



સરદાર વલ્લભભાઈ રાષ્ટ્રીય પ્રૌદ્યોગિકી સંસ્થાન, સુરત
SARDAR VALLABHBHAI NATIONAL INSTITUTE OF TECHNOLOGY, SURAT
સરદાર વલ્લભભાઈ રાષ્ટ્રીય પ્રૌદ્યોગિકી સંસ્થા, સુરત

SVNIT

C/BWC(78)/ 3446

Date: 15.12.2023

15 DEC 2023

To,
All the Members
Building & Works Committee
SVNIT, Surat

**SUB: Minutes of the 78th Meeting of the Building & Works Committee held on
30.11.2023**

Sir,

Please find enclosed the Minutes of the 78th meeting of the Building & Works Committee for Sardar Vallabhbhai National Institute of Technology, Surat held on 30.11.2023 in the Conference Room, Administrative Block, SVNIT, Surat for your information please.

The comments, if any, may please be sent at the earliest.

Encl.: As above


(Dr. Pramod Mathur)
REGISTRAR &
MEMBER - SECRETARY



SARDAR VALLABHBHAI NATIONAL INSTITUTE OF TECHNOLOGY, SURAT

Minutes of 78th meeting of the Building & Works Committee (B&WC) of the Sardar Vallabhbhai National Institute of Technology, Surat held on 30th November 2023, at 4:00 p.m. onwards in the Conference Room, Administrative Building, SVNIT, Surat.

The following members were present:

- | | | |
|-----|--|---------------------------------------|
| 1. | Prof. Anupam Shukla
Director, SVNIT, Surat | : Chairman |
| 2. | Shri Anil Kumar
Director, IFD
Ministry of Education, New Delhi | : Member (Through Online) |
| 3. | Mrs. Veena Dunga
Deputy Secretary | : Member
(Through Online) |
| 4. | Dr. S. S. Arkatkar
Dean (P&D), SVNIT, Surat | : Member |
| 5. | Prof. Rajesh Tripathi, NIT Raipur | : Member (Through online) |
| 6. | Dr. Y. D. Patil,
Asso. Dean (P&D), SVNIT, Surat | : Special Invitee |
| 7. | Shri A. K. Agrawal,
Rtdt. Add. Director General, Advisor, Civil works
SVNIT, Surat | : Special Invitee
(Through online) |
| 8. | Shri Jay Patel, Ex. Engr. (C), CPWD | : Special Invitee |
| 9. | Shri Devendra Prakash, Supdt. Engineer, CPWD | : Special Invitee
(Through online) |
| 10. | Dr. S. R. Arya, Faculty I/C Electrical & Comm. Sys. | : Special Invitee |
| 11. | Dr. Pramod Mathur, Registrar, SVNIT, Surat | : Member Secretary |

Leave of absence was noted for Shri A. K. Jain, Retd. Sp. DG, CPWD, New Delhi. At the outset, the Chairman welcomed the Members of B&WC and thanked them for sparing their time in spite of their busy schedule. Thereafter, following agenda items were taken for discussion:

Item 78.01: To confirm minutes of the 77th Building & Works Committee Meeting held on 04.08.2023.

Reso.78.01: *"Resolved to confirm the minutes of the 77th meeting of Building & Works Committee held on 04-08-2023".*

Item 78.02: To note the action taken on the resolutions passed at the 77th Building & Works Committee Meeting held on 04.08.2023.

Reso.78.02: *"Resolved to note the action taken on the resolutions passed in the 77th meeting of Building & Works Committee 04-08-2023".*

Item: 78.03: To consider and note on going repair work carrying out by NBCC for the various building constructed by NBCC during 2008-2016.

Reso.78.03: The Committee was briefed that, The Chairman cum Managing Director, NBCC was informed about the pending complaints regarding defects in various civil works carried out by NBCC. The NBCC has taken up the repair work and progress is very slow. The NBCC had engaged Experts from IIT Roorkee and CBRI for the purpose of independent assessment of the new CRC building for which report has been received. The Dean (P&D) informed about the conclusion of the reports. It was also informed that a five members committee has been formed by the Board of Governors, SVNIT for carrying out the independent structural health assessment of the New Class Room Complex (New CRC) building constructed by NBCC at SVNIT, Surat. The committee visited the site for inspecting the building and had meeting with the concerned officials during their two days' visit in October 2023. It was also discussed to have a meeting with NBCC officials. Accordingly, NBCC officials are communicated with the required details. After deliberations, it was:

"Resolved to advise NBCC for deputing Senior Official for offline/online interaction with the committee members. This should be done on priority."

