

NATIONAL INSTITUTE OF TECHNOLOGY CALICUT
BUILDINGS AND WORKS COMMITTEE MEETING (2024:04)

MINUTES OF THE BUILDING AND WORKS COMMITTEE MEETING (2024:04)
HELD ON 09.01.2025, 03.30 P.M. AT BOARD ROOM, ADMIN BLOCK A,
NIT CALICUT (HYBRID MODE)

Members Present:

1	Prof. Prasad Krishna	- Chairperson (BWC) & Director, NITC
2	Cdr (Dr.) Shamasundara M S	- Member Secretary (BWC) & Registrar, NITC
3	Dr. Priya Chandran	- Member & Dean (Planning & Development), NITC
4	Smt. Veena Dunga	- Member & Deputy Secretary (NITs), MoE (Via Online)
5	Shri. Bisht N S	- Member & Deputy Secretary, IFD, MoE (Via Online)
6	Dr. George K Varghese	- Nominee of BoG & Associate Professor, CED, NITC
7	Shri. Sreenesh S	- Invitee & Superintending Engineer, Engg. Unit, NITC

Section 1: Procedural Items

2024:04:01 Confirmation of the minutes of the BWC 2024:03 meeting

The minutes of the BWC 2024:03 meeting held on July 26, 2024 are placed for confirmation.

The BWC approved the Minutes of meeting 2024:03, held on July 26, 2024.

2024:04:02 Implementation of decisions of BWC 2024:03

The status of implementation of the decisions of BWC 2024:03 held on July 26, 2024 are placed for review.

The status of implementation of the decision of BWC 2024:03 was presented in the meeting. There were no specific comments from the BWC.

Minutes of the BWC Meeting (2024:04) of NIT Calicut held on 09th January 2025

Section 2: Items for Consideration and Approval

2024:04:03 Consideration of the proposal for basic civil works including construction of peripheral wall, flooring, painting and other MEP works in the stilt level (as noted in Drawing) of Dining Block of Mega Hostel-II for Boys for shifting of TBI.

The Technology Business Incubator started functioning in NIT Calicut with the support of National Science and Technology Entrepreneurship Development Board (NSTEDB) of the Department of Science and Technology, Government of India in 2004.

TBI is playing a significant role in social outreach and the promotion of the start-up ecosystem. Under the TBI, there are facilities like Innovation and Entrepreneurship Development Centre, Centre for Transportation Research, Design Innovation Centre, Centre for Materials Characterization, Centre for Computational Modelling and Simulation, IPR Cell, etc. to provide the support for R&D with thrust on innovations. Even though the focus of TBI was on Information Technology and Electronics, a second unit of TBI sanctioned under the Start-up India Mission 2016 has added new portfolios for incubation in the areas of agriculture, nanotechnology, biotechnology, and renewable energy. Out of the 77 start-ups registered with TBI, 52 have graduated after the due incubation period of 03 years.

The space allocation committee has allotted approx. 35,000 Sq.Ft. of area in the stilt portion (as noted in basic drawings) of the Dining Block of the Mega Hostel II. Accordingly, the CEO of TBI, through the Chairman, CIEI, had submitted a request for the provision of fully furnished office space in the allocated portion. However, a portion of the marked space has been occupied by Canara Bank, causing significant changes in the proposed plan. Hence, TBI was instructed to provide revised requirements. Parallel to this, as instructed by the Competent Authority, Engineering Unit has prepared an estimate to provide basic minimum facilities such as external walls including plastering and painting, flooring and provision for basic firefighting system and manual fire alarm system, with an estimated cost of Rs. 1,22,71,000/-, prepared based on CPWD DSR 2021 with a cost index of 28.57% for Calicut and CPWD PAR 2023.

Electrical Maintenance Unit has also prepared an estimate of Rs. 61,50,000/- for providing SMDB panel, cabling, lighting, fans, plug points, etc. and wiring provision for centralized HVAC system.

Accordingly, the total estimated cost is 1,84,21,000/- (Rs.1,22,71,000/- + Rs. 61,50,000/-) for the basic and immediate requirement in terms of civil and electrical works combined.

The BWC may consider the proposal for approval.

The BWC deliberated over the proposal, estimate, the proposed layout etc and noted the recommendation by Building Works Technical Advisory Committee (BWTAC) on the proposal.

The BWC also deliberated over mode of execution of the works and noted that the proposal is through EoI, and the submission that, in the process of EoI, both the state / central government PSUs as well as private sector can participate in ensuring competition. The issues related to CPWD projects and past experience as explained by the concerned are also noted. The BoG approvals for the execution of projects in EoI mode in earlier cases was also mentioned in the discussion.

The representative of Integrated Finance Division, opined that, the award of the works shall be in line with the rules & procedures of GFR.

