

**MINUTES OF THE 13<sup>TH</sup> MEETING OF BWC HELD ON**  
**26<sup>th</sup> June, 2010**

The 13<sup>th</sup> Meeting of the BWC was held on 26<sup>th</sup> June, 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. Prof. B. G. Birajdar, Professor, Dept of Civil Engineering, Secretary, BWC.
4. Prof. G. B. Pant, Member BOG, Invitee.
5. Brig. K.S. Pathania (Retd) General Manager (Admin), Invitee.

Prof. Uday Athawankar, Shri. Salil Ranadive, Superintending Engineer, PWD, Pune Circle and Joint Director, Regional Office, DTE, Pune 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 12<sup>th</sup> Meeting of BWC held on 23<sup>rd</sup> March 2010.**

Minutes of the 12<sup>th</sup> Meeting of BWC held on 23<sup>rd</sup> March, 2010 were tabled for confirmation. The members perused the minutes which were earlier circulated to them and the Chairman informed them that M/S Premier Machine Ltd. had agreed to renovate the entire workshop of Production Engineering Department by spending an additional amount of Rs. 500,0000/- or so (refer to Item-10 (g) of the Minutes).

**Resolution**

The Minutes of the 12<sup>th</sup> Meeting of BWC held on 23<sup>rd</sup> March, 2010 were approved by the BWC with appreciation. They also appreciated the magnanimity of M/S Premier Machine Ltd.

## **Item – 02**

### **Conservation/Restoration of Main Heritage Building.**

As per guidelines given by the members during the 12<sup>th</sup> Meeting of the BWC, M/S Abha Narain Lambah Associates, (ANLA) had prepared the tender documents, and Ms Aditi (representative of M/S Abha Narain Lambah Associates) gave out the general details of the tender documents and she also briefed the members about certain changes which they had suggested to be incorporated with special reference to the usage plan. The Chairman informed the members, that the documents for the approval of Heritage Buildings Committee had already been forwarded.

### **Resolution**

The members approved their plans in general however they gave the following directions.

- (a) ANLA should consult CCBA with special reference to the usage plan and their suggestions should also be incorporated to dovetail the entire process of renovation, restoration and usage plan into master plan of COEP.
- (b) While locating the toilets the wind direction should be taken into consideration to obviate foul smell in working places.
- (c) Provisions of internet connectivity/Wi- Fi should be catered for .

## **Item -03**

### **Progress Report on Construction of Girls' Hostel & Academic Complex Building.**

M/S Creations briefed the members on progress of construction pertaining to Girls' Hostel and Academic Complex Building. They brought it to the notice of the members that due to cracks which had been observed in few columns of both, Girls' Hostel and Academic Complex Building, the construction work has come to a grinding halt, consequently the projects would be further delayed by another 75 days including time required for repairs/recasting of weak columns.

### **Resolution**

The members discussed all the issues in detail, with CCBA, M/S IVRCL Infrastructure & Project Ltd and M/S Creations and gave following directions, which were accepted by both, M/S IVRCL Infrastructure & Project Ltd and M/S Creations:-

- (a) Girls' Hostel Part 1 and Part 2 should be ready by 31 December 2010 in all respects for occupation and Part 3 should be ready by 30 April 2011.
- (b) Academic Complex Building should be ready by 15 December 2010.

#### **Item -04**

**Cost Analysis by CCBA Including Details of Extra Items separately for Girls' Hostel and Academic Complex Building.**

#### **Item - 05**

**Third Party Inspection of Construction of Girls' Hostel and Academic Complex.**

Members were informed, that the construction of Girls' Hostel and Academic Complex Building commenced in May/June 2009. In the month of March 2010, cracks were observed in few columns of the subject buildings. The construction agency, M/S IVRCL Infrastructure & Project Ltd has carried out the inspection of the work of all columns through their own consultant. However, to ascertain the root cause of cracks and their remedial measures, COEP has also appointed the third party consultants to accomplish the following jobs:-

- (a) M/S DUROCRETE Engg Services Pvt Ltd for NDT and core tests to assess the strength of concrete.
- (b) Prof. S.B. Bonde has been appointed to assess the root cause of cracks and also to recommend the remedial measures.

