDA gave the formal possession of land on 3.10.2011 and boundary wall was completed by CPWD in December 2011. The project was earlier conceptualized by M/s RITES Ltd. for basement and ground+2 floors. The fire approval and statutory approval was received from HUDA in February 2012. Due to certain tendering issues with RITES the work was withdrawn from them. Due to said inaction of M/s RITES Ltd., the revalidation charges of drawings period has over causing unnecessary loss to IGNOU. Notice of termination was served to them on 11.7.2014.

Thereafter, the work was assigned to CPWD and the MOU was signed on 23.11.2016. The Vice-Chancellor has taken up the matter with Hon'ble Chief Minister of Haryana for revalidation of drawings and to extend the time limit for taking up the construction activities. The Govt. of Haryana revised the policy and asked to deposit an amount of Rs.73.91 lakhs for extending the time period up to December 2020 to complete the building. CPWD submitted the revised estimate for construction of basement and ground+2 floor @40.48 crores. The Competent Authority has directed to reduce the scope of work and suggested to go only for ground floor construction without basement. In consultation with CPWD and HUDA officials, the estimate has been revised to 13.49 crores for construction of ground floor. CPWD will plan and design the building to add two more floors in future. In regard to foundation design CPWD has to take appropriate decision whether to go for isolated footing or RCC raft foundation as per the soil investigation report.

The scrutinized estimate submitted is for Rs. 13,49,65,300/- has been considered and approved by Works Committee and the same will be placed before Board of Management for consideration and approval.

74.7 TO CONSIDER AND DECIDE THE CONSTRUCTION OF ADMINISTRATION BUILDINGS TO BE TAKEN UP IN PHASE MANNER UNDER THE ARCHITECTURAL PMC AGREEMENT BETWEEN IGNOU AND M/S RITES LTD. AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI

The agenda item was appraised to the Committee that the University is intending to revise Master Plan due to green area and non-green area issues and to avoid cutting of trees and due to delay in submission of estimates by M/s RITES Ltd. Further, University will take up the administration building work through CPWD instead of RITES at temporary campus location

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area instead of earlier locations. It was informed to the Committee that the matter was discussed with DG, CPWD by IGNOU for taking up the project. He has agreed to take up the work and to get the land use change from green Khasra to non-green Khasra and will obtain all necessary local bodies clearances before start of work. It was informed to the Committee that CPWD may not require the clearances to be obtained from the local authorities for taking up the work. The work from the RITES will be withdrawn by IGNOU.

"The item was discussed in detail. As per the information given to the committee, RITES has badly delayed the work and CPWD is in better position due to vast resources at its disposal, it was agreed by the committee to get the Administration building work done from CPWD instead of RITES."

74.8 TO CONSIDER AND APPROVE THE PROPOSAL SUBMITTED BY CPWD FOR REQUIREMENTS OF FUNDS FOR MAKING PAYMENT OF ARBITRATION AWARD/ARBITRATOR AND LEGAL ADVISORS FEE AMOUNTING TO RS.1,35,69,247/- TO CPWD, NEW DELHI FOR THE WORKS CARRIED OUT BY CPWD DURING THEIR AGREEMENTS OF PERIOD 1992-93 TO 1997-98 AT IGNOU CAMPUS.

The item was appraised to the Committee, the proposal is regarding payments of arbitration amounts executed by CPWD at IGNOU campus for following works:

S.No.	Nature of work	Arbitration case No.	Legal advisor	Status	Financial
1.	C/o permanent campus for IGNOU at Maidan Garhi (SH :-Levelling of ground for electrical grid station Agmt. 27/EE/CD15/1992-93.	High Court Omp/184/98	Gov. Council Smt. Revaty reghvan	Awarded for Rs.149774/-	153974.00
2.	C/o permanent campus for IGNOU at Maidan Garhi (SH :- C/o underground tank) Agmt 21/EE/CD15/1992-93	Tees Hazari Court Suit No.73/06	Govt. Council Shri Atul Bhardwaj	Under process	15000.00 per annum
3.	C/o permanent campus for IGNOU at Maidan Garhi (SH :-C/o 02 Nos. bridge along with the approach embankment and stone pitching) Agmt 5/EE/CD-	Appeal in high court	Govt. council Shri R.V. Sinha	Case is challenging by the deptt. Committee in High Court	15000.00 per annum