After a thorough review, the BWC approved the proposal at a cost not exceeding Rs. 1.85 Cr.

2024:04:04 Consideration of proposal for extension of time for the project management consultancy service and the contractor for balance infrastructure works in Mega Hostel – I

The balance infrastructure works in Mega Hostel 1 project were entrusted to the agency M/s. Pithavadian and Partners as a consultant, as per the BWC/BoG minutes 2022:02:14.

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) and the approval vide BWC 2023:02:02 dated 27-06-2023, an EoI was floated 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. Fairrose A, on January 17-01-2024. Accordingly, the contractor executed an agreement with the institute on 05-03-2024 and the site was handed over to the contractor on 07-03-2024. As per the agreement, the time for completion of the works was 09 months, which elapsed on 06-12-2024. Kindly note that, as per the pre-bid meeting in both the tenders, the time of completion was revised to 09 months from 06 months as initially proposed by the consultant.

The contractor had mobilized sufficient men and materials at the site and the performance was satisfactory for the initial period of 03-05 months. In between various issues like the untimely & continuous rain, the deterioration of certain items/finishes earlier executed in the building but was exposed to extreme weather conditions, quantity increase in certain items due to the reworks, the financial issues of the contractor, restriction in quarry operation and

non-availability of aggregates due to Wayanad landslide affected the work progress. It appears that the completion of the work will be delayed by another 03 Months.

As on date the physical progress achieved is to the tune of 50 - 60%, and the rooms at two clusters have been completed in all respects.

While the contractor initially requested an additional time period of 04 months, on review of the situation and contractor's performance, the consultant and engineering unit is recommending the time period up to February 2025, for the completion of the works.

Even though the contractor is not performing as per the schedule for the last 02-03 Months, (due to the financial issues which is resolved up to an extent as on date as per the reliable source information), improvements observed recently. Considering the nature of the work – the balance of work in a terminated project – and considering the difficulty for getting a new agency, it is proposed to execute the works through the same agency.

In addition to the above, initial approval for the Consultant was for a period of 06 months, from the approval date. Unfortunately, due to delays caused in awarding the work and due to the anticipated delay in the completion of the work by the present contractor, an appropriate extension of consultancy services is also required.

Considering the above, it is proposed that, the time of completion for the project may kindly be revised as March 2025, for both the contractor (for physical work completion by February and the statutory approvals by March 2025) and consultant, without any financial implication to the Institute.

The BWC may consider the proposal for approval.

The BWC deliberated in detail over the proposal.

BWC noted that delays occurred in the execution of the work partly due to the nature of the work and partly due to unforeseen conditions external to the site.

BWC also noted that, this work is mainly the balance works, which are executing in risk & cost. Considering various aspects, as noted, it was concluded that with the present Contractor and the Consultant, the project has to be completed. Hence, the BWC recommended to allow the completion period for the project as March 2025, for both the contractor and consultant, without any additional cost to the institute. Thereafter, LD to be levied.

2024:04:05 Consideration of proposal for constructing additional floors over various academic buildings

The institute is having an acute shortage of academic spaces, and it was approved in principle that two more floors may be provided on existing buildings to mitigate the problem. The competent authority had thus constituted an expert committee to ensure the structural stability of the buildings proposed for such vertical expansion. The committee submitted a detailed report after several meetings and discussions with the original structural designers of the concerned buildings.

As per the report, Science block, New Library building and Chemical Engineering Block can be provided with one more floor with flat RCC roof. Further, Architecture block, IT Lab complex and Material Science Block can be provided with light weight structures with RCC columns, lightweight walls (like AAC blocks) and light steel roof. Guest house building may be expanded by using light steel structure with sandwich panel sheet roofing and false ceiling with light weight EPS type wall panels or light weight AAC blocks. NLHC cannot be expanded further, as the top floor has a roof over a truss structure.

As per the input received from the expert committee, one more floor can be constructed over the listed buildings. Accordingly, a preliminary estimate based on CPWD PAR 2023 was prepared as follows:

<u>S. No.</u>	<u>Building</u>	<u>Additional floor area</u>	<u>Estimated cost</u>
1	Science block	2928 sqm	12,38,26,623
2	New Library building	3780 sqm	15,92,48,289
3	Chemical Engineering Block	2892 sqm	12,23,01,620
4	Architectural Block	2900 sqm	12,26,48,212
5	IT Lab Complex	843 sqm	3,71,09,394
6	Material Science Block	843 sqm	3,71,09,394
7	MBA Classroom Complex	2750 sqm	11,47,03,282
Total		16,936 sqm	Rs. 71,69,46,815

The total cost for the above six extension works comes to be 71,69,46,815/-with a cost per square metre of area of Rs. 42,000-44,000. The execution of the works is proposed to be done through EPC mode in package-wise manner.