[Action: Dean (P&D)/ NBCC]

Item: 78.04: To review and note report of project monitoring committee for HEFA projects.

Reso.78.04: The Executive Engineer, CPWD made presentation on the status of various ongoing construction works taken up by CPWD at SVNIT campus. The committee observed that projects under HEFA funding are lagging behind their scheduled date. CPWD was advised to take immediate necessary action for earliest completion of the projects while maintaining the quality and observing all safety norms and guidelines. CPWD was also advised to review causes of delay in the projects and take appropriate action as per the contract, against the defaulting contractors responsible for the delay. Further, it was discussed to ensure earliest

decision on the pending issues. The committee also noted that at the current stage, the actual completion cost of the project is likely to exceed the tendered cost, due to various reasons. Hence, CPWD was advised to ensure that the project is completed within the sanctioned cost of the i.e., Rs. 99,30,26,100/-. After deliberations, it was:

“Resolved to note the report of project monitoring committee for HEFA projects”.

“It was also resolved that the Institute to obtain details of actual expenditure from CPWD with financial details of extra items/deviations and other items causing actual completion cost exceeding the tendered cost”.

“It was also resolved that the CPWD to strictly follow the completion timelines for all the projects and ensure that appropriate actions as per the terms and condition of the respective contract, are taken against the defaulting contractors, if there is delay in completion of the projects. Also, CPWD to submit the expected time of completion for all the ongoing projects”.

[Action: Dean (P&D)/ Sr.EE/EE(C) CPWD]

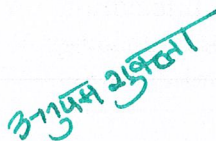
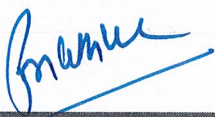
Item: 78.05: To note the status of ongoing work (Maintenance & New Construction) by CPWD.

Reso.78.05: The Executive Engineer, CPWD made presentation before B&WC of various ongoing construction works taken up by CPWD at SVNIT campus. It was noted that the progress of the work is slow and CPWD authorities to take immediate necessary actions to speed up the construction activities for timely completion of projects.

It was advised that, henceforth for all the new construction works, the defect liability period should be increased to five years and, for maintenance works, the defect liability period should be three years, in place of existing practice of one year.

After deliberations, it was:

“Resolved to note the status of ongoing works by CPWD. The CPWD authorities to ensure that the assigned projects are completed as per the agreed time frame and without cost and time overrun”.



"The committee also resolved that, for all the new construction works, the defect liability period should be increased to five-year, and for maintenance works, the defect liability period should be increased to three-years instead of existing one-year defect liability period. Accordingly, CPWD to make necessary provisions in the tender document for call of bids in future".

[Action: Dean (P&D)/ Sr.EE/EE(C) CPWD]

Item: 78.06: To consider the modified estimates and specifications of AV system for New Administration Building and Two Lecture Hall Complex at SVNIT Campus, Surat.

Reso.78.06: The Committee was briefed that construction of new Administrative building, Two Lecture Hall Complex which is undertaken by CPWD and expected to be completed shortly. In the preliminary estimates a sum of Rs. 182.50 lakhs were considered for providing AV system in this projects with limited equipment with Audio Visual System (AV System) for Senate Hall/ Class Room Complex. Later on it was decided to explore the provision of AV system for Board Room, Conference rooms, Offices, meeting rooms and at Video wall at Entrance Lobby and display screens at various locations on 4th floor and Ground floor.

The changes in estimated cost for the provision of AV system for the new Administrative Building and Two Lecture Hall Complex are given below:

Sr. No .	Name of the Building	Amount of Audio Video Provision taken in PE	Revised Amount of Audio Video System as worked out by CPWD (After Verification)
1.	New Administrative Building (Only Senate Room was considered)	Rs. 40,30,000/-	Rs. 1,70,59,103/-
2.	Two Nos. Lecture Hall Complex	Rs. 1,42,20,000/- (Rs.71,10,000×2 nos.)	Rs. 3,42,45,603/-
	Total	Rs. 1,82,50,000/-	Rs. 5,13,04,706/-

Approval for additional expenditure amounting to Rs.3,30,54,706/- has been requested. After deliberations, following resolution was adopted;

"Resolved to recommend to Finance Committee and Board of Governors to approve the modified estimate and specifications for AV system of New Administration Building und Two Lecture Hall Complex at SVNIT Campus, Surat.

