



**GOVERNMENT OF THE PUNJAB
PLANNING & DEVELOPMENT DEPARTMENT
(HIGHER EDUCATION SECTOR)**

WORKING PAPER FOR PDWP (REVISED PC-I)

Part-A - Project Profile

Date of Receipt in P&DB:17.12.2024

| | | | | | | |
|----|-------------------------|---|---------------------------------|---------|---------|-----------|
| 1. | Project Title | Construction of Building of Muhammad Nawaz Sharif University of Engineering & Technology, Multan. | | | | |
| 2. | Location | Tehsil Multan Saddar, District Multan | | | | |
| 3. | Sponsoring Agency | Higher Education Department, Government of the Punjab | | | | |
| 4. | Executing Agency | Communication & Works Department (Capital) Higher Education Department (Revenue) | | | | |
| 5. | Operation & Maintenance | Higher Education Department | | | | |
| 6. | Cost of Project: | | Gestation Period | Capital | Revenue | Total |
| | | Originally Approved by PDWP on 28.04.2020 | 36 Months (July 2020-June 2023) | 766.187 | 178.842 | 945.029 |
| | | 1 st Revised 29.11.2022 | 36 Months (July 2020-June 2023) | 839.219 | 178.842 | 1018.061 |
| | | 2 nd Revised (Proposed) | 60 months (July 2020-June 2025) | 939.734 | 178.808 | 1,118.542 |
| | | After Pre-PDWP | 60 months (July 2020-June 2025) | 939.734 | 176.758 | 1,116.492 |
| | | Difference | - | 100.515 | -2.084 | 98.432 |
| 7. | Source of Financing | ADP 2024-25 at G.S.No.90 with Allocation of Rs.253.900 M | | | | |
| 8. | Gestation Period | Already Approved: | 36 months (till June 2023) | | | |
| | | Revised Proposed: | 60 months (Till June 2025) | | | |

9. Brief Description of the Project

Muhammad Nawaz Sharif University of Engineering & Technology, Multan has been running as Public Sector University as approved by the Chief Minister, Punjab enacted by the Provincial Assembly Act X of 2014. The project current phase is proposed to be completed in a period of 5 years. The complete scope of work includes eight academic blocks, central library, VC office/administration blocks, auditorium, students service centers, boys' and girls' hostels, faculty and staff residences, sports complex, transport

facilities, boundary wall, rest house, internal roads, overhead reservoir, disposal station and external road. The current scope of work includes one academic block, one administration block, masjid, cafeteria, boundary wall, overhead reservoir, electricity connection and allied works.

10. CURRENT IMPLEMENTATION STATUS OF PROJECT

a. FINANCIAL:

| Year | Component | Allocation | Releases by P&D | Spending Releases | Exp. | % exp. |
|----------------------------|------------------|-------------------|----------------------------|--------------------------|----------------|---------------|
| 2020-21 | Capital | 70 | 70 | 70 | 69.958 | 99.94 |
| | Revenue | 0 | 0 | 0 | 0 | |
| | Total | 70 | 70 | 70 | 69.958 | 99.94 |
| 2021-22 | Capital | 300 | 300 | 240 | 240 | 100 |
| | Revenue | 70 | 70 | 33.763 | 33.763 | 100 |
| | Total | 370 | 370 | 273.763 | 273.763 | 100 |
| 2022-23 | Capital | 300 | 300 | 265.456 | 265.456 | 100 |
| | Revenue | 77.955 | 77.955 | 36.401 | 36.401 | 100 |
| | Total | 377.955 | 377.955 | 301.857 | 301.857 | 100 |
| 2023-24 | Capital | 123.664 | 123.664 | 121.165 | 121.161 | 99.99 |
| | Revenue | 0 | 0 | 0 | 0 | |
| | Total | 123.664 | 123.664 | 121.165 | 121.161 | 99.99 |
| 2024-25 (till date) | Capital | 145.14 | 145.14 | 145.14 | 23.90 | 16.46 |
| | Revenue | 108.76 | 108.76 | 0 | 0 | |
| | Total | 253.90 | 253.90 | 145.14 | 23.90 | 9.41 |
| Total | Capital | 938.804 | 938.804 | 841.757 | 720.475 | 85.59 |
| | Revenue | 256.715 | 256.715 | 70.164 | 70.164 | 100 |
| | Total | 1195.519 | 1195.519 | 911.921 | 790.639 | 84.077 |

b. PHYSICAL PROGRESS

Capital:

Attached as Annexure – A.

Revenue:

Attached as Annexure – A.

