



NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL
POST SRINIVASNAGAR, MANGALORE – 575 025

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Minutes of the proceedings of 16th meeting of the Building and Works Committee held on March 14, 2010 (Sunday) at 11:00 AM in the Board Room, NITK, Surathkal.

Members present:

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| 1. | Prof. Sandeep Sancheti,
Director,
NITK, Surathkal, Mangalore – 575 025 | | | Chairman. |
| 2. | Sri K Uday,
Principal Chief Architect,
PW, P & IWTD, State PWD,
K R Circle, Bangalore – 560 001. | | | Member |
| 3. | Prof. D V R Murthy,
Dean (P&D),
NITK, Surathkal, Mangalore – 575 025 | | | Member |
| 4. | Sri Ekambaram R.,
Executive Engineer, Central PWD,
Mysore Central Division, T Narasipura Road,
Siddarthnagar, Mysore. – 570 011.
(Represented by Sri Mohan Krishnan, AE, CPWD, Mangalore) | | | Member |
| 5. | Prof. G K Shivakumar,
Dean (Faculty Welfare),
NITK, Surathkal. Mangalore – 575 025 | | | Special Invitee |
| 6. | Dr. Katta Venkataramana,
Professor & Head, Dept. of Civil Engineering,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 7. | Dr. A U Ravishankar.
Faculty-in-charge, Estate and Works,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 8. | Dr. K P Vittal,
Faculty-in-charge, Electrical Works
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 9. | Sri Laxmisha Yediyal
Resident Engineer,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 10. | Sri Y Ram Mohan,
Deputy Registrar (Acts),
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 11. | Dr. M Govinda Raj
Registrar,
NITK, Surathkal, Mangalore – 575 025 | | | Member – Secretary |

Members absent:

1. **Sri Ramesh Garg,** Member
Executive Engineer (Ele),
CPWD, BCED – II, Kendriya sadana,
Koramgala, Bangalore – 560 054.
2. **Sri Navin Soi.** Special Invitee
Director – Finance,
Dept of Secondary & Higher Education MHRD, Govt. of India,
Shastri Bhavan, New Delhi.

Chairman of the Building and Works Committee welcomed all the members. After the welcoming address, the Committee began its proceedings.

- A. **Confirmation of the minutes of resolution passed in the 14th and 15th (special meeting) meetings of Building and Works Committee held on October 31, 2009 and November 14, 2009 respectively:**

The minutes of the 14th and 15th (Special meeting) meetings of the Building and Works Committee held on October 31, 2009 and November 14, 2009 respectively were confirmed.

- B. **Review of the action taken on the resolutions passed in the 14th and 15th (special meeting) meetings of Building and Works Committee held on October 31, 2009 and November 14, 2009 respectively:**

The action taken on various resolutions passed in the 14th and 15th (special meeting) meetings of Building and Works Committee held on October 31, 2009 and November 14, 2009 respectively were noted.

- C. **Subjects directly placed before the present (16th) meeting of the Building and Works Committee held on March 14, 2010.**

14th B&W C – Item No. 1: **Construction of Mega Hostel Complex in NITK, Surathkal – Progress of work as on 28.02.2010 – Reg.**

Committee noted the physical as well as financial progress of Mega Hostel Complex. The Committee further noted the physical completion of building construction and observed that there is little delay in additional works such as road network, external firefighting works etc.



16th B&W C – Item No. 2: Construction of new Mechanical Engineering block – Progress of work as on 28.02.2010 – Reg.

Delay in submission of related drawings from the consultant M/s STUP Consultants, Bangalore and the efforts made by the Institute in obtaining the same were briefed to the Committee. It was further informed to the Committee that considering the delay in submission of "good for construction" drawings to the Executing agency; re-doing of soil investigation reports for designing the foundations for G+6 floors, change in foundation level considering the site requirement etc, the date of start of work has been reckoned as 12.08.2009, the date of handing over the "good for construction" drawings (in lieu of 31.03.2009, the date of handing over the site).

The Committee noted that considering the revised stipulated date for completion of work (i. e 11.06.2010), the progress achieved is still far behind the target. After deliberations, the following resolution was passed:

"Resolved that the Institute shall issue a notice to the Executing agency to make good the shortfalls and to see that the entire project is completed within the stipulated date. The Committee further resolved that delay in submission of drawings from the Consultant be recorded and the matter be taken up with the controlling organization appropriately".

16th B&W C – Item No. 3: Construction of building for Division of Basic Sciences – Progress of work as on 28.02.2010 – Reg.

Delay in submission of related drawings from the consultant M/s Pithavadian & Partners, Chennai and the efforts made by the Institute in obtaining the same were briefed to the Committee. It was further informed to the Committee that considering the delay in submission of "good for construction" drawings to the Executing agency; delay in fixing of floor level with reference to the road levels; modification in building layout etc, an extension of time of 60 days has been granted to the Executing agency.

