

**MINUTES OF THE 15TH MEETING OF BWC HELD ON
29th October, 2010**

The 15th Meeting of the BWC was held on 29th October, 2010 at 11.00 am in the Conference Room of COEP. Following were present.

1. Prof. A.D. Sahasrabudhe, Director, COEP & Chairman BWC.
2. Prof. Uday Athawankar, Professor, IIT Bombay Mumbai, Member.
3. Shri Salil Randive, Architect Mumbai, Member.
4. Shri. Kulkarni J.D. Executive Engineer PWD, Member.
5. Dr. B.N. Choudhari , Professor & Head Electrical Dept., invitee
6. Prof. B. G. Birajdar, Professor & Secretary, BWC.

Mr. Atul Kirloskar, Dr. G.B. Pant and Joint Director, Regional Office, DTE, Pune could not attend the meeting due to preoccupation. Mr. Atul Kirloskar was briefed and consulted about all the agenda items prior to the BWC meeting on 26th October 2010 since he was travelling abroad on the day of meeting. Shri. Atul Kirloskar visited the construction site of Girls' Hostel and reviewed the mock up rooms and progress of the work.

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 Minutes of 13th BWC Meeting held on 26th June 2010 and 14th BWC Meeting held on 11th AUGUST 2010.

The minutes of 13th and 14th BWC meetings were tabled for confirmation. The members reviewed the minutes which were earlier circulated to them.

Resolution:

The minutes of 13th and 14th BWC meetings were approved by the members.

Item - 02

Conservation/Restoration of Main Heritage Building.

M/s Abha Narain Lambah Associates (ANLA) was appointed by the BOG as consultant to undertake the restoration/renovation of Main Heritage building. Mrs Abha Lambah had presented the plans and budget estimates to the BOG and a budget of Rs. 5 crores was approved. The firm had also presented the plans and estimated cost to the BWC during 12th meeting of BWC, held on 23rd March 2010. The BWC had approved plans and estimated cost of Rs. 4,95,17,365.00 in principle and directed the firm to prepare detailed plans including suggested usage plan and phases of the project. The ANLA prepared detailed plans and estimated cost to be Rs. 5,79,46,323.00

During 13th Meeting of the BWC, held on 26th June 2010, ANLA again presented the plan, which was approved by the BWC and directed the firm to prepare the tender documents. As per guidelines given by the BWC, ANLA prepared the tender documents and tenders were invited from three shortlisted contractors, which were opened on 28th July 2010. Their quoted prices were as follow:-

- | | | |
|-----|--|-----------------------|
| (a) | M/S Laxmi Waterproofing & Construction, Mumbai | - Rs. 7,26,15,018.00 |
| (b) | M/S Construction Technique, Mumbai | - Rs. 7,12, 57,183.00 |
| (c) | M/S Savani Construction Pvt. Ltd, Mumbai | - Rs. 6,75,60,510.00 |

M/S Savani Construction Pvt. Ltd. was invited for negotiations during 14th Meeting of BWC, held on 11th August 2010, being the lowest bidder (L1). During this meeting M/S Savani Construction Pvt. Ltd. were told to revise their quote, since there was scope to reduce the cost, because the cost of large number of items was exorbitantly quoted by them. The details of such items were intimated to them by ANLA. As a sequel to this, M/S Savani Construction Pvt .Ltd. revised their quote to Rs. 6,56,41,296.00, which was 13.2% higher than the estimated cost. Thereafter, two more meetings were held on 6th September and 13th September 2010 with M/S Savani Construction Pvt. Ltd. to negotiate the cost of the project. As a consequent to above, their final offer was Rs. 6,16,00,592.00, which was 6.39% higher than the estimated cost.

A brief summary of bid evaluation was presented to the members since the representative of M/s ANLA could not attend the meeting due to pre-occupation.

Resolution:

The members discussed all the issues in detail and gave the following directions.

[a] The changes made in the usage plan and the subsequent impact on budget revision should be got approved from BOG. Since the original estimate was approved for Rs. 5.00 Cr and revised estimate has increased to Rs. 5,79,46,323/-, the necessary procedural requirement should be fulfilled.

[b] Considering the past experience of restoration of heritage structures, M/s ANLA should give a letter, mentioning the likely cost variation at the end of the project. Accordingly, the provision in the revised budget should be made.

Item -03

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

M/S Christopher Charles Benninger Architects Private Ltd (CCBA) will give a detailed presentation on the progress of the projects, including any deviations in planning/execution and specifications/cost in the presence of M/S IVRCL Infrastructure & Project Ltd (Contractor) and M/S Creations (PMC).

M/s Creation Pvt. Ltd and M/s CCBA briefed the progress of construction pertaining to Girls hostel and academic complex. Prof. Benninger detailed out the need of Fins to be provided in the Girls Hostel and its cost implication. The extra cost was worked out to be Rs. 40 lakhs.

