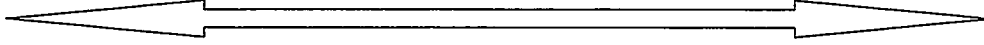


NATIONAL INSTITUTE OF TECHNOLOGY, AGARTALA  
Barjala, Jirania, West Tripura – 799046

\*\*\*\*\*

**Minutes of the 35<sup>th</sup> Building & Works Committee Meeting  
held on February 10<sup>th</sup>, 2016**



The 35<sup>th</sup> meeting of the Building & Works Committee of National Institute of Technology, Agartala was held on **February 10<sup>th</sup>, 2016** (Wednesday) at 2:00 pm in the Conference Room of NIT Transit House, Kunjaban, Agartala, Tripura

Prof (Dr). Gopal Mugeraya, Director and Chairman of the Building & Works Committee (B&WC), NIT, Agartala, presided over the meeting

The following members were present:

- |  |   |                                  |
|--|---|----------------------------------|
| ❖ Prof (Dr) Gopal Mugeraya,<br>Director, N.I.T., Agartala  | : | Chairman, B&WC,<br>NIT, Agartala |
| ❖ Sri Asit Bhaumik,<br>TES Gr-I Chief Engineer /<br>Representative of<br>PWD (Civil), Govt of Tripura                          | : | Member                           |
| ❖ Sri Kajal Banik,<br>Superintending Engineer (Elect ),<br>Electrical Inspectorate/ Representative of<br>PWD, Govt. of Tripura | : | Member                           |
| ❖ Dr Ratul Das,<br>Dean (P & D), N.I T. Agartala   | : | Member .                         |
| ❖ Dr Richi Prasad Sharma,<br>Professor, Civil Engg. Department.<br>NIT Agartala.   | : | Member                           |
| ❖ Dr Debasish Bhattacharya,<br>Registrar (I/C), N.I.T , Agartala   | : | Member Secretary                 |

The Chairman welcomed all the members present in the meeting and requested the Registrar (I/C) and Dean (P&D) to initiate Agenda wise discussions

**Item no. 35.1: Confirmation of the Minutes of 34th BWC meeting held on 24th August 2015.**

The minutes of the 34th Building & Works Committee Meeting held on 24<sup>th</sup> August 2015 in the Conference Room of NIT Transit House, Kunjaban, Agartala, Tripura, was circulated to all the members. The minutes was placed before the 26<sup>th</sup> & 27<sup>th</sup> Finance Committee meeting held on September 24, 2015 and December 5, 2015, where some corrections/ modifications were proposed. It was suggested by the Finance committee that the matter again be placed to the BWC for consideration and approval. The modified/ corrected minutes of the 34<sup>th</sup> BWC meeting then should be placed before the Board for consideration. Accordingly the matter was placed before the 35<sup>th</sup> Building & Works Committee. After discussion & checking of the modified minutes placed before the Committee the same was approved. The Building & Works Committee also confirmed the modified minutes of 34<sup>th</sup> Building & Works Committee incorporating the suggestion of Finance Committee (FC). Modified confirmed minutes to be circulated to all the members.

The BWC noted that as per the NIT First Statutes under clause 13(ii), BWC has full power for repairing and maintenance work for according administrative and expenditure sanction and also for minor (original) works, but it was not made clear in the Statute, the value of the work which can be considered as minor works. The BWC also noted that the statutory BOG in its 34<sup>th</sup> meeting held on September 24<sup>th</sup> 2015, delegated financial power of Rs. 25.00 lacs to the Building & Works Committee (BWC) for administrative approval and expenditure sanctions for minor works (original/ new).

**Item No. 35.2: Action taken on the decision of the 34th Building & Works Committee Meeting held on 24<sup>th</sup> August 2015 in the Conference Room of NIT Transit House, Kunjaban, Agartala, Tripura.**

Action taken on the various decisions of the 34<sup>th</sup> meeting of the Building and works committee are as follows:

- 1) ***To consider the work of HVAC, Stage Craft, Stage Light, Sound System, Project System, Sitting Arrangement etc. in seminar Hall at NIT Agartala.***

The BWC agreed to the proposal of the Institute and suggested to place it in the next BWC meeting

- 2) **To consider the award of work "Up-gradation of the internal main road with both side footpath including side drain, electric post, bus stop, sitting arrangement at a certain interval & conduit from main gate-1 to auxiliary gate-2 via housing and boys hostel & auxiliary gate-2 to main gate-1 and auditorium to existing play ground (old) at NIT Agartala" at a cost of Rs. 12,62,33,747.00**

The BWC noted the action taken report. This item has been placed for consideration at agenda item No 35.3.



- 3) To consider various construction activities already approved by the Chairman, BWC for ratification by the BWC.

