



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

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Minutes of the proceedings of 13<sup>th</sup> meeting of the Building and Works Committee held on May 02, 2009 (Saturday) at 11:00 AM in the Board Room, NITK, Surathkal.

**Members present:**

- |     |  |      |      |                           |
|-----|--|------|------|---------------------------|
| 1.  | <b>Prof. Sandeep Sancheti,</b><br>Director,<br>NITK, Surathkal, Mangalore – 575 025  | .... | .... | <b>Chairman.</b>          |
| 2.  | <b>Prof. G K Shivakumar,</b><br>Dean (Administration),<br>NITK, Surathkal. Mangalore – 575 025   | .... | .... | <b>Member</b>             |
| 3.  | <b>Sri S Mohan.</b><br>Director – Finance,<br>Dept of Secondary & Higher Education MHRD, Govt. of India,<br>Shastri Bhavan, New Delhi. | .... | .... | <b>Special Invitee</b>    |
| 4.  | <b>Prof. D V R Murthy,</b><br>Dean (P&D),<br>NITK, Surathkal, Mangalore – 575 025  | .... | .... | <b>Special Invitee</b>    |
| 5.  | <b>Dr. M C Narasimhan,</b><br>Professor & Head, Dept. of Civil Engineering,<br>NITK, Surathkal, Mangalore – 575 025.                   | .... | .... | <b>Special Invitee</b>    |
| 6.  | <b>Dr. A U Ravishankar.</b><br>Faculty-in-charge, Estate and Works,<br>NITK, Surathkal, Mangalore – 575 025.                           | .... | .... | <b>Special Invitee</b>    |
| 7.  | <b>Dr. K P Vittal,</b><br>Faculty-in-charge, Electrical Works<br>NITK, Surathkal, Mangalore – 575 025                                  | .... | .... | <b>Special Invitee</b>    |
| 8.  | <b>Sri Laxmisha Yediyal</b><br>Resident Engineer,<br>NITK, Surathkal, Mangalore – 575 025.   | .... | .... | <b>Special Invitee</b>    |
| 9.  | <b>Sri Y Ram Mohan,</b><br>Deputy Registrar (Acts),<br>NITK, Surathkal, Mangalore – 575 025  | .... | .... | <b>Special Invitee</b>    |
| 10. | <b>Dr. M Govinda Raj</b><br>Registrar,<br>NITK, Surathkal, Mangalore – 575 025   | .... | .... | <b>Member – Secretary</b> |

Members absent:

1. **Sri Madan Mohan,** .... Member  
Director (NITs'),  
Dept of Secondary & Higher Education, MHRD, Govt. of India, Room No. 528 – C Wing,  
Shastri Bhavan, New Delhi.
2. **Prof. K Balaveera Reddy,** .... Member  
House No 10, 4<sup>th</sup> A Cross,  
Palmgrove Estate, 2<sup>nd</sup> Block, HRBR Layout, Kalyan Nagar,  
Bangalore – 560 043.
3. **Sri R Vykuntaiah,** .... Member  
Superintending Engineer, PW, P & IWTD,  
Mangalore Circle, Mangalore – 575 001.
4. **Sri Ekambaram** .... Member  
The Executive Engineer, Central PWD,  
Mysore Central Division, T Narasipura Road, Siddarthnagar,  
Mysore. – 570 011.
5. **Sri B Rajaram.** .... Member  
Asst. Executive Engineer (Elect),  
Electrical Sub-Division,  
PW, P & IWTD, Mangalore Circle, Mangalore - 575 001.

The Chairman of the Building and Works Committee welcomed all the members.

- A. **Confirmation of the minutes of resolution passed in the previous (12<sup>th</sup>) meeting of Building and Works Committee held on January 24, 2009:**

The minutes of the 12<sup>th</sup> meeting of the Building and Works Committee held on January 24, 2009 were confirmed.

- B. **Review of the action taken on the resolutions passed in the previous (12<sup>th</sup>) meeting of Building and Works Committee held on January 24, 2009:**

The action taken on the various resolutions passed in the previous (12<sup>th</sup>) meeting of the Building and Works Committee held on January 24, 2009 were noted.