The work was in progress and reports were expected by first week of July 2010.

#### **Resolution**

The members approved the above, and suggested that Head Office of M/S IVRCL Infrastructure & Project Ltd at Hyderabad be informed after corroborating all the details pertaining to the cracks, if they were at fault. Appropriate action should also be taken against other defaulting agencies.

#### **Item – 06**

**Progress on Works sanctioned during 12<sup>th</sup> Meeting of BWC.**

The members were informed that work orders in respect of following works had been placed on contractors after tendering action and they were in progress:

- (a) Furniture Works in Computer Engineering Department & Applied Mechanics Division; **Rs. 6,18,168/.**
- (b) Renovation of Roof of C & D Block at Hostel; **Rs. 8,38,390/.**
- (c) Renovation of Drainage Line in Production Engineering Department;  
**Rs. 1,20,734/.**

## **Resolution**

The members noted the progress.

### **Item – 07**

#### **Urgent Situation Works.**

It was brought to the notice of the members that works as mentioned below had been sanctioned after the approval of the Chairman, being urgent in nature and they were in progress:-

(a) **Renovation of Toilet Block and Roof of Servant Quarters at Hostel.**

The condition of roof and toilet block of servant quarters (six in number) was pretty bad and immediate repairs were essential, especially from hygiene and sanitation point of view. The work has been awarded to M/S Vimal Kumar Dwivedi after tendering action at a cost of Rs. 5,83,656/- against estimated cost of Rs. 6,38,186/.

(b) **Renovation of Compound Wall Adjacent to Café House at COEP.**

A portion of compound wall adjacent to Café House (along road/bridge near Sancheti Hospital) at COEP is pretty low and people can easily trespass into COEP campus. Therefore, considering the prevailing security scenario, subject work has been awarded to M/S S. N. Dhotre after tendering action at a cost of Rs. 2,57,726/- against estimated cost of Rs. 2,80,979/-.

The technical specifications are as per the guidelines given by CCBA and the same have been reviewed by them.

## **Resolution**

The members approved the above.

### **Item - 08**

#### **Master Plan for Electrical System.**

During 12<sup>th</sup> Meeting of BWC ( Item – 12 of Minutes) the Chairman had informed the members that, due to expansion, there had been phenomenal increase in the consumption of electricity and keeping in view the master plan of COEP and construction works already in progress, the requirement of the electricity Centre had been awarded a contract for providing Consultancy Services for planning electrical systems at COEP with consultancy charges at the rate of 1.75% of the cost of the project. The members had approved the above.

The design work on state of the art sub-station for North and South Blocks of the Campus was in progress. Two meetings with the engineers of the consultant and senior faculty of Electrical Engineering

Department of COEP were held. First draft was discussed on 14<sup>th</sup> June 2010, and major changes were suggested by the users, which were being incorporated by the consultant to prepare the final draft.

Mr. P. Katkar of M/S Voltas Limited – Global Engineering Centre, gave a detailed presentation on the above mentioned Electrical Master Plan pertaining to Academic Complex (North & South) and Hostel covering the following aspects:-

- (a) Present lay out of electrical system, contracted load, average consumption load and major drawbacks.
- (b) Suggested futuristic plans including requirement of captive generation.

Prof. B.N. Choudhari, HOD Electrical Engineering briefed the members on the overall futuristic requirements of electricity and suggested distribution system.

### **Resolution**

The members appreciated the plans and gave following directions:-

- (a) All cable routes, locations of sub-stations/transformers should be worked out in consultation with CCBA.
- (b) Final Master Electrical Plan including cost and time schedule for implementation should be finalized at the earliest. In future all electrical repairs/rewiring should conform to the Master Plan.

### **Item – 09**

#### **Electrical Works Executed/Recommended for Approval of the Members.**

Following works had been executed after having obtained the approval of the Chairman:-

- (a) Total rewiring along with control panel for ‘A’ Block of Hostel, at a cost of **Rs. 3,69,367/-**.
- (b) Complete rewiring along with control panel for ‘B’ Block of Hostel at a cost of **Rs. 3,20,932/-**.