The additional expenditure amounting to Rs.3,30,54,706/- may be suitably absorbed within the overall sanctioned amount of Rs. 99,30,26,100/- of this project which is funded through HEFA. However, if required, the excess expenditure over and above the total sanctioned amount (Rs. 99,30,26,100/-), may be paid from the IRG of the Institute."

Resolved, in order to avoid any further delay, the CPWD may be permitted to float the tender for the said work, however, the work order may only be issued after the approval from FC/BOG of the institute."

[Action: Dean (P&D)/ Sr.EE/EE(C)/ CPWD]

Item: 78.07: **To consider the preliminary estimates submitted by CPWD for the work of "Special Repair/Renovation and up-gradation of Toilet Unit of Students Rooms and other Misc. development work in Raman Bhavan Hostel Building at SVNIT Campus, Surat".**

Reso.78.07: The Committee was briefed that, no major maintenance work has been carried out for toilet blocks in Raman Bhavan Hostel building during last 10 years and hence it is necessary to carry out the special repair/renovation and up-gradation of toilet unit of Students rooms and other miscellaneous development work in Raman Bhavan Hostel Building. The matter was discussed earlier. The preliminary cum detailed estimate for the said work has been prepared by CPWD. After deliberations, it was:

"Resolved to recommend to Finance Committee and Board of Governors to approve the estimate of Rs.4,25,47,313/- for the work of Special Repair/ Renovation and up-gradation of Toilet Unit of Students Rooms and other Misc. development work in Raman Bhavan Hostel Building at SVNIT Campus, Surat". The work will be executed through CPWD and the expenditure will be met under OH-35".

"Further resolved that, the existing hostel seat rent charges including Raman Bhavan Hostel may be reviewed. A suitable revision may be made according to the cost & facilities being provided by the institute."

[Action: Dean (P&D)/ Dean (SW)/ Sr.EE/EE(C)/CPWD]



Item: 78.08: To consider and approve the proposal of “Additional Expenditure for HT Power Supply Connection to Newly Constructing Administration Building and Lecture Hall Complexes (HEFA Phase-I) at SVNIT Campus, Surat” for the cost of Rs. 1,74,47,310/- (Rupees One Crore Seventy-Four Lakhs Forty-Seven Thousand Three Hundred Ten) Including tax EPF Charges @ 3.125%, ESI charges @ 0.813%, and Contingencies.

Reso.78.08: The Committee was briefed that, a 22 KV HT power supply should be taken from Substation-1 for new Administrative building and Lecture Hall Complexes which are under construction. The CPWD was requested to take up the said work along with the list of proposed works/ items to be executed. The CPWD has submitted a preliminary estimate for the work of Additional Expenditure for HT Power Supply Connection to Newly Constructing Administration Building and Lecture Hall Complexes (HEFA Phase-I) at SVNIT Campus, Surat, amounting to Rs. 1,74,47,310.00 (Rupees One Crore Seventy-Four Lakhs Forty-Seven Thousand Three Hundred Ten Only) including tax EPF charges @ 3.125%, ESI charges @ 0.813%, and Contingencies. After deliberations, it was:

“Resolved to recommend to Finance Committee and Board of Governors to approve the preliminary estimate for the work of HT Power Supply Connection to Newly Constructing Administration Building and Lecture Hall Complexes (HEFA Phase-I) at SVNIT Campus, Surat for the cost of Rs. 1,74,47,310/- (Rupees One Crore Seventy-Four Lakhs Forty-Seven Thousand Three Hundred Ten) Including tax EPF Charges @ 3.125%, ESI charges @ 0.813%, and Contingencies. The additional expenditure may be suitably absorbed within the overall sanctioned amount of Rs. 99,30,26,100/- of this project under HEFA. However, if required, the excess expenditure over and above the sanctioned amount if any, may be paid from IRG of the Institute.”