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	15/1992-93				
4.	C/o permanent campus for IGNOU at Maidan Garhi (SH: C/o Library, Computer Centre, School Studies, Regional Centre, Guest House, (hostel) Bank building & C/o 30 Nos. type-III & type V qtrs. at IGNOU) Agmt.11/EE/CD-14/1997-98.	Arbitrator appointed by the Hon'ble High Court Delhi.	Mrs. Sharda Aggarwal Retire Judge	Award published (Rs.8000/- Per hearing)	704000
5.	C/o permanent campus for IGNOU at Maidan aGarhi (SH : C/o Library, Computer centre, School Studies, Regional centre, guest house, (hostal) bank building &C/o 30 Nos. type-III& type-V qtrs. at IGNOU. Agmt.11/EE/CD-14/1997-98.	a. Award published by Sharda Aggarwal Retire Judge b. Escalation award amount c. Interest @8% Per annum effect from 27/09/2005. d. Arbitrator fee for award published. e. Cost of the claimants.			53,70,400/- 10,31,234/- 61,79,639 50,000/- 50,000/-

These works were executed during the year 1992-93 to 1997-98. Further, CPWD informed vide their letter dated 5.2.2020 that ADG, CPWD has accepted the award for an amount Rs.78,14,324/- and requested to release the amount including escalation and as per 10CC of agreement provisions.

The committee enquired whether the payment to CPWD for arbitration award was admissible as per MOU. The matter may be discussed in detail with CPWD at appropriate level."

74.9 TO CONSIDER AND APPROVE FOR EXTENDING THE CONTRACT W.E.F. 01.01.2020 TO 31.03.2020 TO M/S AGGRAWAL WATER SUPPLIERS AT A COST OF RS.12 LAKHS (APPROX.) FOR THE WORK OF "SUPPLY AND FILLING PORTABLE WATER THROUGH MOUNTED TANKERS AT IGNOU, MAIDAN GARHI, NEW DELHI-68"

The item was appraised to the Committee, it is regarding supply and filling portable water through mounted tankers in the campus, to meet water requirement at IGNOU campus, Maidan

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CPWD

Garhi. As the new tender is yet to be finalized and is in process, the technical bids have been opened on 21.1.2020. To meet the eventuality further extension of contract is required from 1.1.2020 to 31.3.2020 at a cost of Rs.12 lakhs for three months.

“ The committee took a serious view for not finalizing the tender timely as the extension to the contract may have financial implication. However keeping in view that no hardship is caused to the staff/students, it was agreed to give extension to the existing contract upto 31/03/2020 or till the new tender is finalized whichever is earlier.”

74.10. TO CONSIDER AND APPROVE FOR ASSIGNING ANNUAL MAINTENANCE OF BELOW MENTIONED WORKS TO EXECUTE AS DEPOSIT WORKS BY CPWD AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

- I. Operation & Routine maintenance of 06 Nos. Electric Sub-Stations equipments and D.G. sets.
- II. Operation & maintenance of Centralized A.C. plants meant for Academic Blocks, Convention Centre, V.C. office & EMPC.

The matter has been discussed in detail. It was brought to the notice of the committee that the CPWD has submitted preliminary estimate amounting to Rs.2,37,67,823/- including 03% contingencies to cover the probable cost for carrying out operation and routine maintenance works of 04 No. centralized AC Plants Academic blocks, Convention Centre, VC office, EMPC building and 06 Nos. electric sub-stations equipments including D.G. sets and procurement of Diesel for a period of one year. Further, it was also informed that the estimated cost submitted by the CPWD is at par with the expenditure being incurred by IGNOU for operation and routine maintenance of these installations including attending/executing breakdown(s), servicing, repair(s) etc. time to time as per site requirement.

After deliberating the matter, the committee agreed to the proposal of getting the maintenance works under discussion through CPWD as it was informed by CPO, CMD that there will not be any financial implication on this account and approved for assigning the annual maintenance works of 04 No. centralized AC plants Academic Blocks, Convention Centre, V.C. office & EMPC and 06 No. electrical-substation equipments including D.G. sets and procurement of Diesel to execute as deposit works by the CPWD at a cost of Rs.2,37,67,823/- for one year.

