

**Minutes of the 11th BWC Meeting
held on June 24, 2009**



College of Engineering, Pune – 411 005

**MINUTES OF THE 11TH MEETING OF BWC HELD ON
24TH JUNE, 2009**

The 11th Meeting of the BWC was held on 24th June, 2009 at 11.00 am in the Conference Room of COEP. Following were present.

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

Chief Engineer, PWD and Mr. Salil Ranadive 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 10th Meeting of BWC held on 14th February 2009.

Minutes of the 10th Meeting of BWC held on 14th February 2009 were tabled for confirmation.

Resolution

The Minutes of the 10th Meeting of BWC held on 14th, February 2009 were approved. The BWC appreciated the various works initiated and executed under the aegis of BWC.

Item - 02

Presentation by Ms Abha Narain Lambah – Upgradation/ Restoration of Heritage Building

Ms Abha Narain Lambah, who is a Conservation Architect & Historical Building Consultant had come from Mumbai and she gave a very comprehensive and detailed presentation on various restoration projects, which have either been accomplished by her or they are under conservation/restoration process. She gave detailed account of the process with special reference to her work executed at Mumbai University Complex, Various Heritage Buildings in Hyderabad, Rajasthan and Monastery at Leh. She suggested that in case COEP was also considering to restore their Heritage Building, then for planning July to August was the most suitable time, because during that period no restoration work could be done. She stated that the fees for specialized work of this nature are 7.5% of the cost of the project. If the entire restoration could not be taken in

one go, it could be divided into 2-3 phases. She also suggested that for restoring heritage buildings, there are possibilities of getting funding from Government agencies.

Resolution

BWC resolved that based on the nature and quality of work executed by Mrs Abha Lambah, she may be appointed as heritage architect for renovating COEP heritage building.

Item - 03

Progress Report of Construction of Girls' Hostel & Academic Complex

Representatives from M/S Creations (PMC) and IVRCL Infrastructures & Projects Ltd. (Construction Company) briefed the members regarding progress of both the projects.

Resolution

The members were generally satisfied with the progress. However, they suggested that PMC should be more pro-active in their approach and they should ensure that parameters/stipulations/specifications as laid down by the Architect from time to time must be followed in both letter and spirit. At no stage any dilution/compromise on quality of work would be accepted and they must establish a strong link between Architect, Construction Agency and the Users. Points discussed during weekly conferences/visits to the construction site must be recorded meticulously and implemented with alacrity under intimation to all. Moreover, the PMC should ensure the progress of the projects as per the laid down time schedule. Any bottlenecks must be anticipated and appropriate action must be initiated well in advance to negate their adverse effects on the progress of the projects.

Item – 04

Progress Report of Works Already Approved

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

- (a) **Construction of Boundary Wall Around Plot No. 804.** The boundary wall has been constructed around the plot at a cost of Rs. 7,53,840.
- (b) **Waterproofing of Auditorium, Metallurgy Department & Girls' Hostel Mess.** The job has been accomplished at a cost of Rs. 7,53,840/- against estimated cost of Rs. 6,56,723/- The additional expenditure was due to increase in required quantity of waterproofing.
- (c) **Renovation Work in Production Department (FAB Lab).** The work was required to be sanctioned on priority, since the conference pertaining to FAB Lab is scheduled in August 2009, in collaboration with MIT, USA. A detailed proposal was forwarded to the members and their approval was obtained on 1st Jun 2009 through email. Subsequently, tenders were invited through an advertisement in the news paper. 11 tenders were received and work has been awarded to the competitive lowest bidder at a cost of Rs. 5,59,403/- as against cost of Rs. 6,14,170/-

- (d) **Polishing of Doors & Windows of Main Heritage Building.** Finishing of the doors & windows of the Main Heritage Building has been carried out by removing the paint by burning and polishing them by applying linseed oil at a cost of Rs. 5,22,600/- through M/S Ramdars Sahanai.
- (e) **Eco-friendly Interlocking Pavement Block.** During 10th BWC Meeting, progress on provisioning and fixing of eco-friendly pavements blocks in COEP for phase I and II was given. Similar work in Hostel Complex has also been executed at a cost of Rs. 15,34,992/- to maintain cleanliness around the living accommodation of the boarders.

