



इग्नू
जन-जन का
विश्वविद्यालय

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THE PEOPLE'S
UNIVERSITY

F.No.: IG/CMD/78/WC/2022/
24th February, 2022

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Sub: Minutes of the 78th Works Committee Meeting

Sir,

Please find enclosed herewith the minutes of the 78th Works Committee meeting held on 10th January, 2022 at 03.00 pm. in the Board Room of VC's office, IGNOU Campus, Maidan Garhi, New Delhi-110 068.

Thanking you,

Yours sincerely,

Sudheer Reddy
24/2/22

(SUDHEER REDDY)
Member Secretary

To

1. Prof. Nageshwar Rao, Vice-Chancellor
2. Prof. Satyakam, Pro-Vice-Chancellor
3. Prof. R.P. Das, Pro-Vice-Chancellor
4. Prof. J.K. Srivastava, SOH, BOM
5. Er. Santosh Aulack, Chief Architect (Retd.) DDA
6. Er. N.L. Singh, ASDG (Civil)(Retd.), CPWD
7. Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD
8. Er. K.J. Singh, (Elec.)(Retd.) Chief Engineer, CPWD
9. Registrar (Admn.)
10. Finance Officer, IGNOU
11. Director, RSD
12. Er. Ravinder Yadav, SE, CPWD
13. Er. V.K. Gangwal, EE (C), CPWD
14. Er. Narender Khokar, EE (E), CPWD
15. Er. R. Sudheer Reddy, CPO i/c

- Chairperson
- Member
- Spl. Invitee
- Member
- Member
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- Spl. Invitee
- Spl. Invitee
- Member Secretary

निर्माण एवं अनुरक्षण प्रभाग
Construction & Maintenance Division

इन्दिरा गांधी राष्ट्रीय मुक्त विश्वविद्यालय
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MINUTES OF 78TH WORKS COMMITTEE MEETING HELD ON 10.01.2022 AT 03.00PM IN VIRTUAL MODE.

The following were present:

1. Prof. Nageshwar Rao, Vice-Chancellor	Chairperson
2. Prof. Satyakam, Pro-Vice-Chancellor	Member
3. Prof. R.P. Das, Pro-Vice-Chancellor	Spl. Invitee
4. Prof. J.K. Srivastava, SOH, BOM Member	Member
5. Er. N.L. Singh, ASDG (Civil)(Retd.), CPWD	Member
6. Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD	Member
7. Registrar (Admn.)	Member
8. Finance Officer, IGNOU	Member
9. Director, RSD	Spl. Invitee
10. Er. Ravinder Yadav, SE, CPWD	Spl. Invitee
11. Er. V.K. Gangwal, EE, CPWD	Spl. Invitee
12. Er. Narende Khokar, EE, CPWD	Spl. Invitee
13. Er. R. Sudheer Reddy, CPO	Member Secretary

Er. K.J. Singh and Sh. Santosh Auluck could not attend the meeting.

At the outset, Chairperson welcomed the members and informed that due to surge of Covid-19 cases the meeting has been called through virtual mode as a safety precaution as per Govt. Guidelines. The construction activities taken up for IGNOU are briefed to the committee. Thereafter, the Chairperson asked the Member Secretary to take up the agenda items.

78.01 CONFIRMATION OF THE MINUTES OF 77TH WORKS COMMITTEE HELD ON 26.07.2021 AND ACTION TAKEN REPORT THERE UPON

Minutes of the 77th Works Committee meeting were confirmed. However, the committee noted that decisions recorded at 77.03 should be recorded as "After due consideration, the committee accorded its approval on the Preliminary Estimate submitted by the CPWD for construction of 03 STP's at the cost of Rs.4,43,23,946/- (Rupees Four Crores forty three lakhs twenty three thousand nine hundred forty six only). The approved cost included maintenance and operation cost for five year." The Action Taken Report of the 77th Works Committee meeting is noted by the Committee and following observations and decisions are made.

