

MINUTES OF THE 10TH MEETING OF BWC HELD ON
14TH FEBRUARY 2009

The 10th Meeting of the BWC was held on 14th February, 2009 at 10.00 am in the Conference Room of COEP. Following members were present.

1. Prof. Anil Sahasrabudhe, Director, COEP & Chairman BWC.
2. Shri. Atul Kirloskar, Member BOG & BOG representative on BWC.
3. Prof. Uday Athavankar, Professor in IDC, IIT Bombay, Mumbai, Member.
4. Shri. Salil Ranadive, Architect, Mumbai, Member.
5. Prof. B.G. Birajdar, Professor, Dept of Civil Engineering, Secretary, BWC.
6. Brig. K.S. Pathania (Retd), General Manager (Admin), Invitee

Chief Engineer, PWD could not attend the meeting due to preoccupation.

Prof. A.D. Sahasrabudhe, Director COEP and Chairman BWC welcomed the members and the agenda items for the day were taken up for further discussion/decision.

Item – 01

Confirmation of the Minutes of 9th Meeting of BWC held on 16th June, 2008.

Minutes of the 9th Meeting of BWC held on 16th June, 2008 were tabled for confirmation.

Resolution

The minutes of the 9th Meeting of BWC held on 16th June 2008 were approved. The BWC appreciated the various works initiated and carried out.

Item – 02

Confirmation of Award of contract for construction of Academic Complex Building and Girls' Hostel.

The Secretary BWC briefed the members regarding the procedure followed to award the contract for construction of above projects which was informed over emails from time to time.

Two-bid tenders (technical and commercial) were invited through advertisement in newspapers and website. Seven tenders were received for Girls Hostel and nine tenders received for Academic Complex.

Five firms were shortlisted for Girls Hostel and Academic Complex based on technical bid evaluation. The commercial price bids of shortlisted firms were evaluated and lowest bidder (highest score bidder) M/s IVRCL were invited for negotiations.

The final value of the contracts are:-

Girls' Hostel	-	Rs. 14,88,92,222/-
Academic Complex	-	Rs. 6,81,16,292/-

Members were also informed that Letter of Intent (LOI) had been issued to IVRCL Infrastructure and Project Limited, being the lowest bidder.

Resolution

Members noted that CCBA had changed the layout of Girls Hostel due to new regulations of PMC and to get better natural light in the case of Academic Complex. They critically analysed the layout and approved the new layout. They suggested that no deviations from the Master Plan (already submitted by CCBA) would be accepted in future, unless prior approval of the BOG/BWC is obtained. Moreover, the layout of the buildings should be such that river view should be accessible to other departments as well, and layout of the buildings should not create a continuous wall type of obstruction.

Item – 03

Confirmation of Project Management Consultant (PMC) for construction of Girl's Hostel and Academic Complex

The members were briefed about the appointment of M/s Creation Consultant as PMC for the above projects.

Resolution

The members approved the appointment of M/s Creation Consultant as PMC and suggested the following:-

- (a) PMC should be involved immediately and they should prepare all the necessary documents to ensure that projects are accomplished as per laid down schedule.
- (b) They should maintain a close liaison between the Architect and the Contractor.
- (c) List of drawings pertaining to the projects should be immediately sought from PMC firm and same should be obtained from CCBA.
- (d) They must work out all the details including bar charts etc to ensure meticulous monitoring, and timely completion of the projects.
- (e) They should monitor any increase or decrease in rates of various items being used in construction work to ensure, correct assessment of the cost of the project.

Item – 04

Progress Report of works already approved by BWC (Item – 04 to Item – 15 of Agenda for 10th BWC Meeting held on 14th February, 2009).

The members were informed about the progress of works which had already been approved by the BWC.

Item No.	Name of work	Contract cost/ Actual expenditure (Rs.)
4	(a) Renovation of I Block (Boys' Hostel) (b) Renovation of H Block (Girls' Hostel) (c) Renovation of G Block (Boys' Hostel) (d) Generator Set for Hostel	89,24,000/- 61,69,435/- 15,65,510/- 11,74,518/-
5	Renovation of Auditorium (a) Acoustic and Interior Works (b) Sound System and Stage Lighting (c) Providing and Fixing chairs (d) HVAC System	72,49,393/- 14,25,100/- 28,64,432/- 47,21,868/-
6	Renovation works of Applied Mechanics Division (a) Toilet Block at basement floor and ground floor (b) Class room No. 22 (c) Basement floor and computer lab (d) Renovation and modification of NDT lab (e) Renovation of Applied Mechanics lab	3,23,385/- 2,23,600/- 8,35,700/- 14,34,830/- 7,68,880/-
7	Providing and fixing partition and false ceiling in Electrical Department	9,09,260/-
8	Stone pavement around main building	18,44,099/-
9	Provision of interlocking paving blocks Phase – I Phase - II	16,39,382/- 13,00,529/-
10	Increase in height of compound wall adjacent to railway line	11,76,785/-
11	Fencing work at play ground	7,29,402/-
12	Partition, false ceiling and aluminum sliding windows in Metallurgy & Material Science Department	15,64,083/-
13	Additional fencing to remaining portion of compound wall in hostel campus	5,52,348/-
14	Civil and Electrical Works in Steam Engineering Lab	8,48,538/-
15	Renovation and construction of toilet blocks in Electrical Engineering Department	12,98,837/-

Resolution

The members noted the progress and also appreciated the same.