74.11. TO CONSIDER AND APPROVE EXTENSION OF CONTRACT FOR PERIOD OF 06 MONTHS W.E.F. 07/11/2019 TO 06/05/2020 OR TILL EXECUTION OF WORK BY CPWD WHICHEVER IS EARLIER AT A TENTATIVE COST OF RS.13,00,000/- IN FAVOUR OF M/S COMFORT SYSTEMS FOR THE WORK OF “OPERATION OF THE AC PLANTS AND ROUTINE MAINTENANCE TO LOW SIDE EQUIPMENTS MEANT FOR ACADEMIC BLOCKS, CONVENTION CENTRE AND V.C. OFFICE AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI”.

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It was informed to the committee that the university is assigning operation and routine maintenance works of electric sub-station and centralized AC plants to CPWD as deposit works. Till the works of AC plants is taken up by the CPWD, the existing contract with M/s Comfort Systems require further extension from 07.11.2019 to 06.05.2020 or till execution of work taken up by the CPWD whichever is earlier. The tentative financial implication of the extension period would be Rs.13 lakhs up to 6.5.2020.

After deliberating the matter, the committee considered and approved extension of contract for period of 06 months w.e.f. 07.11.2019 to 06.05.2020 or till execution of work taken up by the CPWD whichever is earlier at a tentative cost of Rs.13 lakhs in favour of M/s Comfort Systems for the work of "Operation of the AC Plants and routine maintenance to low side equipments meant for Academic Blocks, Convention Centre and V.C. office at IGNOU Campus, Maidan Garhi, New Delhi."

TABLE ITEMS

74.01 THE STATUS REPORT OF THE WORK ASSIGNED TO CPWD FOR RENOVATION OF 16 NO. OF FLATS (6 NO. OF TYPE-IV AND 10 NO. OF TYPE-V) AT AGVC, NEW DELHI

The status of the work being executed by CPWD has appraised to the Committee. It was informed to the Committee that due to construction ban imposed by the Supreme Court, the work could not be taken for about two months time. CPWD has revised the schedule for providing 6 no. flats by March end and remaining flats to IGNOU by 31st May 2020.

74.02 TO CONSIDER AND APPROVE THE PROPOSAL SUBMITTED BY CPWD FOR SHIFTING OF FRONT PORTION OF BOUNDARY WALL OF IGNOU CAMPUS AHMEDABAD DUE TO WIDENING OF HIGHWAY AS PER NOTICE OF AHMEDABAD MUNICIPAL CORPORATION. THE ESTIMATED COST OF THE PROPOSAL IS RS.22,21,092/-.

The item was appraised to the Committee, it pertains to shifting of boundary wall front portion at Regional Centre, Ahmedabad due to widening of service road. The Municipal Authorities have served a notice to IGNOU for shifting of the wall. The proposal is for construction of boundary wall by CPWD on deposit work basis at a cost of Rs.22,21,092/-.

After deliberating the proposal, the Committee advised that CPO, CMD should approach the respective authorities to compensate the cost involved in construction/shifting of boundary wall. With the said suggestion the Committee considered and approved the construction of boundary wall for Rs.22,21,092/- through CPWD as deposit work.

74.03 TO CONSIDER AND APPROVE THE DRAWINGS FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT GREATER NOIDA

The item was appraised to the Committee which is regarding construction of Regional Centre building at Greater Noida. The drawings have been furnished by CPWD for approval of IGNOU. The provision of drawing contains basement, ground floor, 1st, 2nd & 3rd floors for an area of about 2631.29 sqmt.

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The Committee after deliberating the requirement of the University have considered for construction of parking at ground floor with office provision at 1st and 2nd floors with future provision for two more floors. The basement and 3rd floors construction need not be taken up. The Committee with said suggestion have approved the drawings for construction of RC building at Greater Noida through CPWD as deposit work.

The meeting ended with thanks to Chair.

Sudheer
14/5/20
(Sudheer Reddy)
Chief Project Officer (i/c)
& Member Secretary

Sudheer
CPWD