- 77.03** The approval accorded by University to CPWD to take-up construction of two Nos. sewage treatment plants (STP) by keeping one plant on hold is discussed. The status of work assigned to CPWD was enquired and Executive Engineer (E), CPWD informed that NIT preparation is in process and tenders will be called in two to three week's time.

It is noted that till now no positive response is received from Govt. of NCT of Delhi to install one No. STP to treat sewage water flowing through temporary campus area which is coming from Maidan Garhi Village. After deliberating the issue, the committee

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decided to convey approval to CPWD to take-up the third STP which was already approved in 77th works committee.

In view of above development, Executive Engineer (E), CPWD was asked to call tenders for all three STP's in one go to avoid delay.

77.04 It is observed that undue delay is occurring in drilling of tube-wells at IGNOU Campus since it is very essential work. Therefore CPWD was asked to take-up the work on priority. In this regard, the committee desired that a specific date for completion of work should be conveyed by the CPWD, keeping in view fact that approval for boring had been received from DJB vide it's letter dated 23.02.2017 [refer Agenda item no 4(page 44) issued vide letter no IG/CMD/76/WC/2020/2079 dated 22nd July'2021].

77.05 It was informed to the committee that CPWD has provided a revised Preliminary estimate for construction of boundary wall at RC Jammuto construct RCC retaining wall on eastern side of the plot for an amount of Rs.2.50 Crores against the earlier approval cost of 1.50 Crores. They are also intending for changing the orientation of the building. To avoid delay in execution CPWD was asked to carry-out the work as per the original sanction approved by the university authorities vide university's letter dated 06.01.2022 not to change the scope of work. The works committee noted the details and directed CPWD to go-ahead with original sanction without any cost escalation and further delay. CPWD should not change the drawing which was already approved by university authorities to avoid delay in the works.

77.06 The Administrative Approval & Expenditure Sanction issued by the University for Construction of one block of Administrative Building with a cost of Rs.50.00 Crores is noted. CPWD officials requested that approval for enabling estimate be granted for planning of construction of both the Blocks of administration blocks so as to take-up the issue of statutory approvals of entire Administrative Building in one go and building thereupon can be constructed in phase-wise manner.

In this regard, the committee approved to issue administrative approval & expenditure sanction for complete enabling estimate and advised CPWD to ensure that complete set of the drawings including Services, for both the Blocks with the provision of phasing be prepared. After completion of one block the completion certificates be obtained for that block for occupation of university.

With the above observations, the minutes of 77th works committee held on 26.07.2021 were confirmed by the committee.

78.02 TO CONSIDER AND APPROVE FOR ASSIGNING ANNUAL MAINTENANCE AND OPERATION OF BELOW MENTIONED ELECTRICAL WORKS TO EXECUTE AS "DEPOSIT WORKS BY THE CPWD" AT TOTAL PE COST OF RS.4,94,45,546/- FOR PERIOD OF 02 YEARS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

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- I. Routine maintenance & operation of 06 No. Electric Sub-Station equipments and D.G. sets. (ESS-1,2,3,4,5 & 10)
- II. Maintenance & operation of Centralized A.C. plants (05 No.) meant for Academic Blocks, Convention Centre, V.C. office, EMPC & Block No.-15.

The proposal of CPWD was discussed in detail. It was brought to the notice of the committee by CPO that the existing contract for the noted subject is expiring on 15.12.2021 to ensure uninterrupted maintenance and operation of the plant extension of the AMC was proposed upto 31.03.2022 or till award of fresh contract whichever is earlier. It was intimated by the CPWD that an approx. expenditure of Rs.40 lakh may be sanctioned for the period of 16.12.2021 to 31.03.2022 in addition to the already sanctioned A/A & E/S amounting to Rs.2,37,67,823/-. Further, the scope of work of the fresh PE submitted by the CPWD amounting to Rs.4,94,45,546/- for period of two years was also explained to the committee by Executive Engineer (Elect.), CPWD. The scope of maintenance of VRV AC plant of Block No.-15 has also been incorporated this time in Preliminary Estimate.