The Committee noted that considering the revised stipulated date for completion of work (i. e 25.05.2010), the progress achieved is still far behind the target. After deliberations, the following resolution was passed:



“Resolved that the Institute shall issue a notice to the Executing agency to make good the shortfalls and to see that the entire project is completed within the stipulated date. The Committee further resolved that delay in submission of drawings from the Consultant be recorded and the matter be taken up with the controlling organization appropriately”.

16th B&W C – Item No. 4: Construction of New Ladies hostel building – Entrustment of work – Ratification – Reg.

It was informed to the Committee that the project estimate in respect of the above work had been approved by the B&W Committee for Rs.13.50 crore in its 12th meeting dated 24.01.2009. It was further informed that in view of starting the project immediately, after calling tenders and after obtaining prior approval of the Chairman, B&W Committee, the work has been entrusted to L1 bidder M/s Shri Krishna Shelters, Bangalore at Rs.12,16,66,627, which is 4.08% above the estimate amount put to tender. The Committee noted that a very competitive bid has been received by the Institute and congratulated the Institute for its efforts on the same. The Committee further noted the progress of work. After discussion, the following resolution was passed:

“The Committee resolved to ratify the action taken by the Chairman in approving the lowest tender of M/s Shri Krishna Shelters, Bangalore at Rs.12,16,66,627 (Rupees Twelve crore sixteen lakh sixty six thousand six hundred and twenty seven only) for the construction of New ladies Hostel building. Henceforth, the matter to be reported to BOG regularly”.

16th B&W C – Item No. 5: Construction of Mega Hostel Complex in NITK, Surathkal – Approval of anticipated project cost as Rs.100.82 crore – Reg.

It was informed to the Committee that after the finalization of the project estimate and concluding a contract agreement with the executing agency, some statutory norms were modified by the statutory authorities such as Karnataka State Pollution Control Board, Department of Fire and Emergency Services, Department of Environment and Forest Ecology making it mandatory to execute many of the additional works not contemplated in the sanctioned estimate - such as road network around the buildings, dual flushing system, additional sprinkler type fire fighting system, energy efficient fittings and other green features, which were brought to the notice of the B&W Committee from time to time. Further it was informed to the Committee that due to seismic analysis and ductile detailing, the quantity of steel reinforcement increased considerably.



Further, RBI index on price escalation also affected the final project cost. After detailed deliberations on the matter, the Committee resolved as follows:

"The Committee resolved to approve the anticipated project cost of Mega Hostel complex as Rs.100.82 crore. The matter to be reported to BOG".

Any other matter:

16th B&WC – Any other matters - Item No. 1:

Additional water storage facility:

It was informed to the Committee that on account of rapid overall growth of the Institute infrastructure, additional water storage facility by means of underground sump tank of at least 9 lakh ltrs is necessary to cope up with the water problem.

"It was resolved that a detailed report on the same along with project estimate for sump tank may be placed before the next meeting for a decision".

16th B&WC – Any other matters - Item No. 2:

Construction of New Sports Complex:

It was informed that the Building and Works Committee in its 11th meeting held on November 08, 2008 has approved in principle to go-ahead with the proposal of New Sports complex. After discussions on the matter, the Committee resolved as follows:

"Resolved to request the Chief Architect, State PWD for rendering his services in preparing detailed plan and architectural design. Further resolved that detailed project estimate may be placed before the next meeting of the B&W C for approval".

16th B&WC – Any other matters - Item No. 3:

Construction of new hostel for foreign students:

It was informed that the Building and Works Committee in its 11th meeting held on November 08, 2008 has approved in principle to go-ahead with the proposal of new hostel block for foreign students. After discussions on the matter, the Committee resolved as follows:

"Resolved to finalize the site location and other possible requirements of the building".




16th B&WC – Any other matters - Item No. 4:


Construction of Heritage cum Technology Center:

It was informed that the Building and Works Committee in its 11th meeting held on November 08, 2008 has approved an estimate for Rs.150.00 lakh in respect of the above work. It was further informed that for want of financial assistance from Alumni association, the work could not be started. After discussions on the matter, the Committee resolved as follows:

- (i) ***Resolved to demolish an old building (former post office building) existing in the site earmarked for Heritage cum Technology Center.***
- (ii) ***Resolved to modify the plan; recast the estimate to the current schedule of rates and place it again for approval.***

The meeting ended with vote of thanks to the Chair.


(Dr. M. Govinda Raj)
Member Secretary,
Building and Works Committee.


(Prof. Sandeep Sancheti)
Chairman,
Building and Works Committee.