

NATIONAL INSTITUTE OF TECHNOLOGY CALICUT

BUILDING AND WORKS COMMITTEE MEETING 2024:03

MINUTES OF THE BUILDING AND WORKS COMMITTEE MEETING (2024:03)
HELD IN THE BOARD ROOM, ADMIN BLOCK A, NIT CALICUT
(HYBRID MODE) ON 26.07.2024, AT 3.00 PM

MEMBERS PRESENT: -

- | | | |
|---------------------------------|---|---|
| 1. Prof. Prasad Krishna | : | Director NITC & Chairman - BWC. |
| 2. Cdr (Dr.) Shamasundara M. S. | : | Registrar NITC &
Member Secretary-BWC |
| 3. Dr. Priya Chandran | : | Professor CSE & Dean (P&D) |
| 4. Shri. Mukesh Kumar | : | Director (IFD), MoE, GoI
(Via Online). |
| 5. Smt. Veena Dunga | : | Deputy Secretary, NITs/SPA,
MoE, GoI (Via Online). |
| 6. Dr. George K Varghese | : | Associate Professor, CED NITC,
Nominee of BoG |
| 7. Sreenesh. S. | : | Superintending Engineer,
Engg Unit, (Invitee) |

Section : 01 Procedural Items.

2024:03:01 Confirmation of the minutes of BWC 2023:02 meeting held on 24.05.2024.

The Minutes of BWC meeting, 2024:02, held on May 25, 2024 were placed for confirmation. The BWC approved the Minutes of BWC 2024:02 held on 24.04.2024.

2024:03:02 Implementation of decisions of BWC 2024:02.

The status of implementation of the decision of BWC 2024:02 was presented in the meeting. There were no specific comments from the BWC.

Section: 02 Items for Consideration & Approval.

2024:03:03 **Consideration of the proposal with the revised estimate for the construction of staff and faculty apartments availing HEFA loan (Revised Estimate amount: Rs.103.20 Crores)**

As a part of the policy decisions, the intake of the Institute is increasing day by day, and in line with the same, there is a need for accommodation facilities for all – students, faculty and staff. The proposals & ongoing projects of hostels for students address the issue from one perspective. But for the faculty and staff, since the past couple of years, there is a considerable shortage of accommodation facilities, and this issue needs to be attended to. Furthermore, many of the existing accommodations are very old, land intensive and need extensive & continuous repair works, which are forcing the Institute to demolish such units. Hence, submitting a proposal for accommodation is a top priority.

Since the Institute lacks sufficient land to build additional infrastructure for both academic and residential purposes, the solution is to go for vertical expansion. The Institute Master Plan Committee has also recommended for vertical growth and proposed several amenities anticipating future expansion and needs.

To cater to the residential requirements of the newly recruited faculty and staff of the Institute, a proposal for constructing a 16-story twin-tower residential apartment complex consisting of 200-220 dwelling units of carpet area 800-1100 sq.ft at an estimated cost of Rs. 90 Cr. was prepared based on the CPWD PAR 2023 rates.

The BWC, vide its decision BWC 2024:02:03(c) dated 24-05-2024, approved this preliminary estimate and the proposal for availing the funds for the project through HEFA loan and calling for expressions of interest for the execution of the project.

Based on the project requirements, the Department of Architecture and Planning further prepared a detailed conceptual plan and design, incorporating adequate parking facilities adopting podium parking. Actual conditions and other factors are also considered. During this process, a revised design of a 12-story twin-tower residential apartment complex consisting of 144 dwelling units (48 nos. of E-type (with plinth area 123.51 m²) and 96 nos. of G-type (with plinth area 66.52 m²)) was proposed. As noted, the complex also has a car parking facility in the podium at stilt and first floor level, with ramp access.

Based on the above revised conceptual plan drawings incorporating more amenities including the podium car parking, a revised estimate is prepared based on the CPWD DPAR 2023 rates with a cost index of 18% for Calicut Kerala. The revised estimate thus arrived at is Rs. 103.2 Cr.