After deliberating the matter, the committee considered and approved the Preliminary Estimate of Rs.4,94,45,546/- (Rupees Four crores ninety four lakh forty five thousand five hundred forty six only) submitted by CPWD for further period of two years. The committee also accorded its approval on the extension of existing CPWD contract up-to 31.03.2022 or till award of fresh tender by the CPWD for a further period of two years, whichever is earlier.

78.03 TO RATIFY THE ACTION TAKEN BY THE UNIVERSITY IN EXTENDING THE AMC CONTRACT FOR 02 YEARS (YEAR WISE) TOTAL AMOUNTING TO RS.11,49,258/- I/C GST @18% FOR THE WORK OF "ANNUAL COMPREHENSIVE MAINTENANCE AND SERVICING OF 05 NO. 'KONE' MAKE ELEVATORS INSTALLED IN ACADEMIC BLOCKS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068."

The proposal of extending the AMC contract for 02 years approved by the competent authority is placed for ratification of the works committee for amounting to Rs.11,49,258/- including GST @18% for the work of annual comprehensive maintenance and servicing of 05 Nos. KONE make elevators installed in Academic Blocks at IGNOU Campus MaidanGarhi, New Delhi which is for a period from 19.05.2020 to 20.05.2022.

The matter was briefed to the committee and intimated that the AMC of KONE make lifts (05 No.) installed in Academic Blocks are being looked after by the OEM and the present AMC is up-to 20.05.2022.

After deliberating the matter, the committee ratified the action taken by the university in extending the AMC contract for 02 years (year wise) total amounting to Rs.11,49,258/- i/c GST @18% for the above noted work.

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78.04 TO CONSIDER AND APPROVE THE WORK OF SUPPLYING AND FILLING PORTABLE WATER BY EMPANELLED AGENCIES THROUGH MOUNTED TANKERS AT IGNOU CAMPUS MAIDAN GARHI "FOR EXTENSION OF EXISTING CONTRACT W.E.F. 01.12.2021 TO 31.01.2022 FOR AMOUNTING TO RS.15 LAKH OR TILL THE NEW CONTRACT IS AWARDED".

To meet the shortfall of water on day to day basis at IGNOU Campus, university is procuring water through mounted tankers after engaging out sourcing agency for supply of water to IGNOU housing (343 houses) and for different office buildings. The supply of water is being lifted through hired tanks from DJB after paying requisite charges to DJB.

The works committee in its 77th works committee meeting vide item No.77.2 was deliberated and opined that the new contract should be for a period of two years instead of one year as decided in earlier works committee deliberations/decisions. Considering this point of view the committee has approved the estimate for two years i.e. Rs.1,24,92,819/- + Rs.1,24,92,819/- = Rs.2,49,85,638/- and suggested to prepare NIT accordingly and tenders may be called for the work immediately.

The existing contract is completing by 31.07.2021, the request of the CMD for extension of contract for a period of one year w.e.f. 01.08.2021 to 31.07.2022 was not considered and suggested to tender the work immediately and approved for extension of the existing contract for a period of four months i.e. from 01.08.2021 to 30.11.2021 in the meeting of 77th works committee. The competent authority considered for extension of the contract for a period of two months which cost approximately Rs.15 Lakh i.e. from 01.12.2021 to 31.01.2022.

It was informed to the committee that NIT for calling of tenders is in process of concurrence for which extensions of the existing contract is requested for four months i.e. from 01.12.2021 to 31.03.2022 at an approx cost of Rs.30 Lakhs. However, it was noted that though period of extension had not been allowed during previous Works Committee Meeting, due to delay in call of tenders etc, it has become fait accompli to extend the period upto 31.03.2022.

After deliberations, the works committee considered and approved to extension of work for supply and filling potable water by empanelled agencies through mounted tankers at IGNOU Campus, Maidan Garhi for a period of 04 months w.e.f. 01.12.2021 to 31.03.2022 at an approx cost of Rs.30 Lakhs. It is also directed to expedite the tendering process of new work.

