

**NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL**

POST SRINIVASNAGAR, MANGALORE – 575 025

Grams: NITKS. Phone: (0824) 2474 000. Fax: (0824) 2474 033
E- mail: info@nitk.ac.in Website: <http://www.nitk.ac.in>

Minutes of the proceedings of 12th meeting of the Building and Works Committee held on January 24, 2009 (Saturday) at 3:00 PM in the Board Room, NITK, Surathkal.

Members present:

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| 1. | Prof. Sandeep Sancheti,
Director,
NITK, Surathkal, Mangalore – 575 025 | | | Chairman. |
| 2. | Prof. K Balaveera Reddy,
House No 10, 4 th A Cross,
Palmgrove Estate, 2 nd Block, HRBR Layout, Kalyan Nagar,
Bangalore – 560 043. | | | Member |
| 3. | Prof. G K Shivakumar,
Dean (Administration),
NITK, Surathkal. Mangalore – 575 025 | | | Member |
| 4. | Sri R Vykuntaiah,
Superintending Engineer, PW, P & IWTD,
Mangalore Circle, Mangalore – 575 001. | | | Member |
| 5. | Sri B Rajaram.
Asst. Executive Engineer (Elect), Electrical Sub-Division,
PW, P & IWTD, Mangalore Circle, Mangalore - 575 001. | | | Member |
| 6. | Sri Joseph Antony.
Representative of Sri S Mohan,
Director – Finance,
Dept of Secondary & Higher Education MHRD, Govt. of India,
Shastri Bhavan, New Delhi. | | | Special Invitee |
| 7. | Prof. D V R Murthy,
Dean (P&D),
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 8. | Dr. M C Narasimhan,
Professor & Head, Dept. of Civil Engineering,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 9. | Dr. A U Ravishankar.
Faculty-in-charge, Estate and Works,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 10. | Dr. K P Vittal,
Faculty-in-charge, Electrical Works
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |

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| 11. | Sri Laxmisha Yediyal
Resident Engineer,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 12. | Sri Y Ram Mohan,
Deputy Registrar (Acts),
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 13. | Dr. M Govinda Raj
Registrar,
NITK, Surathkal, Mangalore – 575 025 | | | Member – Secretary |

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. **Sri Ekambaram** Member
The Executive Engineer, Central PWD,
Mysore Central Division, T Narasipura Road, Siddarthnagar,
Mysore. – 570 011.

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

A. Confirmation of the minutes of resolution passed in the previous (11th) meeting of Building and Works Committee held on November 08, 2008:

The minutes of the 11th meeting of the Building and Works Committee held on November 08, 2008 were confirmed.

B. Review of the action taken on the resolutions passed in the previous (11th) meeting of Building and Works Committee held on November 08, 2008:

The action taken on the various resolutions passed in the previous (11th) meeting of the Building and Works Committee held on November 08, 2008 were noted.

Regarding 11th B&W C Item No. 4 – Construction of 5th and 6th floor of Division of Electrical Engineering for IT department – the Committee suggested to see the feasibility of adding additional scaffolding charges up to 5th floor while floating re-tenders.

Regarding 11th B&W C Item No. 13 – Construction of Teaching Complex (Block No. 3) at western side – the Committee suggested to design a reconfigurable and adaptable building plan with electronic teaching aids that facilitates the student-teacher interaction more effectively, for students and teachers in physically different locations of the building.

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- C. Subjects directly placed before the 12th meeting of the Building and Works Committee held on January 24, 2009.

12th B&W C – Item No. 1: Construction of Mega Hostel Complex in NITK, Surathkal – Progress of work as at the end of December 2008 – Reg.

The Committee noted the physical as well as financial progress of Mega Hostel Complex. It was further informed to the Committee that the progress of the Mega Hostel is being reviewed every month under the chairmanship of the Director, NITK, Surathkal.

The Committee appreciated the progress of work achieved and requested the Institute to ensure that one tower is ready for use by April 2009.