The BWC ratified all decisions of Chairman, BWC in this regard

- 4) Construction of Central Lecture Hall Complex having 27 Class Rooms at NIT Agartala.

The BWC noted the action taken report. This item has been placed for consideration at agenda item No.35.5.

- 5) To consider the total Quantified variation (including extra items, substitute items etc. in totality) in the work of Construction of Sports Complex at NIT Agartala at a cost of Rs. 5, 34,16,195.00.

The BWC noted the action taken report. This item has been placed for consideration at agenda item No 35 4.

- 6) To consider estimate for the "Electromechanical work in the swimming pool of Sports Complex at NIT Agartala", at a cost of Rs.4,47,84,869.00

Based on guidance by the statutory Finance Committee of NIT, Agartala, BWC felt the necessity of comparative study with other such Swimming Pools. It was decided to reconsider the proposal in the next meeting

- 7) To consider approval for the work "Supply, Installation, Testing & Commissioning of 15(fifteen) lifts in Administrative Building 1 & 2, School of Management, International Guest House, Academic Block (ECE Deptt. & DoNER) and Central Library at NIT Agartala.

The BWC noted the action taken report. This has been placed as separate agenda item No 35 16 1

- 8) To confirm the items by the BWC already approved in its 34<sup>th</sup> meeting held on August 24<sup>th</sup> 2015 (Item no. 34.8,34.9 & 34.10) to be confirmed in the 35<sup>th</sup> BWC meeting.

The BWC confirmed the decision taken in its 34<sup>th</sup> meeting against item No. 34.8, 34.9 and 34.10.

- 9) To confirm the items by the BWC already approved in its 34<sup>th</sup> meeting held on August 24<sup>th</sup> 2015 (item no. 34.12 to 34.21) to be confirmed in the 35<sup>th</sup> BWC meeting.

The BWC confirmed the decision taken in its 34<sup>th</sup> meeting against item No. 34 12 to 34.21.

- 10) To consider the estimate for "Design, Supply, Construction, Erection, trial run and commissioning of water treatment plant of capacity 2.0 MLD and construction of overhead reservoirs, pipe laying work, construction of pump house including site development and boundary wall, electrical and mechanical component at NIT Agartala" at a cost of Rs, 1458.00 lakhs approximately.

The BWC noted the action taken report. The proposal should be brought before BWC in next meeting with proper justification along with estimate as emphasized on priority basis by the BWC, considering its importance.

11) **To confirm the item by the BWC already approved in its 34<sup>th</sup> meeting held on August 24<sup>th</sup> 2015 (Item No. 34.23 to 34.31) to be confirmed in the 34<sup>th</sup> BWC meeting.**

The BWC confirmed the decision taken in its 34<sup>th</sup> meeting against item No. 34 23 to 34.31.

12) **Any other Item with the permission of the Chair**

i) **To consider the estimate for “Yearly repairs of Submersible Pump set 2.0HP/3.0HP/5.0HP at NIT, Agartala Complex for the year 2015-16.” Estimated Cost: Rs. 3,60,117.00**

The BWC approved the proposal with total estimated cost of Rs 3,60,117.00 to award the work by inviting open tender.

ii) **To consider the estimate for “Annual maintenance at all buildings of NIT Agartala including Hostels & Quarters during the year 2016-17”. Estimated Cost: Rs. 49,79,491.00**

The BWC accepted the proposal with total estimated cost of Rs 49,79,491.00, for placing the same to the FC and BOG for approval

**Item No. 35.3 To consider the award of work “Up-gradation of the internal main road with both side footpath including side drain, electric post, bus stop, sitting arrangement at a certain interval & conduit from main gate-1 to auxiliary gate-2 via housing and boys hostel & auxiliary gate-2 to main gate-1 and auditorium to existing play ground (old) at NIT Agartala” at a cost of Rs. 12,62,33,747.00.**

The BWC strongly felt the need for taking up the work and observed the following:

The existing roads are without footpath (single lane standard) having 3.75 mtr average width and the condition of the roads are not good to cater to the present traffic volume. The roads connecting the NITA administrative building, Auditorium, Workshop, CRF Building, Hospital, all the Boy's and Girl's Hostel, Guest House, Director's Bungalow, Market, Sports Complex, Play Ground, Quarters etc. need up-gradation. Once the roads are widened from 3.75 m width (existing) to 7.00 m width (double lane standard) with footpath, the traffic volume will be well accommodated in future.

The BWC also noted that the Estate Section prepared the estimate at a cost of Rs. 866.85 lakhs based on TSR PWD 2011 for civil work and Rs 62.58 lakh for electrical work (which is based on DSR 2012 (Elect), existing approved rates of NITA, TSECL store issue rate, market rate analysis and price lists). Thus the total estimated cost stands for Rs. 929.43 lakh without cost index. Considering cost index @ 37.5% above on TSR-2011(PWD) for civil work and @ 48% above on DSR-2012 for electrical work, estimated cost comes to Rs 12,62,33,747.00.

