

Pandit Dwarka Prasad Mishra
Indian Institute of Information Technology,
Design & Manufacturing Jabalpur

Minutes of the 24th Meeting of the Building & Works Committee
Held on April 26, 2017 from 11:30 a.m.
Onwards in the Conference Hall of PDPM IIITDM Jabalpur

The following members were present in the meeting:

Prof. Pramod Kumar Jain Director, PDPM IIITDM Jabalpur	Chairman
Prof. P. N. Kondekar Dean (P&D), PDPM IIITDM Jabalpur	Member
Shri K.K. Sonwane SE, MPKVV Co. Ltd. Jabalpur (Representative of Shri Anil K. Pandey)	Member
Shri Ajay Singh Chief Engineer (DRDO) (Through audio conference)	Member
Shri R. P. Dwivedi Registrar, PDPM IIITDM Jabalpur	Secretary (B&WC)

Shri D. M. Gupta, IOFS Retd. Member, could not attend the meeting due to pre-occupation and granted leave of absence.

B&WC/2017:24.01

Opening remarks by the Chairman
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The Chairman B&WC Prof P.K. Jain welcomed all the members present in the meeting and briefed about the status of the number of projects/works CPWD has executed as a Depository Work. He informed the Committee members that, on the pretext of paucity of funds, the CPWD foreclosed the works on 'As is Where is Basis' one and half year back. As per the procedure and duties of the Institute consultants, were expected to seek the help from the CPWD and certify the claims made by the CPWD.

B&WC/2017:24.02	Confirmation of Minutes of 23rd meeting held on November 22, 2016 and action taken report
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The minutes of the 23rd meeting of the B&WC meeting held on November 22, 2016 were circulated to all the members. No comments were received. Minutes were confirmed by the Committee. The action taken report on 23rd meeting was presented before the Committee. The Committee noted the same.

B&WC/2017:24.03	To discuss the issue related with the consultancy charges of the Institute Consultants hired for the Institute Construction Projects.
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The committee was informed that the Institute has hired three architects and an agreement has been signed with them since the inception of the institute. They have been assisting the CPWD on behalf of the Institute to provide architectural and other drawings and monitoring the progress of the construction projects. It has been observed that in the past they have not carried out the work as per the agreement, though a huge amount i.e. approximately Rs. 6 Crores has already been paid to them against various construction works. Presently, they have been asked to evaluate the exact status of all the works/projects and certify the same, so that the exactly payable amount to the CPWD, in the existing circumstances may be worked out. The process is lying pending as the CPWD has not yet provided the desired details to the consultants.

The Committee recommended that an authorization letter may be issued by the Institute in favour of all the three consultants, with a copy to the CPWD, mentioning that the individual architects would represent the Institute, in completing the taking over process for the Institute projects, under its consultancy. The remaining consultancy fee to Architects against these projects will be released only after the completion of works to the satisfaction of the Institute.

B&WC/2017:24.04	To discuss the issues related with the Annual Maintenance Contract (AMC) for VRV Air-Conditioning System.
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It was informed to the committee that the CPWD made a provision in its tenders to install VRV Air Conditioning system in LHTC, VH, Admin Block and Library cum Computer Centre etc. with five years of Comprehensive Annual Maintenance beyond the normal warrantee period of two years. However, presently, there is no Administrative Approval and Expenditure Sanction from the Institute side for such AMC. The CPWD incorporated the provision of 5 years AMC after the completion of 2 years of initial period of free maintenance, with the due consent of the Institute. In view of the above a post facto approval is to be accorded.

The Committee recommended for post facto A/A and E/S for Comprehensive AMC for 5 years (beyond the normal warrantee period of 2 years) for the following buildings as per the amounts mentioned in the CPWD agreements:

- (1) Lecture Hall and Tutorial Complex (LHTC) - Rs. 86.01 lakhs
- (2) Visitors Hostel (VH) - Rs. 3.40 lakhs

The committee also recommended for a similar action in respect of other buildings when made functional, useful to the Institute and handed over/occupied by the institute for active use. The committee specifically asked to explore the possibilities for AMC directly through OEM, since the Institute observed & reported an unwarranted discontinuation of maintenance for more than 15 days by the vendor, in LHTC project during the last mid-term exam causing, all stake holders to suffer to avoid these type incidents by the Vendors due to any reason

B&WC/2017:24.05	To discuss the issue related with the amounts deposited to the CPWD against the Projects which are not yet started by the CPWD.
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It was informed to the committee that two projects, Multi Utility Centre and Technology Incubation Centre assigned to the CPWD have not yet started. An amount of Rs. 50 lakhs against each project (total Rs.100 lakhs) has been deposited to the CPWD. An action is required against such deposit. The BWC recommended that the CPWD may be asked to refund this amount without any deduction.