11. Justification of the Revision:

The justification of current revision is due to price variation, increase in MEPCO charges and increase in furniture cost etc. as under:

| Sr. No. | Item/head to be revised | Already approved | Proposed Revision | Difference | Justification |
|----------------|--------------------------------|-------------------------|--------------------------|-------------------|---------------------------|
| | Capital | | | | |
| 1 | Price Variation | 69.554 | 135.734 | 66.180 | Price variation. |
| 2 | MEPCO & Transformer Chares | 15.00 | 46.025 | 31.03 | Based on demand notices. |
| 3 | 5% PRA | 38.254 | 41.564 | 3.31 | Based on price variation. |
| | Total Capital | 839.220 | 939.734 | 100.515 | |

| | Revenue | | | | |
|---|-------------------------|----------------|------------------|---------------|---------------------------|
| 1 | Lab Equipment | 132.279 | 130.021 | -2.258 | |
| 2 | Furniture | 15.492 | 22.877 | +7.385 | Increase in market price. |
| 3 | Transport | 17.463 | 20.525 | +3.062 | Increase in market price. |
| 4 | Project Management Unit | 13.608 | 3.335 | -10.233 | Re-adjustment |
| | Total Revenue | 178.842 | 176.798 | -2.044 | |
| | Total | 1018.06 | 1,116.530 | 98.471 | |

12. Comparison of Cost

A. Capital Cost

(Rs. In Million)

| Sr. No. | Components | Covered Area | Original Approved | Approved Cost (1 st Revised) | Proposed 2 nd Revision | Difference (2 nd – 1 st Revised) |
|------------------------|--|---------------|-------------------|---|-----------------------------------|--|
| 1 | Construction of Administration Block | 71,500 Sft | 219.797 | 219.797 | 219.797 | 0 |
| 2 | Construction of Academic Block (Chemical Engineering) | 76,500 Sft | 260.715 | 260.715 | 260.715 | 0 |
| 3 | Masjid | 6,590 Sft | 20.705 | 20.705 | 20.705 | 0 |
| 4 | Canteen | 7,550 Sft | 16.338 | 16.338 | 16.338 | 0 |
| 5 | Car Parking Shed (1 x 400 x 20) | 8,000 Sft | 7.000 | 7.000 | 7.000 | 0 |
| 6 | OHR (reduced from I lac to 50,000 Gallon) | 50,000 Gallon | 10.000 | 10.000 | 10.000 | 0 |
| 7 | Turbine | 1 Cusec | 6.706 | 6.706 | 6.706 | 0 |
| 8 | Electric Sub-station Room (40 x 60) | 2,400 Sft | 5.073 | 5.073 | 5.073 | 0 |
| 9 | Disposal System | I Job | 2.312 | 2.312 | 2.312 | 0 |
| 10 | Security Wall 9 inch thick 8 ft height | 12,164 Rft | 63.131 | 63.131 | 63.131 | 0 |
| 11 | Razor cut wire 24 inch dia on Boundary Wall | I Job | 4.379 | 4.379 | 4.379 | 0 |
| 12 | Provision of tuff pavers for parking area and approach to building | I Job | 12.000 | 12.000 | 12.000 | 0 |
| 13 | Internal Carpeted Roads | I Job | 27.706 | 27.706 | 27.706 | 0 |
| 14 | Provision of Security Towers | 12 Nos. | 10.862 | 10.862 | 10.862 | 0 |
| 15 | Provision of fire-fighting System | 147,000 Sft | 7.350 | 7.350 | 7.350 | 0 |
| 16 | External Development 15 % on Rs. 429,235,560 | I Job | 21.461 | 21.461 | 21.461 | 0 |
| Total | | | 695.544 | 695.544 | 695.544 | 0 |
| Price Variation | | | | 69.554 | 135.734 | 66.180 |
| 17 | Add extra for MEPCO and Transformer | | 15.000 | 15.000 | 46.025 | 31.03 |

| | | | | | | |
|-------------------------------|---|--|----------------|----------------|----------------|----------------|
| | Charges | | | | | |
| 18 | Add 2% Consultancy Charges for Residential Supervision on amount of Rs. 746.642 M | | 13.910 | 13.910 | 13.910 | 0 |
| 19 | Add for 5 % PRA on amount of Rs. 746.642 M | | 34.77 | 38.254 | 41.564 | 3.31 |
| 20 | Add for 1 % for Horticulture on amount of Rs. 746.642 M | | 6.955 | 6.955 | 6.955 | 0 |
| Total Capital Cost (A) | | | 766.188 | 839.220 | 939.734 | 100.515 |

