

**MINUTES OF THE 12TH MEETING OF BWC HELD ON
23RD MARCH, 2010**

The 12th Meeting of the BWC was held on 23rd March, 2010 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. Shri. Salil Ranadive, Architect, Mumbai, Member.
4. Prof. B. G. Birajdar, Professor, Dept of Civil Engineering, Secretary, BWC.
5. Prof. G. B. Pant, Member BOG, Invitee.
6. Brig. K.S. Pathania (Retd) General Manager (Admin), Invitee.

Prof. Uday Athawankar, and 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 11th Meeting of BWC held on 24th June, 2009.

Minutes of the 11th Meeting of BWC held on 24th June, 2009 were tabled for confirmation.

Resolution

The Minutes of the 11th Meeting of BWC held on 24th June, 2009 were approved by the BWC with appreciation.

Item - 02

Conservation/Restoration of Main Heritage Building.

M/S Abha Narain Lambah Associates (ANLA) (Heritage Conservation Architects) have been appointed as consultants for conservation/restoration of the Main Heritage Building. Ms Aditi Khavnekar of ANLA gave detailed presentation, covering the salient details pertaining to the present condition of the building, the main causes of deterioration and remedial measures which they intend to undertake during various phases of

restoration/conservation process, to ensure that Heritage Building is restored to its original shape and grandeur. She also gave out the details of requirement of funds for various phases, and the total cost of the project (Rs. 500 lakhs).

Resolution

The members appreciated their plan in general. However, they gave the following guidelines to be followed, while executing the conservation/restoration work:-

- (a) Detailed planning of the entire project to be made meticulously and thereafter, work to be executed in phases as per priorities/relevant importance of each phase.
- (b) While planning, the most important factor which must be taken into consideration is the envisaged use of the building by the institution, after completion of conservation/restoration work. That must be spelt out explicitly by the Director. As sequel to this, after the meeting, Director, went around the entire building along with Ms Aditi Khavnekar and gave the following instructions:-
 - (i) Offices of Director, Deputy Director, five Deans, Registrar and three PAs will only be located in the first floor of the Heritage Building. Examination Cell, Gymkhana office and Alumni Association office (which are in the Annex of the main building on the ground floor); status quo will be maintained in their case. All other offices will be shifted to some other locations.
 - (ii) There may be one or two well designed conference rooms for meetings.
 - (iii) Main Hall in the ground floor will be used to conduct a few selected functions.
 - (iv) Some portion of the building will be used to show case the history of the institution. There could be a gallery showcasing the history of the institute, its achievements, achievements of alumni, photographs, paintings, information about history of departments, their heads, Principals/Directors etc.
 - (v) Top floor will be used as view point; as such provision of matching furniture, fittings and fixtures is required to be catered for.
 - (vi) Based on above parameters M/S ANLA will submit the detailed suggested utilization plan.
- (c) M/S ANLA, should immediately commence planning including tendering action, to ensure that actual work commences in the first week of October 2010 after the current rainy season. After conservation/restoration process the building should look elegant, legendary and iconic. Hence, earlier sub-standard additions/alterations

which have been carried out and they are not matching with the original design of building should be removed.

(d) While planning the renovation/conservation, a detailed report from the structural engineer must be obtained to fine tune the process.

Item - 03

Progress Report on Construction of Girls' Hostel and Academic Complex Building.

Mr. Rahul. M. Sathe and Mr, Harsh Manrao from M/S Christopher Charles Benninger Architects Private Limited (CCBA) gave detailed presentation on the progress of the projects. They also covered the details pertaining to the deviations in basic design of the buildings and anticipated escalation in the cost of the projects.

They brought it to the notice of the members, that in Girls' Hostel building one more floor had been added, as such, the built up area had been increased by 20,300.36 sq. feet and the corresponding cost of construction would increase by Rs. 276.96 lakhs. Similarly, as per final working drawings, the built up area of Academic Complex had increased by 7,430.10 sq. feet and there would be an escalation of Rs. 168.38 lakhs in construction cost.

Resolution

The members noted the progress/deviations pertaining to above mentioned projects and also perused the details of deviations, submitted by CCBA and attached as Annexure to the Agenda. They approved the deviations in built up area. However, it was observed by them that the figures of cost escalation were not realistic, because while calculating the revised cost of construction, CCBA had not factored the reduction in cost of certain items. They also observed that tendering action in respect of large number of works had not been initiated by CCBA. They instructed CCBA to take following action on priority:-

- (a) Tenders for balance works to be invited and contracts should be awarded at the earliest.
- (b) CCBA should work out the realistic figures of escalation in cost of construction by taking into consideration all factors related to the cost of construction with in next twenty days, for the approval of BWC.
- (c) CCBA should also ascertain/ find out the engineering details pertaining to solar heating system and elevators. The members suggested that high speed elevators should be installed and factors related to the wastage of water in solar heating system to be studied by them.