78.05 TO CONSIDER AND FINAL SETTLEMENT WITH M/S RITES LTD. FOR THE PROJECTS OF CONSTRUCTION OF PEB BUILDING, ARCHITECTURAL CONSULTANCY FEES FOR ADMINISTRATIVE BLOCKS, EXTENSION OF ACADEMIC BLOCKS, MPDD STORES ETC., ARCHITECTURAL CONSULTANCY WORK FOR CONSTRUCTION OF RC BUILDING AT KARNAL AND OBTAINING APPROVALS FROM STATUTORY BODIES FOR COMPLETION CERTIFICATES OF EXISTING BUILDINGS AT IGNOU CAMPUS.

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After deliberating the item the committee has opined that before making payment to the RITES Ltd. the respective papers provided by them be placed before the sub-committee constituted for the purpose.

It was discussed to prepare the Revised Estimate of the subject Work/Works by taking into account/bringing out all the factors due to which cost of the subject work(s) increased beyond normal permissible limit of 10%.

On recommendation of the committee the university will take necessary action after approval of the Works Committee. The Works Committee desired that settlement be done in time bound manner. If required, senior officials at RITES may be invited for discussion.

78.06 TO CONSIDER AND TO RATIFY THE ACTION TAKEN BY THE COMPETENT AUTHORITY TO RELEASE THE EXTENSION FEE AMOUNTING TO RS.16,71,400/- TO HSVP FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT KARNAL.

University has issued Administrative Approval & Expenditure Sanction for an amount of Rs.13,49,65,300/- vide letter dated 5.3.2020 to CPWD with the due approval of Works Committee and Board of Management. The CPWD has awarded the work and started the construction with a date of start as 28.8.2020 and date of completing 27.8.2021. Due to Covid-19 and other reasons CPWD couldn't complete the construction within the stipulated period. HUDA/HSVP has directed University vide its letter no.478 dated 1.3.2021 to deposit Rs.58,34,630/- within 10 days as extension fee up-to December 2021. The issue was taken up with Estate Officer by Regional Director to wave off the extension fee but HUDA has issued a show cause notice vide a letter no. 3121 dated 17.6.2021 to deposit the Rs.58,34,630/- within 10 days on receipt of show cause notice.

The issue was again taken up for waiver of extension fee with Chief Secretary, Govt. of Haryana by the Vice-Chancellor vide letter dated 28.6.2021. A team under the Chairmanship of Prof. Satyakam, PVC also met Chief Principle Secretary to Chief Minister of Haryana as well as other officials of HUDA on 27.8.2021 with a request for waiver of extension/late fee for construction of Regional Centre building at Karnal. The request was rejected by Administrative Officer (UB) HSVP, Panchukula vide his letter dated 13.10.2021.

Further, the issue was again taken up with the Hon'ble Chief Minister of Haryana vide letter dated 10.11.2021 by the Vice-Chancellor. After vigorous perusal by RC officials with Estate Officer HSVP, Karnal has reviewed the proposal and issued memo no. 4493 dated 23.11.2021 to deposit Rs.16,71,400/- with a request to deposit the said amount immediately. To avoid further delay and to settle the issue the Competent Authority of IGNOU accorded approval of Rs.16,71,400/- towards extension fee to deposit with HSVP. The amount was deposited by University.

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After due deliberation the works committee has considered the proposal and ratified the action taken by the Competent Authority to release the extension fee amounting to Rs.16,71,400/- to HSVP for construction of Regional Centre Building at Karnal. The committee appreciated the efforts put in by the RC officials for achieving a time bound and important task.

78.07 TO CONSIDER AND APPROVE FOR ASSIGNING THE WORK OF "REPLACEMENT OF ESS ELECTRICAL EQUIPMENTS INCLUDING D.G SETS AND ALLIED ITEMS INSTALLED IN ESS-3 & 10 AND ESS-4 AS DEPOSIT WORK BY THE CPWD" AT TOTAL PE COST OF RS.4,12,14,235/- AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

The matter was discussed and committee was of the opinion that the same be placed in the sub-committee of the works committee for need analysis and weighing of the rationality of the proposed PE submitted by the CPWD and accordingly the matter can be put-up in the next works committee for consideration.