Item - 05

Certain works which were urgent in nature based on case to case basis had been executed/sanctioned after approval of the Chairman of BWC. Details of such works as given below were brought to the notice of the members for their information and concurrence.

Sr. No.	Name of work	Cost (Rs.)
1.	Renovation of Computer Lab of Instrumentation Department	13,26,623/-
2.	Internal/External Painting of library and Auditorium	4,80,824/-
3.	Providing and fixing false ceiling and partitions/doors in Production Engineering Department (Repeat Work Order)	5,06,627/-
4.	Electrical Works in different Labs/depts	34,10,488/-

Resolution

The BWC approved the works undertaken due to emergency.

The members suggested the following:-

- (a) As a routine the proposed works should be discussed during BWC Meeting, and thereafter, they should be sanctioned/executed. Nevertheless, very urgent works in an emergency, may be sanctioned and intimation be sent to the members through email for their formal approval.
- (b) Progress of sanctioned works may be intimated through email.

Item – 06

Following works/proposals were approved by the members:-

- (a) Construction of boundary wall around Plot No. 804 (in front of Civil Courts) at an approximate cost of Rs. 13 Lakhs.
- (b) Waterproofing of Auditorium, Metallurgy Department and Girls' Hostel Mess (approximate cost Rs 10 Lakhs).
- (c) Rewiring in Metallurgy Department and Applied Mechanics Division (approximate cost Rs. 29.50 lakhs).
- (d) Appointment of consultants to study the present and future requirements of electricity in the campus and give their recommendations.

Item – 07

The members suggested that proposal for the following works be discussed prior to their execution/sanction during next Meeting of the BWC.

- (a) Renovation of basement floor in Mechanical Engineering Department (estimated cost Rs. 16, 93,370/-).

- (b) Renovation of Mechanical Drawing Hall, Mechanical Engineering students Association Library and Theory of Machines Laboratory (estimated cost Rs. 67,86, 102/-)

Item – 08

Renovation/Construction of Boat Club Servant Quarters (estimated cost Rs. 10,89,763/-)

It was brought to the notice of the members that existing servant quarters of Boat Club were in a dilapidated condition and their demolition and reconstruction was inevitable. Moreover, CCBA had suggested the site of existing servant quarters and the adjoining area near the boat club as the most suitable location for the construction of a building for **Bhau Institute for Innovation Entrepreneurship and Leadership**. Consequently, it was planned to relocate the new servant quarters near the institute boundary next to E & TC Building so that after the demolition of present dilapidated servant quarters, building for **Bhau Institute for Innovation Entrepreneurship and Leadership** would be constructed at the same location.

Resolution

The members suggested to locate all supporting staff at one place, which should be separate from academic complex area. They further suggested to locate them at Plot No 804 from where the encroachment has recently been removed, if feasible, rather than at the presently planned location near the boundary wall of E & TC Department. The members felt that this way Plot No. 804 will be gainfully utilized and any possibility of future encroachment would also be eliminated. It was also suggested that the subject plot could also be used for parking in addition to these servant quarters. The members also approved any extra expenditure which may be incurred while constructing servant quarters at a different location.

Item – 09

The members suggested the following in respect of work of Master Plan Architect CCBA :-

- (a) A number of repair works (civil & electrical) are being undertaken in the institute. Hence, CCBA should immediately forward the manual of standard items which should be used in the campus to conform to the Master Plan, so that uniformity is ensured.
- (b) CCBA should complete the Master-Plan including preparation of a model and start renovation of heritage main building and suggest its appropriate utilization.
- (c) The institute may need the services of a few architects to be employed to plan and execute new works which are likely to come up in COEP in future. CCBA may be consulted in this regard and two to three Architects should be short listed, so that the routine works are planned by the experts and they are executed in such a manner that they match with the Master Plan.

Item – 10

All the members visited the renovated auditorium to see the renovation work and appreciated the quality of work. A few suggestions regarding railing near the stairs, laying of carpet for taking care of future replacement of soiled carpet were indicated by the members. It was suggested that an agency may be identified for its maintenance and for ensuring cleanliness so that the facility could be always up to date and given on hire.

Shri. Salil Ranadive visited 'H' Block (Girls' Hostel) and 'I' Block (Boys' Hostel) and appreciated the renovation works and suggested how we could further increase the space in the Girls Hostel mess.

Meeting ended with thanks to all the members.

Secretary, BWC