Regarding 12<sup>th</sup> B&W-C Item No. 7 – Construction of new Ladies Hostel building (lower basement + basement + ground + 3 floors – Estimate Rs.13.50 crore) – the Committee suggested to see that the new building is ready for occupation before the start of next academic year 2010-11 and hence to start the tender process at the earliest.

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C. Subjects directly placed before the 13<sup>th</sup> meeting of the Building and Works Committee held on May 02, 2009.

13<sup>th</sup> B&W C – Item No. 1: Construction of Mega Hostel Complex in NITK, Surathkal – Progress of work as at first week of April 2009 – Reg.

The Committee noted the physical as well as financial progress of Mega Hostel Complex.

13<sup>th</sup> B&W C – Item No. 2: Construction of New Mechanical Engineering block – Award of work – Reg.

It was informed that the Building and Works Committee in its previous meeting held on January 24, 2009 had resolved to entrust the above work to the lowest bidder M/s Ramky Infrastructure Ltd., Hyderabad after negotiation on his bid amount and report the matter for ratification.

It was informed to the Committee that the lowest bidder has reduced his quoted rates by 4% during the negotiation, which is nearly Rs.86.13 lakh reduction on the quoted amount. Accordingly, the work was entrusted to the lowest bidder at a total negotiated bid amount of Rs.20,67,32,068, which is at 17.11% above the estimate amount put to tender (i. e. Rs.17,65,25,290).

After discussions, the Committee resolved as follows:

***“The Committee resolved to approve and ratify the action taken in entrusting the work of construction of new Mechanical Engineering block to the lowest bidder M/s Ramky Infrastructure Ltd., Hyderabad at a total cost of Rs.20,67,32,068 (Rupees Twenty crore sixty seven lakh thirty two thousand and sixty eight only)”***

13<sup>th</sup> B&W C – Item No. 3: Construction of building for Division of Basic Sciences – Award of work – Reg.

It was informed that the Building and Works Committee in its previous meeting held on January 24, 2009 had resolved to entrust the above work to the lowest bidder M/s Ramky Infrastructure Ltd., Hyderabad after negotiation on his bid amount and report the matter for ratification.

It was informed to the Committee that the lowest bidder has reduced his quoted rates by 4% during the negotiation, which is nearly Rs.56.33 lakh reduction on the quoted amount. Accordingly, the work was entrusted to the lowest bidder at a total negotiated bid amount of Rs.13,51,93,613, which is at 14.56% above the estimate amount put to tender (i. e. Rs.11,80,14,535).

After discussions, the Committee resolved as follows:

***“The Committee resolved to approve and ratify the action taken in entrusting the work of construction of building for Division of Basic Sciences to the lowest bidder M/s Ramky Infrastructure Ltd., Hyderabad at a total cost of Rs.13,51,93,613 (Rupees Thirteen crore fifty one lakh ninety three thousand six hundred and thirteen only)”***



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13<sup>th</sup> B&W C – Item No. 4: Amendment to the agreement with M/s STUP Consultants Pvt. Ltd., Bangalore – Architectural consultants for the Construction of New Mechanical Engineering Block – Reg.

It was informed to the Committee that during entering into agreement with M/s STUP Consultants, Bangalore, clauses regarding their TA bills towards additional site visit were inadvertently omitted in the agreement though the same are available in the letter of acceptance.

After discussions on the matter, the Committee resolved as follows:

*The Committee resolved to approve the amendment to the agreement of M/s STUP Consultants as follows:*

- (a) *Consultancy fee includes charges towards three visits for general study of the Project, discussion with clients and preparing and presenting schemes for approval and maintaining the quality and progress of work.*
- (b) *All the site visits other than the above specified three visits made since the date of entrustment of Architectural Consultancy work, shall be reimbursed at actual including first class A.C. Railway/ Airfare (economy class) on production of collateral evidence and daily allowance shall be Rs 4,500/- for engineering and Rs 6,500/- for principal consultant. Henceforth, all additional site visits shall be at the discretion of NITK.*

13<sup>th</sup> B&W C – Item No. 5: Renovation of 3<sup>rd</sup> and 4<sup>th</sup> boys' hostel buildings – Approval of the estimate for Rs.255.00 lakh – Reg.