Hence, considering the significant financial commitment required, it is now proposed to explore funding the project through HEFA Loan with this revised estimate, and approval is requested to funding the project through HEFA Loan and accordingly execution of the project by inviting Expression of Interest as proposed earlier.

In BWTAC 2024:02, Vide item no: 2024:02:03 the proposal was reviewed and recommended to BWC.

The BWC deliberated over the revised estimate and proposal for availing funding through HEFA Loan in detail. The BWC noted various elements like the increase in the total area, further addition of amenities including the podium covered car parking etc, which are the base reason for the revision of the estimated amount, in addition to the consideration of Cost index for Calicut, as per CPWD norms of estimation/HEFA guidelines. The reduction in the plinth areas rate in the revised estimate is also noted by BWC. After review as above, the BWC instructed that the requirements like roof top Solar energy provisions, Fire & safety provisions, Green Building norms (at least for GOLD standards LEED Certification) are to be incorporated. The BWC recommend that the proposal may be approved by FC & BoG for construction of faculty and staff apartments with the revised estimate of Rs.103.20 Cr., by inviting EoI and also availing of HEFA loan for the funding.

2024:03:04 Consideration of proposal for Construction of New Academic Block, availing HEFA loan. (Estimate amount: Rs.101.48 Crores)

As student enrolment increases over the years, there is a need for academic area with additional classrooms, lecture halls, and seminar rooms in almost all departments. With the introduction of new courses and programs, such as emerging technologies or interdisciplinary studies, dedicated spaces are required for specialised labs, workshops, and classrooms. A new academic block can provide state-of-the-art facilities, including modern classrooms equipped with audio-visual aids, laboratories with advanced equipment, and study areas conducive to learning. It can contribute to creating a better learning environment, promoting interaction among students and faculty, fostering a culture of academic excellence and housing administrative offices, faculty rooms, and support facilities, leading to better administrative efficiency and management of academic affairs.

Considering these rising demands, in accordance with the decision of the competent authority, the Department of Architecture and Planning, prepared the conceptual plan. Such a facility represents a key commitment to preserving and raising the efficiency of research to the international standards. Major facilities in the building are Classroom/Lecture halls, Laboratories, faculty and scholar rooms. Modular design has been adopted in the case of labs and classrooms, so that these can be mutually converted at a later stage as per requirements.

A preliminary estimate for Rs. 101.48 Cr. is prepared by the Engineering unit, based on these conceptual plans and CPWD PAR 2023 rates with a cost index of 18%.

The funding mode suggested is loan from HEFA.

In BWTAC 2024:02, Vide item no: 2024:02:04 the proposal was reviewed and recommended to BWC.

The proposal was submitted for consideration and approval from BWC.

The BWC had a detailed discussion on the proposal. The BWC accepted and the estimate. After review as above, the BWC instructed that the requirements like roof top Solar energy provisions, Fire & safety provisions, Green Building norms (at least for GOLD standards LEED Certification) are to be incorporated. The committee decided to recommend the proposal with a projected estimate of Rs.101.48 Cr. for 'Construction of New Academic Block', and availing of funding through HEFA scheme.

2024:03:05 Consideration of proposal for the construction of 1228-seated hostel availing HEFA loan. (Estimate Project Cost: Rs.126.27 Crores)

The existing hostel facilities are highly inadequate to meet the growing demand from students & guests and is expected aggravate in the scenario of increase in the intake insisted by the MoE. Addition of new facilities is needed to address this problem. Hence, it was proposed to construct a hostel to meet the deficiency of hostel accommodation for male students. Subsequently, Department of Architecture and Planning, NITC has submitted an architectural design of the proposed hostel with 614 double seated rooms to accommodate 1228 students and with a separate dining block consisting of two mess halls, each of 324 capacity.