“Resolved, in order to avoid any further delay, the CPWD may be permitted to float the tender for the said work, however, the work order may only be issued after the approval from FC/BOG of the institute.”

[Action: Dean (P&D)/ Sr.EE/EE(C)/ CPWD]

Item: 78.09: To consider and recommend to Finance Committee & Board of Governors to approve the proposal of “Annual Operation and Maintenance Contract for Electrical System (LT AMC)” in the SVNIT campus, Surat for the year 2023-24 for the cost of Rs. 1,82,21,821/- (Rupees One Crore Eighty-Two Lakhs Twenty-One Thousand Eight Hundred Twenty-One) including material cost, manpower, PF, Work compensation policy, Bonus and GST on all these items.

Reso. 78.09: It was briefed that, the existing Annual Maintenance Contract (AMC) for Electrical System (LT) in the institute is going to expire on 15/12/2023. To initiate the process for the Annual Operation and Maintenance Contract for Electrical System (LT AMC) at the institute, an estimate has been prepared based on CPWD DSR (E&M) 2022/ GSOR/ Market Rate. The proposal has two parts in this work. Part-A covers all the electrical materials and works for maintenance and Part-B covers the cost of deploying manpower for providing maintenance services which includes 1 (One) Highly Skilled Person, and 13 (Thirteen) numbers of Skilled Persons. The bifurcation of the cost is as follows:

Sl. No.	Part	Name of Items	Approx. Cost (Rs.)
1	Part-A	Cost of LT materials and street light-related work (Part - A in Schedule - B) i/c. GST.	1,23,38,471.00
2	Part-B	Estimated cost of manpower (Part-B in Schedule-B).	42,81,815.00
3	Part-B	PF i/c Admin. Charges to Manpower as per the prevailing rate of GOI.	3,02,400.00
4	Part-B	Bonus @ 8.33% on Wages	3,56,675.00
5	Part-B	One-time Workman Compensation Policy	45,000.00
6	Part-B	GST on Part-B	8,97,460.00
Total (Part-A + Part-B)			1,82,21,821.00

After deliberations, it was:

“Resolved to recommend to Finance Committee and Board of Governors to approve the proposal for the Annual Operation and Maintenance Contract for Electrical System (LT AMC) in the SVNIT campus, Surat for the year 2023-24 for the cost of Rs. 1,82,21,821/- (Rupees One Crore Eighty-Two Lakhs Twenty-One Thousand Eight Hundred Twenty-One) including material cost, manpower, PF, Work compensation policy, Bonus and GST on all these items. The expenditure will be made under OH-31.”

Item: 78.10: To consider and approve the proposal of One-time Servicing and Maintenance for 2 (Two) Supernova (Volvo-Penta) make DGs installed in the SVNIT campus, Surat for the year 2023-24 for the cost of Rs. 25,26,725/- (Rupees Twenty-Five Lakhs Twenty-Six Thousand Seven Hundred Twenty-Five Only) including GST

Reso. 78.10: It was noted that the said matter was discussed in the 73rd meeting of Building & Works Committee. The Estate section has conducted inspection of these two DGs from the service engineer from OEM (M/s. Supernova Systems Pvt. Ltd.) for servicing and maintenance work. As per visual inspection, the estimate for one-time servicing & maintenance of two nos. of supernova make DG sets is approximately Rs. 25,42,475/- (Twenty-five lakhs forty-two thousand four hundred and seventy-five Rupees) including GST. The exact amount for repair may exceed depending upon conducting the servicing & maintenance activities for this DG sets. It was advised that institute should explore phasing out the old DG sets which are not economically viable. After deliberations, it was:

“Resolved to recommend to approve the proposal of One-time Servicing and Maintenance for 2 (Two) Supernova (Volvo-Penta) make DGs installed in the SVNIT campus, Surat for the year 2023-24 for the cost of Rs. 25,26,725/- (Rupees Twenty-Five Lakhs Twenty-Six Thousand Seven Hundred Twenty-Five Only) including GST. The expenditure may be debited under “Maintenance & Repair of D.G. Sets, (OH-31)”.

“Further resolved that, the institute may review the old DG sets and substations, based on the total power load requirement of the institute. If required, the institute may prepare a comprehensive phase-wise plan for upgrading/ reorganizing the DG sets/ sub-stations based on the existing/future power requirements in the campus.”