Resolution:

The members discussed the various activities and stages of the construction and directed the following.

[a] To complete both the projects by June 2011, a backward planning should be submitted by the project management consultant M/s Creations Pvt. Ltd within eight days and same be circulated to the members.

[b] To accomplish the project in totality, the planning, designing and tendering of other works should be done immediately. The tender for lifts for both GHB and ACB should be floated within a week to ensure that the building is ready in all respects for occupation. The specifications of the lifts should comprise the most efficient working system, less maintenance cost and standard brands.

[c] Tendering and relevant works pertaining to electrical substation in hostel as well as in college campus should be done immediately so that power supply would be made available to Girls Hostel as well as for Academic Complex Building on time.

[d] M/s Creation Pvt. Ltd, the project management consultant should provide active role in integrated planning and the tenders for solar water heating system, room furniture, fire fighting equipment, kitchen items, water supply equipment, etc for Girls hostel and academic complex should be invited well in time schedule.

[e] After long deliberations, the additional work involving fins at a cost of Rs 40 lakhs was approved as against the cost saving in few items like tiles.

Item -04

Progress on Retrofitting of Columns in Girls' Hostel and Academic Complex Building

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 IVRCL had 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, we had also appointed the third party consultant (as approved by the BWC) to assess the strength of the suspected columns. Based on final findings, retrofitting on 9 columns is in progress by M/S Tristar Global Infrastructure (P) Ltd, through IVRCL. Possibility of demolition and recasting of Column No. 66, in Academic Complex is also being explored, because as per CCBA after retrofitting the subject column will be slightly different in size from other columns, as such aesthetically it will be incorrect. Therefore, if possible without endangering the structure and human beings, it is recommended that the subject column be demolished and re-cast again as recommended by CCBA.

The progress on retrofitting of columns in Girls hostel and Academic Complex was reported by M/s Creations Pvt. Ltd. They informed the members that retrofitting of nine columns in GHB and ACB will be completed by 4th November 2010, whereas, the column C66 in Academic complex will be demolished and recast by the end of November 2010. M/s IVRCL also confirmed the schedule of retrofitting and assured to progress the further work.

Resolution:

The members noted the progress made and suggested that work must be completed as per schedule.

Item 5 :

Finalization of Rate of Extra Items: Construction of Girls Hostel and Academic Complex:

In all twenty nine extra items were claimed by IVRCL, Pune. These claims were scrutinized by M/s CCBA and M/s Creations. The rates of seventeen items were accepted by the IVRCL and for remaining items, rates have not been accepted by them as per our assessment. M/s IVRCL have represented their justification for the same.

The BWC members reviewed the attachment pertaining to extra claim and discussed in detail. M/s IVRCL explained their point of view and justification for the claim. Further, they agreed to work irrespective of disapproval of certain rates of extra items.

Resolution:

After examination of various claims, the members directed to resolve the issue among the Project Management Consultant, Architect and Secretary BWC. Further, Director COEP informed that all logical claims within the scope of terms and conditions of contract would be considered and resolved. And, if the issue is not resolved, the issue will be taken up with the Finance Committee for further advice and suggestions.

Item – 06

Progress on Works sanctioned during 12th Meeting of BWC.

Work Orders in respect of following works have been placed on contractors after tendering action and the works have also been completed, however clearance of final bills and measurements are 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 Hostels: **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

Progress on Works sanctioned during 13th Meeting of BWC/earlier meetings of BWC.

Works as mentioned in the table below were approved during the 13th Meeting of the BWC/earlier BWC meetings and work orders have been placed on the contractors after tendering action.

S. No.	Name of Work	Estimated Cost (Rs.)	Cost of Contract (Rs.)	Remarks
1	Renovation of Roof of Electrical Engineering Department	16,97,634	16,15,726	Work in progress.
2	Renovation of Boys' Hostel-Mess Kitchen	12,82,226	12,20,459	Work in progress.
3	Construction of Compound Wall Adjacent to Mechanical Department	15,88,208	16,21,147	Estimated cost reflected without VAT. The cost with VAT works out to Rs. 16, 67,618.00. Work Order issued.
4	Construction of Compound/Protection Wall in Boat Club (along River)	16,53,572	15,15,550	Tendering action completed and Work Order issued.
5.	Laying Coarse Stone Flooring in Front of Civil Engineering Department	8,57,950	8,54,719	Tendering action completed and Work Order issued.
6	Renovation of Basement in Mechanical Engineering	18,33,096	16,36,017	Work Order is being issued.

	Department			
7	Providing and Fixing of eco-friendly Paving Blocks in COEP Campus.	16,00,000	12,60,000	M/S C'cure, Building Product Pvt. Ltd had earlier executed similar work in COEP and they agreed to execute the work at previously contracted rates with revised VAT, hence their rates are much lower than DSR. Consequently Work Orders have been placed on them and they have already executed more than 95% of the work.