**Electrical Works in E &TC Engineering Department Old Building.** Wiring of old building of E&TC Engineering Department is 50 years old and a number of changes have taken place over the years. The department has been requesting for renovation of electrical system since long. Consequently, M/S Voltas Limited – Global Engineering Centre were asked to study the problems in detail and submit state of the art design for the electrical system, which should take care of power quality problems in totality and should also cater for modern equipment in the years to come.

As sequel to the above, M/S Voltas Limited – Global Engineering Centre, submitted the detailed drawings, design and estimated cost of the above mentioned work. After detailed deliberations and discussion with the consultant, it was decided that certain changes/modifications were required to be carried out in basic design of

the work, hence the draft was sent to the consultant for revision. The revised draft with requisite modifications/changes has been received with estimated cost of **Rs. 47,00,000/-**.

### **Resolution**

The members approved the above.

### **Item – 10**

#### **Approval of New Works (Civil)**

Works as mentioned below were projected with detailed justification during the meeting for the consideration of the members:-

- (a) **Flooring in Front of Civil Engineering Department at an Approximate cost of Rs. 900,000/-.**
- (b) **Providing and Fixing of Eco- friendly Paving Blocks in COEP Campus at an Approximate Cost of Rs. 16,00,000/- (3,500 sq.m.).**
- (c) **Renovation of Cafeteria in South Campus, at an estimated cost of Rs. 6,50,000/-**  
The design, planning and execution of renovation of cafeteria would be carried out through a consultant.

### **Resolution**

The BWC approved the above mentioned works.

### **Item – 11**

#### **Interactive Session with contractors**

Of late, it had been observed that very few contractors were submitting their quotations for civil works; consequently some of the tenders could not be opened/processed due to poor response. As a sequel to this, 45 listed/empanelled contractors (who had been associated with COEP after autonomy) were invited on 15<sup>th</sup> June 2010, for an interactive session with the Director to find out the reasons for poor response. The response was satisfactory and 24 contractors attended the subject meeting; out of them 19 contractors had either already executed the civil works in COEP or they had been awarded the contracts and the works were in progress and five of them had participated in tendering process.

The Director welcomed them for attending the interactive session and briefed them in detail regarding basic functioning of the institution and the subtle differences between a Government/private institutions vis-à-vis an autonomous institute. He also asked them for their suggestions to improve the working conditions or if there were any difficulties/problems while executing civil works at COEP.

The contractors were satisfied with the procedures being followed by COEP, while awarding various contracts and they had no complaints against any staff member of the institution. Nonetheless, some of them were of the opinion that while estimating the cost of works, institution was following the DSR, consequently the estimated costs were much lower than the prevailing market rates; hence some of them could not participate due to lower estimated rates.

The Director informed them that the DSR was not a binding on COEP, but being an institution they had to follow the strict guidelines. Moreover, institution would like to spend the money in a most judicious manner and would like to save each and every penny wherever possible, without compromising on finished quality of work. Director informed them that, the institution had been estimating the rates based on market rates only, however, in certain cases where it was difficult to estimate, DSR rates were used. He appealed to them to keep their profit margins to the minimal because, institute has limited funds and is providing good infrastructure to the students who come from poor background unlike in many private colleges. He told them that their role in the development of the institute in achieving excellence would be as much as that of the institute faculty, staff and students. The Director also informed them that in future while inviting quotations for new works, in addition to the advertisement in newspapers and COEP web site, contractors associated with the institution would be informed by the institution as well, to ensure active and competitive participation by a large number of contractors.

Towards the end, the Director thanked the contractors for attending the interactive session despite their commitments, gave out the list of works which were likely to be tendered in near future and enjoined them to be an active member of development plans/projects of COEP.

### **Resolution**

The BWC appreciated the initiative of the Director.

### **Item -12**

#### **Assistant for BWC related Works.**

The work of BWC is enormous and varied. Therefore, to handle the in house correspondence/data collection/preparation of drawings/typing, an assistant was required to assist the Sec, BWC. It was, therefore, suggested to appoint an assistant on purely temporary basis. An application from Mr. V. R. Phadtare had been received. It was recommended that Mr. V. R. Phadtare be appointed provisionally for six months with a consolidated salary of Rs. 6000/ per month.

### **Resolution**

The members approved the above proposal.

**Meeting ended with thanks to all.**

Secretary  
BWC, COEP