Based on these drawings, a preliminary estimate of Rs. 126.27 Cr. has been prepared with CPWD PAR 2023 rates, with a cost index of 18%.

In BWTAC 2024:02, Vide item no: 2024:02:04 the proposal was reviewed and recommended to BWC. The proposal was submitted for consideration.

The BWC deliberated over the proposal for availing the funding through HEFA Loan and the estimate submitted. The BWC instructed that the requirements like roof top Solar provisions, Fire & safety provisions, Green Building norms (at least for GOLD standards LEED Certification) are to be incorporated. The BWC recommend the proposal of 1228 seated Hostel and the corresponding the estimate of Rs.126.27 Cr., for availing HEFA loan, to FC & BoG for the approval.

2024:03:06 Approval for the extra items, additional works & quantity variation and the corresponding additional expenditure in connection with the project 'Balance Infrastructure works in Mega Hostel 1' (Estimated Cost Impact Rs. 112 Lakhs).

The balance infrastructure works in Mega Hostel 1 project was entrusted to M/s. Pithavadian & Partners as a consultant, as per the BWC/BOG minutes 2022:02:14. Further to the above, the execution of the works is being executed through the agency M/s. Fairose A.

Based on the estimate submitted by the consultant and other required documents for tendering for a value of Rs. 15,32,06,668/- (Rupees Fifteen Crore Thirty-two lakhs six thousand six hundred and sixty eighty only), with the approval vide BWC 2023:02:02 dated 27-06-2023, was floated inviting EoI for the execution of the said balance works. The EoI process couldn't fetch the anticipated results, and hence, it was tendered as a single stage two-cover tender. After evaluation of the technical and financial bids by the tender evaluation committee, the work was awarded to the mentioned agency, i.e. Mr. Fairose A, on 17-01-2024.

The work at site has started and is in progress, and two clusters have been completed to date. But during the execution, it is noted that, as the incomplete works were kept unattended for such a long period, certain unexpected issues and requirements of additional activities which were not envisaged under the estimates are encountered. As these cannot be neglected a detailed review has been made and the consultant has prepared an estimate with justification and forwarded for consideration.

As per the statement submitted by the consultant, an amount of Rs. 1,39,16,554/- is required for the additional/extra/change in items. At the same time, it is expected to have a savings of Rs. 1,25,54,320/- from the agreed BoQ. The justifications/reasons are also provided by the consultant. Under these circumstances, it is found that the net expenditure for such additional works including the quantity increase, new items & extra items required for proper finishing of the building is to the tune of Rs.16,62,674/-. The major items for which additional quantity is required are, waterproofing of overhead water tanks. This amount cannot be incorporated in the risk & cost amount directly, and hence an additional approval is required.

In addition to the above, it is proposed that, as executed in the other clusters, a truss work over the terrace (excluding the solar panel areas) is also proposed, for which an approximate expenditure of Rs.95.00 Lakhs, is also expected.

The total expenditure incorporating both these cases will be to the tune of Rs 112.00 Lakhs (16.62+ 95 = 111.62) approximately.

In BWTAC 2024:02, Vide item no: 2024:02:05 after reviewing the proposal was recommended for approval.

The BWC had a detailed discussion on the proposal. The Chairman had noted that, as per the consultant the earlier approval accorded estimate for the balance works were inclusive of all the requirements considering the site conditions. The present proposal is contradictory to the same.

At the same time BWC noted that, as it essential for the functional requirements as reviewed and forwarded by both Engineering Unit & Project Monitoring Committee, and the net increase (to the tune of Rs. 16.62 Lakhs) in the value is within allowable limit of 10% (CPWD norms) of approved estimate cost. Hence BWC had a further detailed review and approved the proposal, with a condition that, due to such increase in quantities, the consultant shall not be benefitted for their fee or service charges.

The Chairman further instructed to Engineering Unit & Project Monitoring Committee to be more vigilant and try to complete the execution within the present approved amount, even though additional Rs.16.62 Lakhs has been approved by the BWC.