AND

13<sup>th</sup> B&W C – Item No. 8: Renovation of 3<sup>rd</sup> and 4<sup>th</sup> boys' hostel buildings – Approval of the lowest tender – Reg.

The directions of the Board of Governors (Res. No. 6/ 12<sup>th</sup> BoG meeting dated 31.03.2007) to renovate all the old hostel buildings in a phased manner were briefed to the Committee. The Committee noted that 1<sup>st</sup> & 2<sup>nd</sup> boys' hostel buildings and 1<sup>st</sup> block of ladies hostel building are already renovated.

The provisions made in the estimate of present phase of 3<sup>rd</sup> and 4<sup>th</sup> boys' hostel buildings were briefed to the Committee. The emergent requirement of the work to be executed during the vacation was also briefed to the Committee. After discussions, the Committee passed the following resolutions:

- (a) *The Committee resolved to approve the estimate for Rs.255.00 lakh (Rupees Two crore fifty five lakh only) for renovation of 3<sup>rd</sup> and 4<sup>th</sup> boys' hostel buildings.*
- (b) *The Committee resolved to approve the lowest tender of Mr. Clifford D'Souza, Bajpe at Rs.2,25,96,670 (Rupees Two crore twenty five lakh ninety six thousand six hundred and seventy only) which is at 0.81% below the estimate amount put to tender (i. e Rs.2,27,80,105)*



contd. ....

**13<sup>th</sup> B&W C - Item No. 6:** Fixing maximum limit for direct entrustment of annual maintenance (painting) works – Reg.

It was informed to the Committee that the Building Committee of the erstwhile KREC had resolved to empower the Principal (of KREC) to entrust the annual maintenance works at the PWD Schedule of Rates irrespective of estimate amount. (Res. No. 6 dated 06.10.1998). However, since NITK has now adopted CPWD norms for WORKS, a clear ceiling limit on entrustment is felt necessary.

After discussions on the matter, the Committee resolved as follows:

***“The Committee resolved to recommend to the FC/ BoG to fix the maximum limit for direct entrustment of annual maintenance works (at the PWD Schedule of rates) in the campus as Rs.5.00 lakh (Rupees Five lakh only)”***

**ADDITIONAL SUBJECTS:**

**13<sup>th</sup> B&W C - Item No. 7:** Construction of Mega Hostel complex – Providing Sewage Treatment Plant – Approval of the estimate for Rs.116.51 lakh – Reg.

The necessity of Sewage Treatment Plant for the Mega Hostel building in the light of statutory norms of Karnataka State Pollution Control Board was explained to the Committee. After deliberation, the Committee passed the following resolution:

***“The Committee resolved to approve the estimate for Rs.116.51 lakh (Rupees One crore sixteen lakh fifty one thousand only) for providing Sewage Treatment Plant for the Mega Hostel building.”***

**13<sup>th</sup> B&W C – Item No. 9:** Introduction of “Design & Building project Delivery system” for new project activities – Reg.

The Committee discussed at length the advantages of adoption of “Design & Building project Delivery system” of tendering process where “Delivery of project estimate in a complete manner within the scheduled time” and “Higher accountability for quality and project completion” are expected to be the main benefits. After discussions on the matter, the Committee resolved as follows:

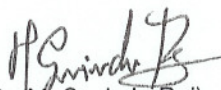
***“The Committee resolved that “Design & Building project Delivery system” may be adopted for tenders where the project cost is more than Rs.10.00 crore”***


**13<sup>th</sup> B&W C – Item No. 10:** Empanelment of Consulting architects – Reg.

Some of major projects coming up in the Institute campus and the staff strength at the “Works Establishment” section of the Institute were briefed to the Committee. The Committee felt that engagement of external expert consultants is required for taking up the projects in time. After discussions, the Committee resolved as follows:

***“The Committee resolved to empanel two or three expert consultants (Structural as well as architectural) for a period of three years.”***

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.