In the meantime, CPWD may be asked to submit following details:

PE of ESS-3 & 10 and ESS-4:

- (a) **ESS-3 & ESS-10:**(i) Line diagram of existing 5-Section HT Panel vis-a vis proposed 7-Section HT Panel in ESS-3 be submitted.(ii) Credit for dismantled HT Panels etc be incorporated in the PE.(iii) Changes proposed in equipments of ESS-10 be clarified.
- (b) **ESS-4:**As per the letter bearing no. 117 of AE(E)-4 dated 15/12/2021(refer Page 94 of the 78th Works Committee Agenda dated 5th Jan'2022), two nos. 750 AVR have been proposed to be provided within the proposed PE amount itself. Necessity & location of these AVRs may be elaborated.

78.08 TO CONSIDER AND APPROVE FOR ASSIGNING THE WORK OF "REVAMPING OF ELECTRICAL SUB-STATION EQUIPMENTS INSTALLED AT ESS-5 (TEMPORARY CAMPUS) WHICH INCLUDES REPLACEMENT OF TRANSFORMERS, DG SETS, HT & LT PANELS, CABLES AND ALLIED ITEMS AS DEPOSIT WORK BY THE CPWD" AT TOTAL PE COST OF RS.4,02,53,150/- AT IGNOU CAMUS, MAIDAN GARHI, NEW DELHI-110068.

The matter was discussed and committee was of the opinion that the same be placed in the sub-committee of the works committee for need analysis and weighing of the rationality of the proposed PE submitted by the CPWD and accordingly the matter can be put-up in the next works committee for consideration.

In the meantime, CPWD may be asked to submit following details:

PE of ESS-5: In this PE, 2 nos DG Sets (2 x 500KVA) have been proposed against existing 4 nos DG sets (1 x 437 KVA + 2 x 200 KVA + 1 x 125 KVA). Provision for feeding Essential

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supply i.e. Essential LT Panels also needs to be included as separate item or else it may be confirmed that same can be met within the provisions of already submitted PE.

78.09 DETAILS OF RC LAND AND CONSTRUCTION STATUS OF BUILDING.

The works committee noted the status of construction of regional centre buildings and observed that the progress of work is slow and asked the CPO to take-up the matter with senior officials of CPWD to expedite the works.

It was informed to the committee that the construction of Regional Centre Building at Karnal is completed and the building is ready for inauguration. CPWD's request for release of funds based on A/A & E/S instead of tender value was also discussed. The Works Committee asked the CPWD to restrict the expenditure within tendered cost unless additional work is carried out on the instructions of the University.

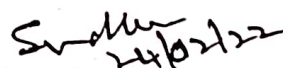
The works committee was apprised of the status of pending arbitration case/court cases. The letter received from M/s Roshan Real Estate Pvt. Ltd. regarding provisional extension of time granted by the university for construction of VIP Guest house and V.C office buildings at IGNOU Campus was discussed. It was informed to the committee that due to some pending works and not getting completion certificate from the statutory authorities by the agency as per the agreement conditions the provisional extension of time is being given from time to time. In this regard, the committee desired that the action for termination of the works contract be taken by the university instead of extending the contract indefinitely by deducting appropriate amounts from the agency for getting the approvals from statutory bodies. It is decided that the details be placed before the sub-committee for taking further action to foreclose the work as per agreement conditions.

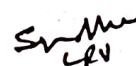
The committee was apprised that, the work of construction of temporary classrooms at IGNOU Campus (PEB Building Balance Work) being executed by M/s Sunehari Bagh Builders Pvt. Ltd. is in arbitration. The committee desired that the balance works be got executed from the agency and due payments to the agency be released so that the complete part of building can be put into use.

It was decided to send draft minutes to the members of works committee for incorporation of comments if any, in a week's time before approval of the final minutes by Competent Authority.

The meeting ended with thanks to Chair.

To
All Members


(Sudheer Reddy)
Chief Project Officer
& Member Secretary


CPV