The BWC also approved the proposal of truss works at the areas where it is very much essential, (estimated cost Rs.95 Lakhs – from Plan fund) without linking with the scope of present consultant.

2024:03:07 Approval for additional expenditure as per the estimate submitted by CPWD for the additional works, proposed by NITC, for the New Academic Block (G+6) project executed by CPWD (Additional works Estimated Cost: Rs. 9,22,28,653/-)

The new academic block (G+6) for NIT Calicut, was approved and funds were allocated by MoE, Government of India, to NITC under EWS scheme with an approved cost of Rs, 37.203 Crs. The construction, of the said academic block (G+6) has been assigned to CPWD with the approved amount of Rs. 37.203 Crores. CPWD is acting as an executing agency and following the procedure, the major portion of the project, in line with the DPR, is awarded to an external agency (to M/s. Shubham Hydrotech Engineers Pvt Ltd, New Delhi with an award value of Rs.24,94,12,098/-) as a composite work, which includes Civil and Electrical work, with the project being a composite Civil Plus Electrical work. The construction is currently underway. In a subsequent PMC review meeting, based on the requirement of the end users, the technical PMC committee proposed additional electrical requirements, which were communicated to CPWD by EMU/EU through letters Engg/EMU/EE/37/New Academic Block dated 11.10.2023 and Engg/EMU/EE/37/New Academic block/2 dated 11.10.2023.

In response to the above additional work, CPWD provided technical specifications and preliminary estimates for the additional work, totalling Rs. 9,22,28,653/-, which includes a 3% contingency fee.

Recent PMC meetings discussed the requirements, such as installation of a 11KV mini substation equipped with a 630 KVA dry resin transformer and necessary accessories, as well as a DG set and an online UPS system. VRV/VRF System, LAN. and WiFi System. Surveillance System, as outlined in CPWD's proposal items Sl. No.1-50. These were again reviewed and confirmed for execution and were also approved by the PMC technical committee. The estimation as per the CPWD's cost estimate was deemed reasonable, aligning with the DPAR 2023 rates and Market rates.

The total estimated cost for the newly proposed additional work by CPWD amounts to approximately Rs. 9,22,28,653/-.(inclusive of 3% Contingencies, 1% Labour Cess & 3.94% ESI & PF). The major details and break up as submitted by CPWD is as below:

Scope of Work	Cost estimated by CPWD (as per PAR 2023 & MR) (in Rs.)
1. 2 Nos of 630 KVA Transformer & Panels (HT/LT) for connecting with new 11 kV substation.	1,13,40,000
2. DG Sets, AMF Panel	57,80,000
3. Online 3 phase UPS System	17,03,200
4. VRV/VRF System (530HP)	3,09,94,400
5. Grid interactive roof top solar PV (50kWp)	29,24,000
6. CCTV, LAN & Wi-Fi System	3,25,85,617
Total	8,53,27,217
Contingencies @ 3%	25,59,817
Total	8,78,87,034
ESIC and EPF @ 3.94%	34,62,749
LWC @ 1%	8,78,870
GRAND TOTAL	Rs. 9,22,28,653

Therefore, a proposal is put up for an amount of Rs.9,22,28,653/- to ensure the implementation of the essential additional facilities required by the end user for the new academic block.

(Note: During the 65th BOG meeting held on July 3rd, 2023, an allocation of Rs. 142 lakhs from OH-35 fund was granted for the establishment of 630-kVA transformer. This includes the installation of both HT and LT panels, in addition to the necessary cabling).

The proposal was reviewed in BWTAC 2024:02, Vide item no: 2024:02:06 and was recommended for the consideration of BWC.

The BWC had a detailed discussion on the proposal. The BWC noted that, during the 65th BOG meeting held on July 3rd, 2023, an allocation of Rs. 142 lakhs were

made as a part of amount sanctioned under EWS, for installation of 630 KVA transformer including HT & LT panels along with cabling.