B. Breakup of Revenue Cost

(Rs. In Million)

| Sr. | Description | Original Approval | 1 st Revised | Proposed 2 nd Revised | After Pre-PDWP | Difference |
|-------------------------------|---|-------------------|-------------------------|----------------------------------|-----------------|---------------|
| 1 | Lab Equipment (Teaching Lab of Chemical Engineering and Technology) | 132.279 | 132.279 | 130.021 | 130.021 | -2.258 |
| 2 | Furniture (Chemical and Admin Block) | 15.492 | 15.492 | 22.877 | 22.877 | +7.385 |
| 3 | Transport | 17.463 | 17.463 | 20.525 | 20.525 | +3.062 |
| 4 | Project Management Unit | 13.608 | 13.608 | 5.385 | 3.375 | -10.233 |
| Total Revenue Cost (B) | | 178.842 | 178.842 | 178.808 | 178.758 | -2.084 |
| Grand Total (A + B) | | 945.029 | 1018.06 | 1118.542 | 1116.492 | 98.432 |

Project Management Unit (Comparative Statement)

| Sr # | Description | Previous | | | 2 nd Revised Proposed | | | After Pre-PDWP | | |
|------|------------------------------------|----------|----------|---------------|----------------------------------|----------|--------------|----------------|----------|--------------|
| | | Months | Rate Rs. | Amount | Months | Rate Rs. | Amount | Months | Rate Rs. | Amount |
| 1 | Project Director (1) | 36 | 175,000 | 6.300 | 6 | 300,000 | 1.800 | 6 | 200,000 | 1.200 |
| 2 | Junior Civil Engineer (1) | 36 | 75,000 | 2.700 | 10 | 75,000 | 0.750 | 19 | 75,000 | 1.425 |
| | | | | | 15 | 125,000 | 1.875 | 6 | 125,000 | 0.750 |
| 3 | Sub-Engineer (1) | 36 | 50,000 | 1.800 | 6 | 70,000 | 0.420 | 0 | 70,000 | - |
| 4 | Accountant / Computer Operator (1) | 36 | 40,000 | 1.440 | 0 | 70,000 | - | 0 | 70,000 | - |
| 5 | Driver (1) | 36 | 20,000 | 0.720 | 6 | 50,000 | 0.300 | 0 | 50,000 | - |
| 6 | Niab Qasid (1) | 36 | 18,000 | 0.648 | 6 | 40,000 | 0.240 | 0 | 40,000 | - |
| | TOTAL | | | 13.608 | | | 5.385 | | | 3.375 |

Part-B (Appraisal of the Project):

13. COMMENTS OF EDUCATION WING P&D BOARD

A pre-PDWP meeting was held on 21.11.2024 under the Chairmanship of Member (Education), Planning & Development Board to discuss the 2nd revised PC-I / cost estimates of the scheme. After thorough deliberations, it was decided that HED may submit / upload amended PC-I on SMDP after incorporating following information/documents:

| SR. NO. | DECISION | RESPONSE BY HED | Remarks |
|----------------|---|---|----------------|
| 1. | Complete Price Variation in the light of observations of the Technical Section, P&D Board and relevant guidelines of P&D Board; | Complete price variation added in the revised PC-I. | Noted |
| 2. | Certificate from the Chief Engineer regarding admissibility and accuracy of Price Variation estimates on the prescribed format. | Certificate attached in the revised PC-I. | Noted |
| 3. | Physical Progress of the Project; | Physical progress added in the revised PC-I. | Noted |
| 4. | Year-wise Capital-Revenue break-up of costs, allocations, releases and utilization; | Included in the revised PC-I. | Noted |
| 5. | MEPCO demand notices along with other relevant Bills; | Attached in the revised PC-I. | Noted |
| 6. | Elaborated HR requirements along with justifications; | Elaborated and Justified in the revised PC-I. | Noted |
| 7. | Justification of enhancement in cost of furniture. | Added in the revised PC-I. | Noted |
| 8. | Corrections in sections 5 and 14 of PC-I. | Corrected. | Noted |

14. OBSERVATIONS OF TECHNICAL SECTION P&D BOARD

Executive Engineer, Buildings Division No.1, Multan has submitted annotated response of the observations raised by Technical Section of P&D Board which are as under:

| Sr. No. | OBSERVATIONS | REPLY | REMARKS |
|----------------|---|---|----------------|
| I | According to running bills the project commencement date was December 2020 while the first running bill was issued on 16.03.2021. It may be explained why no bill was made in December 2020, January 2021 | The work order of the project was issued on 23.12.2020 and the contractor mobilized at site immediately but the following site constraints hurdled the pace of the work and the first bill was framed and passed during the | Noted |