12th B&W C – Item No. 2: Construction of Mega Hostel Complex – Supplying Energy efficient fluorescent lamp fittings and Ceiling fans – Approval of the sub-estimate for Rs.78,09,031 – Reg.

The directions of the Board of Governors to make the Mega Hostel building as environmental friendly was briefed to the Committee. It was further informed to the Committee that the present proposal is in lieu of conventional fittings originally provided in the sanctioned estimate of the project. After discussion, the Committee passed the following resolution:

“The Committee resolved to approve the estimate for Rs.78,09,031 (Rupees Seventy eight lakh nine thousand and thirty one only) for supplying energy efficient fluorescent lamp fittings and ceiling fans for Mega Hostel building”

12th B&W C – Item No. 3: Providing electrification to New Teaching Block Complex (G+2 floors) – Approval of the sub-estimate for Rs.18.00 lakh – Reg.

Various provisions made in the sub-estimate of Rs.18.00 lakh for electrification to New Teaching block (G+2 floors) were briefed to the Committee. After discussion, the following resolution was made:

“The Committee resolved to approved the sub-estimate for Rs.18.00 lakh (Rupees Eighteen lakh only) for providing electrification to New Teaching Block Complex (G+2 floors)”

ADDITIONAL SUBJECTS:

12th B&W C – Item No. 4: Construction of Mega Hostel complex – Sub- Estimate for providing
(A) Solar lighting and
(B) Solar water heating systems – Approval – Reg.

The directions of the Board of Governors of the Institute to make the Mega Hostel building as environmental friendly was briefed to the Committee. It was further informed to the Committee that the sub-estimates in respect of solar lighting and solar heating systems were against the lumpsum provisions of Rs.100.95 lakh and Rs.101.59 lakh made in the main estimate respectively.

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Regarding Solar lighting system, the advantages of both the options i. e (i) 4-hours backup and (ii) 8-hours backup and its estimated costs were discussed. After deliberations, the following resolutions were passed:

- (a) ***"The Committee resolved to approved the sub-estimate for Rs.131.58 lakh for providing 8-hours backup solar lighting systems to the Mega Hostel complex".***
- (b) ***"The Committee resolved to approved the sub-estimate for Rs.67.18 lakh for providing solar heating systems to the Mega Hostel complex".***

12th B&W C – Item No. 5: Construction of Mega Hostel Complex – Approval of sub-estimate for Rs.337.84 lakh for providing additional fire fighting works – Reg.

It was informed to the Committee that as per the directions of the Fire and Emergency Services, Government of Karnataka issued while according "No Objection Certificate (NOC)" to the Mega Hostel project, some more additional fire fighting systems are required to be executed. After deliberations on the matter, the following resolution was passed:

"The Committee resolved to approved the sub-estimate for Rs.337.84 lakh for providing additional fire fighting works at the Mega Hostel complex".

12th B&W C – Item No. 6: Construction of Mega Hostel Complex – Approval of sub-estimate for Rs.208.07 lakh for providing roads and drains – Reg.

It was informed to the Committee that as per the directions of the Fire and Emergency Services, Government of Karnataka issued while according "No Objection Certificate (NOC)" to the Mega Hostel project, access roads around the building are required to be executed. It was further informed that only water bound macadam (WBM) roads have been proposed at present in the estimate. After deliberations on the matter, the following resolution was passed:

"The Committee resolved to approved the sub-estimate for Rs.208.07 lakh for providing water bound macadam (WBM) roads with drains and culverts at the Mega Hostel complex".

12th B&W C – Item No. 7: Construction of new Ladies Hostel building (lower basement + basement + ground + 3 floors) – Approval of the estimate for Rs.13.50 crore – Reg.