The Chairman made certain reservation for the proposed centralized air-conditioning and pointed out convinced limitations/issues based on the experience. Hence a review in the proposal of VRV/VRF System is proposed.

Based on the detailed discussions, BWC recommended the approval of modified facilities subject to the following conditions:

- 1. The Scope of work mentioned at Sl. No. 01, 03 & 05 to be undertaken at actuals only, not exceeding the cost mentioned in the submitted proposal.*
- 2. To have a review on the other Scope of Work mentioned in the proposal.*
- 3. Necessary approvals from Director to be obtained for all the additional works mentioned in the proposal as and when undertaken. (EWS approved amount of Rs.37.20 Crs).*

2024:03:08 Approval of an Annual Works Plan 2024

An annual works plan for the works/projects intended to be executed in FY 2024-2025 by the Engineering Unit has been prepared and placed for approval. This list includes the minor & major projects and its fund requirements.

As per the submitted annual works plan, various major works (more than Rs 30.00 Lakhs estimated cost) amounting to the tune of Rs.30.59 Crs, and various minor works (less than Rs, 30.00 Lakhs PAC) amounting to Rs.9.30 Crs had been envisaged, which are under various stages. In addition to the above various works by Electrical & Maintenance Unit (EMU), amounting to Rs. 8.22 Crs are also considered. Accordingly, the total expenditure considered for FY 2024-25 will be the tune of Rs 48.11 Crs, as per the Annual Plan submitted.

A detailed briefing of the Annual Works Plan has been made before the BWC. The BWC noted the plan and proposed expenditure amount. BWC informed, the funds shall be allocated as deemed fit.

Section 3: Items for Reporting

2024:03:09 Reporting the progress of ongoing works entrusted to CPWD by CPWD Officials.

CPWD officials presented the progress of the works and as per CPWD 40% of works has been completed for the 'New Academic Block Project' and this works will be completed by March 2025.

The BWC noted that for the project 'Construction of New Academic Block (G+6) for NITC', there is a delay of 03-04 months, while assessing the progress with the original project schedule. CPWD informed the unprecedented rains & the initial delays are the major reasons for the delay. CPWD also ensured, even though such a delay is prevailing, as committed in last BWC meeting the entire works will be completed by March 2025.

CPWD officials also pointed out they are yet to receive of the second instalment of payment based on the progress & request made. CPWD also informed they are due for the next release of payment and will be submitting their request soon.

Regarding the project 'Construction of New Ladies Hostel (Capacity: 760) at NITC', CPWD informed the tendering process is completed in all respects and the contractor finalization is also over. The award of the works to the agency is expected by August First week, on completion of the other CPWD formalities & procedures, which are under process. This also includes the internal approval for the award of works from CPWD.

The BWC noted the progress and other submissions of CPWD. BWC advised CPWD to maintain the original schedule of completion for all the projects and not to entertain any revision in the project cost.

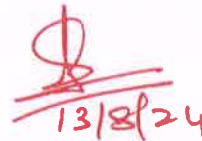
Section 4: Any other matter with permission of Chair.

2024:03:10 Other items with the permission of the Chair – Status of the reconciliation of the accounts of other projects executed by CPWD.

BWC had noted, that the reconciliation of the other project account is not completed till date and this is attracting comments & observations from statutory audits. Further to the above, such pending issues also affecting the release the payments for other ongoing CPWD projects and to avoid this, an early settlement of the other projects is to be materialized.

CPWD informed, in consultation with Engineering Unit, Accounts/Audit team of NITC, the process is in the final stage of settlement and will be completed by 15 Sep 2024.

BWC noted the comments and instructed CPWD to complete the reconciliations & settlement of project accounts for the completed projects, if any, without any further delay.


13/8/24

**Registrar and Member Secretary
Building and Works Committee, NIT Calicut**