B&WC/2017:24.06	To discuss the issue related with the taking over from the CPWD the Institute projects, which are in an "incomplete stage" and contains a lot of defects.
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It was informed to the committee that none of the Institute projects is in a complete stage as per the sanctioned provisions. In addition, there are several defects in the items executed at sites. The services (water supply, sewerage disposal, electrical supply, firefighting works etc.) are not ready for the buildings. The CPWD is being informed repeatedly, about all such issues. But the action from their end is not satisfactory, Instead, they are asking to take over the buildings / works "As is where is" basis because they have foreclosed the works.

It was further informed to the members that all these incomplete / defective works would be required to be completed and to be made defect free before taking them in use. This would certainly require additional expenditures. Therefore, an exact line of separation between the two expenditures (i.e. the expenditures done by the CPWD till date and expenditures which would be made in future for making the buildings usable) is required to be defined, so as to avoid the discrepancy / complicity in future. After final completion of works, it would not be possible to identify the works which were done up to foreclose by the

CPWD and the works have been done after wards. Keeping in view all such aspects, it has been requested to the Institute consultants to evaluate the present status of each and every Institute project and to prepare estimates for defects rectification and for the balance works. In this way, the exactly payable amounts up to the present status of works could be finalized and the exact status of works, till today, would be freezed. The consultants have asked CPWD to provide them the measurements and other details of each project. But the said details are not provided by the CPWD till today. Hence the work assigned to the consultants has still been lying pending.

The committee was informed that It has been communicated to the CPWD that the taking over of buildings in such an incomplete stage would be done only after completion of the due process. In addition, the CPWD would also arrange to provide safety certification from the concerned authorities, for which they may take help of the Institute consultants, if needed so. The CPWD would bear the responsibility of security of the incomplete works until the works are finally handed over to the Institute. It is very clearly communicated to the CPWD in a meeting with the ADG, CPWD, Bhopal that the Institute has started use of some of the buildings, because of inordinate delays caused in these buildings and the Institute had been facing space crush for a substantial time. Such use of buildings in emergency situations could not be treated as "Taking Over". The final taking over shall be effective only after completion of the projects in all respect as per the sanctioned provisions and that too after completing the due formalities of accounting.

The committee expressed its satisfaction against the stand of the Institute in such a critical situation. They suggested to make further efforts, by issuing letter of authorization in favor of the consultants for getting, from the CPWD the desired details which are required to the consultants.

B&WC/2017:24.07

To discuss the issue related with the action initiated by the DG, CPWD New Delhi in respect of the Institute Projects.

It was informed to the members that the DG, CPWD, New Delhi has repeatedly been communicated about the status of the Institute Projects. After getting convinced with the situation, the DG, CPWD, New Delhi has made request to the CVC, New Delhi (vide its letter No. SE(QA)/CSQ/Misc./2016-17/29 dated 06-02-2017) to conduct a technical examination of the Institute Projects. The Institute has further made a request vide letter No. IIITDMJ/B&W/17/02/10 dated 17.02.2017 to the DG, CPWD, New Delhi to convey to the CVC for addressing issues related with delay & mismanagement of funds by the CPWD.

The committee opined that if required, direct communication may be opened with the CVC so as to expedite the process.

B&WC/2017:24.08

To consider the reporting items:

The Committee noted the same.

B&WC/2017:24.09

Any other item with the permission of the Chair.

1. To discuss the issues related with the Annual Maintenance Contract (AMC) for Lifts installed in different buildings:

It was informed to the committee that the CPWD made a provision in its tenders for Lifts for five years of Comprehensive Annual Maintenance beyond the normal warrantee period of two years. Presently, the building like Narmada Residency-2 and Visitors Hostels has been taken in use by the Institute. The Administrative Approval and Expenditure sanction is to be accorded for such Comprehensive AMC.

The Committee recommended for post facto A/A and E/S for Comprehensive AMC for 5 years (beyond the normal warrantee period of 2 years) for the installed Lifts in the following buildings as per the amounts mentioned in the CPWD agreements:

(1)Narmada Residency-2: 4,25, 000/- x 3 = 12,75,000/-

(2)Visitors Hostel (VH) : 3,50,000/- x 1 =3,50,000/-

The committee also recommended for a similar action in respect of other buildings, where lifts have been installed with provision of AMC, and also to explore the possibilities for AMC directly through OEM.

Ram Phal Dwivedi

27-04-2017

(Ram Phal Dwivedi)

Registrar & Secretary B&WC)

[Signature]
27/4/17

Chairperson, B&WC