| | | | |
|----|---|--|-------|
| | and February 2021. | <p>month of March- 2021.</p> <ul style="list-style-type: none"> • The land for the subject project was acquired during 2014 and later on the issues, related to revenue department, raised due to disputes of land with local inhabitants which were sorted out prior to start of construction activities at site. • Removal of some already existing small structures at site. • Removal of huge quantity of debris and shrubs from the site. | |
| II | The department to certify that no price variation is applied on the secured advance released, if any. | <p>The observation that no Price Variation is applied on items of secured advance is not correct as under the clause 55 of the Contract Agreement, which covers the said point, is being reproduced under for ready reference:</p> <p>Clause 55 of "Standard Contract Form for Execution of Works", which is being reproduced here for ready reference:</p> <p>"If under the existing codal rules, secured advance is paid on all are any of the imperishable items in sub clause 2 above, Price variation shall be admissible on such item(s) in respect of quantity or quantities for which secured advance has been paid to the contractor, however, Price variation will be paid after actual consumption of the material but rate to calculate the price variation would be period when material was</p> | Noted |

| | | | |
|-----|---|--|---|
| | | <p>brought at site."</p> <p>However, it is certified that during the calculation of the Price variation, the rates for calculation has been taken the same the said material was brought at site.</p> | |
| III | <p>Certificate regarding admissibility and accuracy of price variation by PD concerned is to be made part of revised PC-1 in view of guidelines issued by P&D board.</p> | <p>In light of guidelines issued by P&D board vide No. 12(14)PO(COORD-II)P&D/2024 dated 24.01.2024, a certificate of Price variation has to be issued by Chief Engineer for the schemes coming under the umbrella of PDWP forum, which is being attached here. The same has also been countersigned by PD concerned.</p> | <p>Price variation already paid through contingency is to be clearly stated. Furthermore, the certificate for price variation claim is to include total price variation required for project.</p> |
| IV | <p>Copies of claim submitted by the contractor to engineer in-charge on monthly basis as per class 56 of standard contract agreement is to be shared</p> | <p>Compliance made. The relevant documents attached.</p> | <p>Noted</p> |
| V | <p>Year wise financial statement of scheme in consonance with SMDP report is to be made part of revised PC-1.</p> | <p>The year wise financial statement, duly vetted by the District Accounts Office Multan, is attached.</p> | <p>Noted</p> |
| VI | <p>Copy of agreed work schedule program admissible under clause 8 of contract agreement is to be provided.</p> | <p>Compliance made. The relevant documents attached.</p> | <p>Noted</p> |
| VII | <p>The data provided reveals that there is a gap of 3 months between 5th and 6th running bills and a gap of 4 months between the 27th and 28th running bills. It is requested that the department may explain why such a large gap occurred</p> | <p>The 5th Running Bill was passed on 18.06.2021 at the end of the financial year while the 6th Running Bill was passed on 16.08.2021 due to provision of funds during the month of August-2021. As far as the 27th and 28 bills are concerned there</p> | <p>The price variation is to be paid as per the month the work was executed on and not on month of</p> |

| | | | |
|------|---|---|---------------------|
| | during the execution of scheme. It is requested that department may provide justification why no work was executed in July 2021 as well. | is not a gap of 04 months as the 27th Bill was passed on 07.08.2023 and the 28th on 03.10.2023 that is well justified. Moreover, the work was not stopped during the month of July 2021. The construction work was executed during the month of July-2021 which was claimed during the next month August- 2021 when funds were received. | Running Bill basis. |
| VIII | Similarly it has been absorbed that several running bills were issued during one month. For example the 21, 22nd and 23rd running bills were Issued on 9.12.2022, 20.12.2012 and 28.12.2012 respectively. The PD may match the measurement book with claims submitted by the contractor to engineer in-charge for work done during the month. | The payment to the contractor is made as per his actual & verified work done at site. The 21st bill was paid to the contractor against his verified work done at site on 09.12.2022. The next running 22nd Bill was paid to the contractor on 19.12.2022 which comprises merely the payment of Price variation and no payment against work done was made. The next running 23rd Bill was paid to the contractor on 06.01.2023 which is well justified in terms of payments against the work done at site. | Noted |
| IX | The department has provided measurement book number 1081/581 was missing page number 110-114 are missing and the date of measurement given in the price variation spreadsheet is 14.10.2021. However the date of measurement in the same measurement book at page number 64 is 11.12.2013. This may be explained. | There has been made no such mistakes in the said MB. The copy of relevant pages of said MB are being attached for the ready reference. | Noted |

15. **RECOMMENDATIONS:**

The scheme is presented before PDWP for consideration of 2nd Revised PC-I.