Resolution

The members noted the progress with appreciation.

Item – 05

Renovation of Mechanical Drawing Hall

The condition of Mechanical Drawing Hall is pretty bad, because during rainy season the water enters the basement and the roof leaks profusely. The work was projected during 10th Meeting of BWC. The members had suggested that the proposal should be discussed in detail prior to execution. Considering the urgency of the subject work, the proposal was circulated to the members for their review and approval. After their consent, open tenders were invited through an advertisement in the news paper. The work has been awarded to the lowest bidder at a cost of Rs. 29,77,838/ against estimated cost of Rs. 33,27,962. The sheets of the roof (Asbestos) have been replaced with GI Sheets and the rest of the work is in progress.

Resolution

The members accorded their formal approval to execute the above mentioned work.

Item - 06

Provision of Cafeteria in Hostel

The strength of the boarders in the Hotel is over 1420 and there is no cafeteria within the Hostel Complex. Considering the strength of the boarders and the security environment, a proposal to construct a cafeteria within the Hostel premises was put up for the consideration of the BWC

Resolution

The proposal was discussed in detail by taking all the pros and cons into consideration. Ultimately the proposal was shelved for the time being since this needs to be integrated in the Master Plan of hostel complex.

Item – 07

Construction of Compound Wall Around Final Plot No. 79 Adjacent to Dargah & Judge's Bungalow

Application for measurements/demarcation of above mentioned plot had been submitted to the revenue authorities, because certain parties with vested interests were trying to lay their claim on COEP land. The measurements were carried out by the revenue authorities on 22 May 2009, and demarcation plan is likely to be received within a week or so. Considering the fact that this is a sensitive issue, it is proposed that after the receipt of legal documents from the revenue authorities, a boundary wall must be constructed immediately around our plot to obviate any dispute in future. The approximate cost of the project would be around Rs. 18,00,000/-

Resolution

The members approved the proposal.

Item – 08

Flooring in Front of Civil Engineering Department

Flooring in front of Civil Engineering Department has deteriorated, as such giving a shabby look, because the other areas around the Dept have been provided with interlocking paving blocks. It was proposed that fresh stone flooring be done in front of the Dept which will match with the existing stone masonry buildings. The approximate cost of the proposed work will be Rs. 5,00,000/-

Resolution

The members approved the proposal.

Item - 09

Construction of Study Rooms

The study room of the library is too small, since it can accommodate only 20 – 30 students. To overcome the problem we have permitted the students to use the hall of the Main Heritage Building, which is not desirable. Although the proposal for the construction of library building is in offing, but it will take considerable time for the subject project to come up, hence, as interim measure, it was proposed that a study room be added to the library by alteration/modification of the existing building and also a study room be constructed in the open space in Electrical Department. The conceptual drawings were shown to the members.

Resolution

The members discussed the proposal in detail and they directed that planning for modifications/alterations of the library and lobbies of the auditorium be planned and executed as one work. However, the proposal to construct study room in Electrical Engineering Department was shelved.

Item – 10

Revision of Payment Schedule of Basic Items (Steel/Cement/Tiles) for Construction of Girls' Hostel and Academic Complex

As per terms and conditions of the contract, the payment of the above mentioned items as and when purchased, 75% of the actual cost is required to be paid to the

construction agency as a routine payment. However, it has been observed, that dealers charge 4% extra since the items are procured on 30 days credit. On the other hand if 100% payment is made within 48 hours we may save up to 3% net (because in this scenario they offer discount) on such bulk purchases, taking into consideration that our money in bank will accrue 1% interest. Hence, it was proposed that 100% payment on bulk purchases of Steel/Cement/Tiles be made to the construction agency and the amount so paid would be actual purchase cost or cost arrived at considering the basic rates as mentioned in the contract, whichever is less.

Resolution

The members objected to this proposal on the grounds that if the dealers are charging up to 4% extra on monthly credit purchases, then they are charging too much and our PMC should ensure that even on monthly credit norms, which are generally followed in whole sale market we should get the material without any increase in the purchase rates. They further reiterated if our PMC cannot ensure that, then apparently they are not discharging their duties diligently. The members did not approve the proposal and directed that status quo be maintained.

Meeting ended with thanks to all.

**Secretary, BWC
College of Engineering, Pune.**