The BWC approved the estimate and suggested to start the work on priority, based on open tender process (Three Bid System/ Three Envelope System) after administrative approval from



the FC & BOG The BWC also decided that after the tendering process is completed, approval from BWC, FC and BOG shall be obtained before placing the order, as per requirement

**Item No. 35.4:** To consider the total quantified variation (including extra items, substitute items etc. in totality) in the work of Construction of Sports Complex at NIT Agartala at a cost of Rs. 5, 34, 16,195.00.

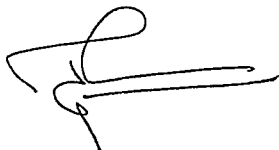
On actual requirement and in order to maintain sequence of the work, variation occurred and actual quantified variations including extra items, substitute items were placed before the 35<sup>th</sup> BWC meeting in accordance with the suggestion of the BWC in its 34<sup>th</sup> meeting. The position of the variations are here under.

Sl No	Nature of work	Amount (Rs.)	
		As per Agreement (A)	As per execution (B)
1.	Civil Work	50,70,65,199.43	53,05,85,018 98
2.	Electrical Work	2,61,31,913 00	3,19,05,231.00
3	Fire Fighting Work	78,84,796 86	1,03,04,951 86
4	Extra Item on Civil Work		2,09,05,009.00
5.	Extra Item on Electrical work		2,03,937.00
6.	Extra Items on Fire Fighting Work		5,93,956 00
	Total (Rs.)	54,10,81,909.29	59,44,98,103 84

The total difference is (B-A) stands for Rs. 5,34,16,194.55 on higher side i e , 9 87% above the agreement amount and within the permitted limit as per CPWD system.

During discussion, it was noted that some changes were made as per requirement and with the approval of the Competent Authority, which are permitted during execution of civil works **as per CPWD system**. The variations were unavoidable in view of the following reasons:

- 1 Topography of land (hilly area) and additional requirement of land
2. Deviation on BOQ items in RCC and reinforcement due to increase in length of retaining wall and providing provision of retaining wall with counter fort (as per actual site requirement), **noted during execution of works.**
3. Structural steel quantity are deviated following revisions of dimensions of span in the aquatic centre from 36.00 meter to 42.00 meter to meet the national and international standard and alternative option of structural steel and roof steel have been accommodated in lieu of sky flex. In view of minimizing power consumption, UV rays protection in order to minimize the



SSB Kallacharya

temperature etc structural steel roofing with Polycarbonate has been recommended in lieu of Sky Flex

4. Electrical work

As per actual site requirement, items on different sizes of underground XLPE ARMoured LT cable were required to be executed to maintain reasonable distance from 200 KVA sub-station to main LT panel, Feeder pillar and road light pillar. This is the lion's share of the variation of electrical items due to increase of cable length

5. Fire Fighting

Due to change of location of pump house, as per actual requirement 100mm dia. and 150 mm dia. ERW M.S. pipe are required to be increased in length in the gap between pump house and other building. Further, one additional pump room added to cover-up the demands of entire sports complex area. As such 3 (three) additional pumps (2 nos. 75HP and 1 no 15HP) and 1 panel board were required to be installed in addition

As per suggestion of the BWC, negotiations were conducted with M/S NCC Limited and they agreed to reduce the rate in structural steel from Rs. 95.00 to Rs 94 90 per Kg and polycarbonate from Rs. 4445 00 to Rs. 4422 78 per sq m beyond 30% of the excess work on these items as per BOQ.

Thus the overall quantified variation comes down to Rs 5,33,22,626 65 instead of Rs 5,34,16,194.55.

BWC accepted the technical reasons for deviations which were not avoidable for such large size project related to Sports Complex and approved the quantified variation statement of Rs 5,34,16,194.55 for placing the same to FC and BOG for approval

**Item No. 35.5: "Construction of Central Lecture Hall Complex having 27 Class Rooms at NIT Agartala".**

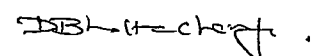
The BWC decided to defer the proposal due to paucity of fund, for the time being.

**Item No. 35.6: To consider various construction activities already approved by the Chairman, BWC for ratification by the BWC.**

The Building and Works committee ratified all decisions of Chairman, BWC (all the 13 proposals) under agenda item no. 35.6.

**Item No. 35.7: To consider the estimate for "Supply, Installation, Testing and Commissioning of Split type AC with internal wiring at Administrative Block-I under NIT Agartala" at a cost of Rs. 29,49,620.00**

The BWC accepted the estimate and suggested to initiate further action as per the rules for "Procurement of Goods & Services".