Item – 04

Increase in Capacity of Girls' Hostel.

In the 16th BOG Meeting held on 4th February 2010, Shri. Prataprao Pawar had suggested that feasibility of enhancing the capacity of Girls' Hostel (under construction) should be explored without any major changes/deviations, since there was acute shortage of accommodation. The Chairman BOG had appreciated the suggestion and directed that matter should be discussed by the Director, Shri. Prataprao Pawar and CCBA. Consequently, the matter was discussed and CCBA submitted the proposal to enhance the capacity from 400 to 588 girls students by increasing the number of occupants from two to three in each room with minor changes in layout of the room.

Resolution

The members discussed the matter in detail and gave following directions:-

- (a) The enhanced capacity should only be pro tem by just adding one additional bed. Subsequently when there is adequate accommodation, only two girl students should be accommodated in one room.
- (b) The choice of providing bunk beds should also be explored to provide more space to the bathroom which would be shared by six girls for the time being.

Item – 05

Extension of Period for Completion of Academic Complex Building and Girls' Hostel.

M/S IVRCL Infrastructure & Project Limited had requested for extension of completion date of Academic Complex Building through their letter dated 13th January (attached with Agenda). The members perused their letter and discussed the matter with them in the presence of CCBA and the PMC.

Resolution

The members discussed the matter in detail and directed that only legitimate extension of period for completion of projects will be granted. Nonetheless they approved the following:-

- (a) The period of completion in respect of Academic Complex Building was extended upto 24th September 2010 and completion period of Girls' Hostel Building was extended upto 24th December 2010.
- (b) The members further directed that CCBA and PMC in consultation with IVRCL Infrastructure & Project Limited should work out the details in such a manner that completion period could be reduced by taking certain innovative measures.

Item – 06

Request from Electrical Department of Pune Municipal Corporation, Pune (Letter No. 4029 Dated 008/02/2010).

Electrical Department of Pune Municipal Corporation, Pune had requested for 20 ft X 20 ft of land in COEP playground to shift the existing transformer (615 KVA) which was obstructing the widening of the road near Kala Niketan crossing. The members perused the letter and also discussed the matter.

Resolution

The members agreed to the above request of Electrical Department of Pune Municipal Corporation, Pune.

Item – 07

Progress of Ongoing Upgradation & Renovation Works.

The members were informed about the progress of work which had already been approved by the BWC as per details given below:-

Sr. No.	Name of Work	Contract Expenditure (RS.)	Cost/Actual
1	Increase in Height of Compound wall Adjacent to Railway Line	Rs. 10,57,664/-	
2	Renovation / Construction of Boat Club Servant Quarters	Rs. 11,13,564/-	
3	Renovation of Mechanical Drawing Hall	Rs. 29,77,838/-	
4	Renovation Work in Production Engineering Department (Fab-Lab)	Rs. 7,81,068/-	

Resolution

The members noted the progress and also appreciated the same.

Item – 08

Urgent Situation Works.

Certain works which were urgent in nature based on case to case basis had been executed 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.	Name of Work	Contract Cost/Actual Expenditure (Rs.)
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No.		
1	FRP Waterproofing Work for Parapet and Gutter in Production Engineering	Rs. 4,96,300/-
2	Renovation of Pavilion at COEP Ground	Renovation work – Rs. 5,52,237/- Restoration of woodwork – Rs. 5,86,878/-

Resolution

The BWC approved the works undertaken due to urgency.

Item – 09

Progress Report on Electrical Works.

During 10th Meeting of the BWC held on 14th February 2009, members had approved electrical works upto the tune of Rs. 29.5 lakhs. The details of major electrical works executed as mentioned below were brought to the notice of the members:-

Sr. No.	Name of Work	Contract Cost/Actual Expenditure (Rs.)
1	Applied Mechanics Division – Complete Renovation	Rs. 6,05,790/-
2	Electrical Department – Electrification of Labs, Rooms	Rs. 5,03,960/-
3	Production Department – Fab. Lab. – I	Rs. 2,62,388/-
4	Production Department – Fab. Lab. – II	Rs. 2,35,653/-
Total		Rs. 16,07,791/-

Resolution

The members noted the progress.

Item – 10

Proposed Works (Civil).