The BWC may consider.

The BWC deliberated in detail over the proposal. The alternate option of new buildings in place of extension works, the issues including the space crunch, limitations of alternate option etc were discussed in detail.

BWC in principle accorded the approval for the proposal and recommended it to FC & BoG. The BWC also suggested a package wise execution utilising plan funds, with priority based approach.

Section 3: Items for Reporting

2024:04:06 Reporting of revised proposal for construction of additional rooms for the Institute Guest House by additional floor in PEB structure, GI Sandwich puf panel roofing and other finishing works including MEP works

The Guest House building of the campus is constructed for arranging accommodations for Institute guests visiting the campus from the Ministry and external experts invited for various interviews and other events. The building is provided with twenty bath-attached bedrooms with a waiting lounge, Conference hall, common dining block, kitchen, etc. The entire building has two floors with a total plinth area of 1544.54m².

The ground floor except the common toilet was renovated based on an estimate amounting to Rs 42.60 lakhs approved in the BWC meeting 2022:01. Later, the renovation of the first floor of the guest house for providing adequate facilities amounting to Rs 57.01 lakhs was approved by BWC 2022:03. The work is currently ongoing at a satisfactory pace.

The Guest House with the existing facilities is highly inadequate to meet the present day demand and therefore is required to be upgraded to befitting standards on an urgent basis. To provide an additional ten rooms to cater the institute needs, it was proposed to construct an additional block adjacent to the existing guest house at an estimated cost of 2.10 Cr., based on CPWD PAR2023 rates.

The BWC in its 2024:02 meeting, accepted the proposal and the estimate, with funding through OH-35. However, the BWTAC in its 2024:02 meeting, recommended to explore the construction of additional floors using light-weight construction methods, within the BWC approved amount, before finalising the initial proposal of the new block. This proposal was intended to explore the savings in the additional cost for foundation.

Further the other factors like, providing a better privacy & comfort to the inmate (as the additional block was proposed was closer to the road), savings in land area by exploring the vertical expansion, to maintain the present elevational features etc were also considered. This would also help in saving the land area.

Subsequently, with the assistance of the Civil Engineering department structural expert the possibility of the vertical expansion was explored. After a detailed inspection and considering

various other aspects beneficial to the institute as noted by BWTAC, recommendations by the committee have been shared with the EU. As per the same, a vertical expansion using light-weight materials including the partition walls and sandwiched panel sheets has been allowed.

Accordingly, an estimate of Rs. 1,88,15,464/- has been prepared based on CPWD DSR 2021 rates for Kerala. Administrative sanction has also been accorded by the Director for Rs. 1.50 Crs, considering the earlier comments & decisions of BWC & BWTAC.

In line with the above, as on date, an Expression of Interest is initiated and under process through CPP Portal for the selection of an agency to execute the work in EPC mode.

The BWC may please note the status.

The BWC noted the reported issue and proposal. It is also noted that with respect to the earlier proposal, the cost is reduced and other various benefits like space, privacy etc. are also expected. The proposal was accepted in principle and approved with cost not exceeding Rs. 1.88 Cr.

2024:04:07 Reporting of award of the work “Demolition of dilapidated building in NITC campus”

The institute was established in 1961 and many buildings, especially the H type quarters, and various auxiliary and supporting buildings were constructed during that period, that even with laterite blocks, AC roof sheets/Mangalore tiles, etc. Due to the aging of the building to the tune of more than 40 years, many of them were in dilapidated status and were not in use. Considering the safety and to explore more space for future developments, especially vertical developments, a technical committee comprising external experts and institute in-house experts were formed and as per their recommendations, some of the dilapidated buildings were proposed to be dismantled and disposed of.

Incorporating the views and comments of the committee, a tender was initiated to dismantle and dispose of such buildings, including disposal of the waste and taking of usable materials, if any, by paying an amount to the institute.

As a result of the process, an agency M/s Hindon Enterprises, 318 First Floor, Fouji Market, Gaupury Gaushala Road Ghaziabad, 201009, was selected as the highest bidder, paying to the institute at the rate of Rs. 694.55/- per sqm of area being demolished. The initial activities of placing work order and execution of the agreement is under process as on date. The details of proposed buildings to be dismantled are attached. If H1 fails to initiate work in time, H2 shall be offered the work.

The BWC noted the reported issue and urged it to execute the work at the earliest..

2024:04:08 Reporting the progress of ongoing works entrusted to CPWD by CPWD Officials.

CPWD officials gave a briefing of the status of the ongoing projects. BWC noted the progress and instructed to strictly follow the time schedule for the completion of the projects, irrespective of the value of the project.

Section 4: Any other items with permission of the chair

2024:04:09 Any other items with permission of the chair.

No such agenda points were considered in the meeting.