The necessity of creation of additional accommodation facility to the lady students was briefed to the Committee. Various provisions made in the building plan and the estimate were also briefed to the Committee. It was informed that the total project cost works out to Rs.13.50 crore adopting the current Schedule of Rates of State PWD. After deliberations, the following resolution was passed:

"The Committee resolved to approve the plan and estimate for Rs.13.50 crore (Rupees Thirteen crore fifty lakh only) for the construction of New Ladies Hostel building (Lower basement + basement + ground + 3 floors)"

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12th B&W C - Item No. 8: Renovation of kitchen and dining hall at PG Hostel building – Approval of the estimate for Rs.33.85 lakh – Reg.

The necessity of renovation of kitchen and dining hall of PG hostel and the provisions made in the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.33.85 lakh adopting the current Schedule of Rates of State PWD. After deliberations, the following resolution was passed:

“The Committee resolved to approve the estimate for Rs.33.85 lakh (Rupees Thirty three lakh eighty five thousand only) for renovation of kitchen and dining hall of PG Hostel”

12th B&W C – Item No. 9: Construction of two blocks of apartments for Assistant Professors (G+2 floors) – Acceptance of the lowest tender – Reg.

“The Committee resolved to approve the lowest tender of Mr. Subhaschandra Shetty, Hosabettu at Rs.2,64,21,665 (Rupees Two crore sixty four lakh twenty one thousand six hundred and sixty five only), which is at 3.06% above the estimate amount put to tender, in respect of the above work”

12th B&W C – Item No. 10: Construction of two blocks of apartments for Lecturers' (G+2 floors) – Acceptance of the lowest tender – Reg.

“The Committee resolved to approve the lowest tender of Mr. Sudhir Kumar, Kundapur at Rs.2,17,00,220 (Rupees Two crore seventeen lakh two hundred and twenty only), which is at 2.90% above the estimate amount put to tender, in respect of the above work”

12th B&W C – Item No. 11: Construction of “Power House – II” neat the Guesthouse – Tender - Reg.

“The Committee suggested to negotiate with the L1 bidder Mr. Chandhasa Shibaroor, Surathkal since the tender amount quoted by the contractor is on higher side when compared to the tender results of similar works tendered along with the said work”

12th B&W C – Item No. 12: Construction of new Mechanical Engineering block – Tender – Reg.

It was informed to the Committee that re-cast estimate in respect of the above work has been approved for Rs.23.03 crore in the previous meeting of the Building and Works Committee. Tenders were floated for the said work in “Two – Cover system”. In response, total 8 bidders had purchased the blank tender document and five of them have submitted their tender. After evaluation of technical bid, three bidders have qualified in the technical bid satisfying pre-qualification criteria. The financial bid of technically qualified bidders was opened on 22.01.2009.

A comparative statement of the bids was placed before the Committee as follows:

Total sanctioned estimate amount	:	Rs.2303.00 lakh (KPWD CSR of 2008-09)
Estimate amount put to tender	:	Rs.1765.25 lakh
EMD	:	Rs.27.62 lakh
Time allowed for completion	:	Ten months.
Value of the work put to tender as per CSR 2008-09 adopting present cost of steel (For ascertaining the tender premium on present estimate cost of work only)	}: }	Rs.1656.07 lakh

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Sl. no	Name of bidder	Mode of EMD	Value of work as per tender (bid amount) – Rs.	Diff. in amount when compared to sanctioned estimate – Rs	TP when compared to sanctioned estimate	TP when compared to CSR 08-09 adopting present rate for steel
1	M/s Ramky Infrastructure Ltd., Hyderabad	BG	21,53,45,904	(+) 3,88,20,614	(+) 21.99 %	(+) 30.03%
2	M/s Consolidated Construction Consortium Ltd., Bangalore	BG	21,82,93,834	(+) 4,17,68,544	(+) 23.66 %	(+) 31.81%
3	M/s Shapoorji Pallonji and Co. Ltd., Mumbai	BG	22,88,11,853	(+) 5,22,86,563	(+) 29.62 %	(+) 38.17 %

The tender offered by M/s Ramky Infrastructure Ltd., Hyderabad at a total cost of Rs.21,53,45,904 is the lowest. The lowest tender is at 21.99% above the estimate amount put to tender, but at 30.03% above the CSR of 2008-09 adopting the present cost of steel (Basic rate of TMT steel as Rs.41,241 per MT, which was Rs.53,346 per MT as per sanctioned estimate).