[Action: Dean (P&D)/ Sr.EE]

Item: 78.11 To consider and approve the proposal for extension of existing “Annual Maintenance Contract (AMC) for Electrical System (LT)” in the SVNIT campus, Surat for the cost of Rs. 27,86,070/- (Rupees Twenty-Seven Lakhs Eighty-Six Thousand and Seventy Only) including Material cost, PF, Work compensation policy, Bonus, Manpower costs and GST on all these items.

Reso.78.11: The committee was informed that, the existing Annual Maintenance Contract (AMC) for Elect. System (LT) in the SVNIT campus, Surat with M/s. Santoshkumar Manubhai Rangani, Surat for an amount of Rs.1,11,88,898.00 is going to expire on 15/12/2023. The process to initiate for the LT AMC services for the next year and the administrative approval is under process and it may require some more time to complete the process. The existing tender has extension clause for another period and existing contractor has given his consent to continue for another 3 months with same rate. After deliberations, it was:

Manubhai

31/12/2023

“Resolved to approve the proposal for extension of existing Annual Maintenance Contract (AMC) for Electrical System (LT) in the institute at the cost of Rs. 27,86,070/- (Rupees Twenty-Seven Lakhs Eighty-Six Thousand and Seventy Only) including Material cost, PF, Work compensation policy, Bonus, Manpower costs and GST on all these items, to be executed by the Institute following prescribed procedure. The expenditure will be made under the OH-31”.

“Resolved further to recommend to Finance Committee and Board of Governors to ratify the approval of Building & Works committee for the proposal for extension of existing Annual Maintenance Contract (AMC) for Electrical System (LT) in the institute at the cost of Rs. 27,86,070/- (Rupees Twenty-Seven Lakhs Eighty-Six Thousand and Seventy Only) including Material cost, PF, Work compensation policy, Bonus, Manpower costs and GST on all these items, to be executed by the Institute following prescribed procedure. The expenditure will be made under the OH-31”.

[Action: Dean (P&D)/ Sr.EE]

Item: 78.12 To consider issue of Expression of Interest (EoI) from the licensed/Authorized telecom infrastructure companies and mobile operators from Department of Telecommunication, GoI/ Telecom Regulatory Authority of India (TRAI) to conduct survey to suggest number and type of mobile towers to be installed for uniform mobile connectivity in the Institute campus.

Reso.78.12: The members welcome the proposal and noted that the telecom infrastructure company will bear the cost of electrical connections and will provide solution for mobile connectivity issues in the campus and facilitate to the residents, students, employees and visitors to the institute. After deliberations it was:

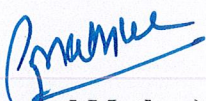
“Resolved to approve for issue of Expression of Interest (EoI) from the licensed/Authorized telecom infrastructure companies and mobile operators from Department of Telecommunication, GoI/ Telecom Regulatory Authority of India (TRAI) to conduct survey to suggest number and type of mobile towers to be installed in the campus for uniform mobile connectivity in the Institute campus and to issue Tender Notice accordingly. No charges should be paid by the institute for survey. The telecom infrastructure provider may be allowed to share the infrastructure with multiple telecom operators. The area for each tower/facilities shall be fixed by the institute and the telecom infrastructure provider will pay a monthly rent/ license fee

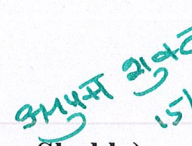
as decided by the institute. The selection for location of tower may be finalized by Estate Section keeping in view the existing and future construction/ expansion activities in the campus.”

“The work may be carried out through Central Computer Centre and Estate Section of the Institute by constituting a committee for the purpose.”

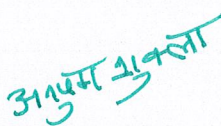
[Action: FIC-CCC/Dean (P&D)/ Sr.EE]

The meeting ended with vote for thanks to the Chair.


(Dr. Pramod Mathur)
Registrar
Member Secretary


(Prof. Anupam Shukla)
Chairman
Building & Works Committee

की पुष्टि
CONFIRMED


अध्यक्ष/CHAIRMAN
भवन एवं कार्य समिति
BUILDING AND WORKS COMMITTEE
स. व. रा. प्रौ. सं. सुरत
SVNIT, SURAT