**Item No. 35.8:** To consider the estimate for “Supply, Installation, Testing and Commissioning of Electrical Appliances in newly constructed Computer Centre Building, Common Room-I&II of Production Engineering Department, Room no.MB-105 of Physics Department under NITAgartala Complex” at a cost of Rs. 3,14,106.00

The BWC approved the proposal to award the work by inviting open tender

**Item No. 35.9:** To consider the estimate for “Supply of electrical materials for Kendriya Vidhyalaya under NIT Agartala” at a cost of Rs.80,715.00

The BWC approved the proposal to award the work by inviting open tender. The BWC felt the necessity of using LED bulbs with durable bulb holders without fittings, to save electricity and maintenance cost, wherever applicable

**Item No. 35.10:** To consider the estimate for “Providing and Fixing of Partition wall in ECE Building by Aluminum Fabrication for Electrical Department.” at a cost of Rs. 10,90,798.00.

The BWC approved the proposal to award the work by inviting open tender.

**Item No. 35.11:** To consider the estimate for “Repairing of seepage in Gargi hostel and other maintenance works in NIT Agartala.” at a cost of Rs.11,08,203.00.

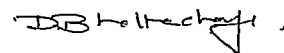
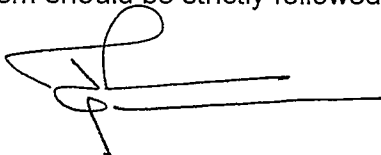
The BWC approved the proposal to execute the work “Repairing of seepage in Gargi hostel and other maintenance works in NIT Agartala.” at a cost of Rs 11,08,203 00 to award the work by inviting open tender.

**Item No. 35.12:** To consider the proposal for “Providing and fixing of GI exposed pipe instead of PPR pipe at 1500 boy’s hostel at NIT Agartala.

The Building & Works Committee did not accept the proposal and suggested that provision of BOQ item should be strictly followed.

**Item No. 35.13:** To consider the substitute item for fitting fixing of aluminium frame instead of sal wood frame in the work construction of 1500 capacity boys hostel at NIT, Agartala.

The Building & Works Committee did not accept the proposal and suggested that provision of BOQ item should be strictly followed



**Item No. 35.14:** To consider the estimate for “Mtc. of Mechanical Engineering Department / Extension of Smity Workshop, Casting Shop and Extension of Corridor upto I.C. Engine lab by providing GCI sheet etc during the year 2015-16” at a cost of Rs. 8, 42,544.00

The BWC approved the proposal to award the work by inviting open tender.

**Item No. 35.15:** To consider the estimate for “Maintenance as well as Construction of D.G. Sheds – 4 (Four) Numbers including approach road of NIT Agartala Campus Area” at a cost of Rs. 7, 45,231.00.

The BWC approved the proposal to award the work by inviting open tender

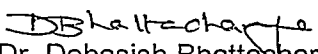
**Item No. 35.16:** Any other item with the permission of the chair.

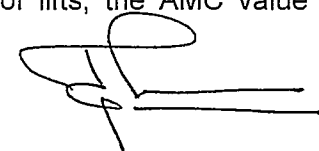
**Item No. 35.16.1:** To consider the work of “Supply, Installation, Testing & Commissioning of 14 (Fourteen) numbers Lifts in Administrative Building 1, Administrative Building 2, School of Management, ECE building, International Guest House, DONER building & Central Library at NIT Agartala”.

Due to exclusion of one number 6(six)-passenger lift at Director’s Bungalow of NIT Agartala, the original estimate of Rs. 2,86,51,140 00 for execution of the work of Supply, Installation, Testing & Commissioning of 15 (Fifteen) Nos. has been revised for the amount of Rs. 2,67,34,665 00 (Rupees Two Crore Sixty Seven Lakh Thirty Four Thousand Six Hundred Sixty Five Only)

The proposal for execution of the work through open tender method with revised estimate amounting to **Rs. 2,67,34,665.00** was placed before BWC

The BWC strongly felt the necessity of installing lifts (which are essentially required to assist PwD students & employees) and accepted the estimate for “open tendering process of procurement” subject to approval by the FC and BOG of NIT, Agartala The BWC felt that while inviting tenders, the provision of 3- year AMC after expiry of warranty period should be kept, with provision for one repeat order for AMC, if required While selecting the lowest techno-economical bidder for award of supply and installation of lifts, the AMC value may also be considered during evaluation of financial bids

  
(Dr Debasish Bhattacharya)  
Registrar (I/C) and Member Secretary  
Building & Works Committee  
National Institute of Technology, Agartala

  
(Prof (Dr) Gopal Mugeraya)  
Director and Chairman  
Building & Works Committee  
National Institute of Technology, Agartala