It was further informed that the rate quoted by the L1 bidder M/s Ramky Infrastructure Ltd., Hyderabad for many of the items such as TMT steel reinforcement, plastering works, flooring works, water supply & sanitary items etc is high while considering the estimated rate as well as actual market rate. It has been observed that there is a scope for price reduction of rate in many of the items. After discussions, the Committee resolved as follows:

“The Committee resolved to negotiate with the L1 bidder M/s Ramky Infrastructure Ltd., Hyderabad in respect of the above work in the interest of getting a reasonable and reduced tender amount, entrust the work at the negotiated offer and report the matter to the next meeting of the Building and Works Committee for ratification”

12th B&W C – Item No. 13:

Construction of building for Division of Basic Sciences – Tender – Reg.

It was informed to the Committee that re-cast estimate in respect of the above work has been approved for Rs.14.65 crore in the previous meeting of the Building and Works Committee. Tenders were floated for the said work in “Two – Cover system”. In response, total 7 bidders had purchased the blank tender document and four of them have submitted their tender. After evaluation of technical bid, three bidders have qualified in the Technical bid satisfying the pre-qualification criteria. The financial bid of technically qualified bidders was opened on 22.01.2009.

A comparative statement of the bids was placed before the Committee as follows:

Total sanctioned estimate amount	:	Rs.1465.00 lakh (KPWD CSR of 2008-09)
Estimate amount put to tender	:	Rs.1180.14 lakh
EMD	:	Rs.21.82 lakh
Time allowed for completion	:	Twelve months.

Value of the work put to tender as per CSR 2008-09 adopting present cost of steel (For ascertaining the tender premium on present estimate cost of work only)	}	Rs.1,110.70 lakh
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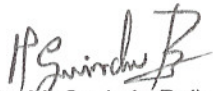
Sl. no	Name of bidder	Mode of EMD	Value of work as per tender (bid amount) – Rs.	Diff. in amount when compared to sanctioned estimate – Rs	TP when compared to sanctioned estimate	TP when compared to CSR 08-09 adopting present rate for steel
1	M/s Ramky Infrastructure Ltd., Hyderabad	BG	14,09,58,080	(+) 2,29,43,545	(+) 19.44 %	(+) 26.91 %
2	M/s Consolidated Construction Consortium Ltd., Bangalore	BG	14,65,91,893	(+) 2,85,77,358	(+) 24.22 %	(+) 31.98 %
3	M/s Shapoorji Pallonji and Co. Ltd., Mumbai	BG	16,35,45,324	(+) 4,55,30,789	(+) 38.58 %	(+) 47.24 %


The tender offered by M/s Ramky Infrastructure Ltd., Hyderabad at a total cost of Rs.14,09,58,080 is the lowest. The lowest tender is at 19.44% above the estimate amount put to tender, but at 26.91% above the CSR of 2008-09 adopting the present cost of steel (Basic rate of TMT steel as Rs.41,241 per MT, which was Rs.53,346 per MT as per sanctioned estimate).

It was further informed that the rate quoted by the L1 bidder M/s Ramky Infrastructure Ltd., Hyderabad for many of items such as TMT steel reinforcement, plastering works, flooring works, water supply & sanitary items etc is high while considering the estimated rate as well as actual market rate. It has been observed that there is a scope for price reduction of rate in many of the items. After discussions, the Committee resolved as follows:

“The Committee resolved to negotiate with the L1 bidder M/s Ramky Infrastructure Ltd., Hyderabad in respect of the above work in the interest of getting a reasonable and reduced tender amount, entrust the work at the negotiated offer and report the matter to the next meeting of the Building and Works Committee for ratification”

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.