Following works /proposals as listed below were put up for the approval of BWC:-

- (a) Renovation of Survey Laboratory in Civil Engineering Department (Estimated Cost Rs.7.30 lakhs).
- (b) Furniture/Woodwork in Computer and IT Dept & Applied Mechanics Division (Estimated Cost Rs. 8.59 lakhs).
- (c) Replacement of Roof in Electrical Engineering Department, Hostel Blocks C & D, Hostel Mess Kitchen (Approximate cost 33.10 lakhs).

(d) Renovation of toilets in Mechanical, Computer & IT, Applied Mechanics Division and Metallurgy Departments. (Approximate Cost Rs. 27.50 lakhs).

(e) Renovation of basement in Mechanical Engineering Department (Approximate Cost Rs. Rs. 18.70 lakhs).

(f) Construction of protection [like weir] wall in river at Boat Club. (Approximate Cost Rs.21.25 lakhs).

(g) Renovation of Roof in Production Engineering Department and Plinth Protection & Waterproofing to Basement Area (29.75 lakhs).

The Chairman informed the members that M/S Premier Machine Ltd. are renovating the Production Engineering Workshop at a cost of Rs. 150 lakhs (Lalchand Hirachand Corpus Fund). In this project Rs. 90 lakhs are being spent on renovation of building and Rs. 60 lakhs are being spent on procurement of new machines. With an amount of Rs. 90 lakhs, it was expected that two third portion of the workshop will get renovated. However, the expenditure on renovation of two third portion of the workshop is going to escalate by another Rs. 10 to 12 lakhs and M/S Premier Machine Ltd. are going to bear the additional cost of renovation of portion already undertaken. There would be one third portion left out which also needs to be renovated. It is always advantageous to complete the task in one go to avoid rubble in the working area later. The Chairman suggested that we should get the balance portion of the workshop renovated by the same contractor at already contracted rates by paying the amount initially to the contractor from our funds and subsequently we may request M/S Premier Machine Ltd. to reimburse the amount in subsequent year. This will ensure uniformity in renovation of workshop, the time will be saved and classes would not be disturbed again, because the entire workshop will be renovated in one phase, which is already in progress. Moreover, if the entire building of workshop is not renovated in one phase it would look odd with some portion not renovated. The cost of this additional work is estimated to be about Rs. 29.75 lakhs.

Resolution

The members approved all the proposals as mentioned above including renovation of remaining portion of the Production Engineering workshop. The members also gave following directions while undertaking renovation works at COEP:-

(a) All renovation works should be approved and signed by the CCBA, so that they conform to the overall master plan.

(b) CCBA should also verify the validity of each renovation work and they should ascertain, whether the work is structurally sound or not.

Item – 11

Proposal for Additional Floor in Academic Complex Building.

It was brought to the notice of the members that, there was acute shortage of accommodation, especially in Computer & IT Department. It was, therefore, proposed, that an additional floor be added to the Academic Complex Building (under construction) for allotment to Computer & IT Department to alleviate the problem to some extent.

Resolution

The members observed that Academic Complex Building was being constructed for Physics, Chemistry and Mathematics Departments. Therefore, it was not prudent to mix up the issues; hence, they declined to approve the proposal. They suggested the matter should be first projected to CCBA; thereafter, institution and CCBA should mutually prepare the proposal for additional building/accommodation for further consideration of the BWC.

Item - 12

Master Plan for Electrical System.

The chairman brought to the notice of the members that, due to expansion, there has been phenomenal increase in the consumption of electricity and keeping in view the master plan of COEP and construction works already in progress, our requirement of electricity is going to increase further. It is, therefore, incumbent to plan in advance for our futuristic requirements of electricity to ensure that our electrical infrastructure matches with envisaged expansion plans. Keeping in view this aspect, after tendering action and negotiations a contract has been awarded to Voltas Limited – Global Engineering Centre for providing Consultancy Services towards planning of electrical systems at COEP. The consultancy charges would be 1.75% of the estimated cost of the project. The major tasks assigned to the agency are as under:-

- (a) Study the present existing installations from HT to LT distribution, load calculations and assessment of actual demand, possible maximum demand, KVA calculation sheet, rating of transformer, substation HT equipment requirements and DG set requirement.
- (b) Prepare system design to include, design of HT line, HT switchyard, main LT panel design and specifications and automation/synchronization/communication of equipment as per requirement. Prepare single line diagrams for the individual panel and entire system.
- (c) Plan cable schedule, cable tray layout panel & DB layout, street lighting design & layout, earthing layout, load distribution and load calculations for alternative energy source like DG set.
- (d) Prepare tender documents.

Resolution

The members approved the above and also appreciated the initiative of the institution.

Meeting ended with thanks to all. After the meeting, members visited the Production Engineering Department to see the renovation work and Fab Lab. Members saw all machines installed in Fab Lab and they appreciated the establishment of Fab Lab in COEP.

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