Resolution:

The members noted the progress. However, they directed that the contract of renovation of roofing of electrical department should be terminated, since the agency has shown zero progress till date. Further, they suggested that the use of paving blocks be checked for its quality and construction aspects.

Item – 08

Urgent Situation Works.

(a) **Renovation of Building for Consumers' Society.**

Restoration/renovation of Main Heritage Building had been approved by the BWC and tendering action is in progress. It is desirable to hand over the building to the contractor immediately after placing the work order on them. Consequently, all the offices located in Heritage Building are required to be shifted into other buildings; as such there is necessity of certain modifications/repairs in other buildings to accommodate the additional offices. Consequently a quarter was required to be renovated immediately to shift the Consumers' Society in that building as such, work was sanctioned by the Chairman at a cost of Rs. 3,12,125.00. The work has been completed and final bills are being cleared. Consumers' Society has been shifted to the renovated building. Buildings vacated by the Consumers' Society and P.W.D. will be utilized to accommodate Accounts Branch and Administrative Branch in these buildings after requisite repairs/renovations.

(b) **Provision of Partitions and False Ceiling in Computer and IT Department.** In Computer & IT Department, faculty do not have

separate cabins, as such they were finding it difficult to prepare for the classes and also to conduct other activities like interaction with students/their counseling which require certain amount of privacy. Consequently a work amounting to Rs. 7,36,824.00 was sanctioned after the approval of the Chairman and contract was awarded to M/S Vimalkumar Dwivedi, (as Repeat Work Order) who had already executed the similar work in COEP at very competitive and low rates. The work is in progress.

Resolution:

The members approved the urgent situation work as above.

The extra work was necessitated during the renovation of New Co- operative society [(a) above] and, the supplementary expenses of Rs. 2,50,303 were incurred and it was informed to the members.

Item - 09

Works recommended for approval.

As explained in Item – 7 (a) above, Accounts Branch and Administrative Branch will be shifted into buildings vacated by the Consumers’ Society and P.W.D. office respectively. However both the buildings are required to be renovated/repared to accommodate them in these buildings. It has also been planned that Town Planning Division will be shifted into upper drawing hall of Civil Engineering Department after requisite renovation/modifications of the same. In addition to these renovation works construction of a cafeteria and renovation of toilets is also essential. In view of the above, it is recommended that following work be approved:-

- (a) Renovation/repairs of building earlier occupied by the Consumers’ Society at an estimated cost of **Rs. 5, 30,000.00**
- (b) Renovation/repairs and additions/alterations to building earlier occupied by the P.W.D. office at an approximate cost of **Rs. 7, 75,000.00.**
- (c) Town Planning Division of Civil Engineering department (presently located on 2nd and 3rd floor of Main Heritage Building will be shifted to Upper Civil Drawing Hall. As such requisite modifications (Cabins/PG Class Room and Toilet Block) are required to be carried out, before shifting them. The approximate cost of the work is **Rs. 17, 50,000.00.**
- (d) **Renovation of Toilet Blocks.** During 12th BWC Meeting, renovation of toilets in Mechanical, Computer & IT, Applied Mechanics Division and Metallurgy Department was approved at a cost of Rs. 27.5 lakhs, For technical specification and details, the matter was discussed with CCBA for renovation of all toilet blocks. As per CCBA’s specifications and, presently being constructed in Girls Hostel, it is proposed that work be done through IVRCL as per earlier contracted /approved rates. In addition to this, the toilets in E & TC and Production dept are also required to be renovated. Considering the total quantum of work, the revised cost would be Rs. 39.00 Lakhs.

- (e) **Construction of New Cafeteria:** The students are demanding that a cafeteria of good quality along with toilet block be constructed in the campus, because, the present cafeteria [5011 sq.ft] and boat club canteen are not upto the desired standard. Their demand is genuine because they are not matching with other facilities which have recently been created in the campus. We consulted CCBA and they have already given the drawings. The built up area of cafeteria is about 5010 sq. ft and toilet block is of 1220 sq.ft. The approximate estimate for both is Rs. 36 lakhs and Rs. 37 lakhs respectively. The details of drawings are attached for review and comments.

Resolution:

The members appraised the various works as proposed above and suggested the following.

- [i] The works mentioned above [a] [b] and [c] are approved.
- [ii] Renovation of existing toilet blocks in college campus [item d above] was approved by the members; however, they suggested that the fresh quotations be invited with standards/ material specifications as suggested by the M/s CCBA.
- [iii] The design and planning of cafeteria is to be relooked in view of total number of students, seating arrangement and movements of students etc. More details of planning and sectional views were demanded for review and comments. The cost estimates also appeared much lower for such a large area and hence it was suggested to recheck the estimates. It was advised that a totally new concept design be suggested by CCBA based on comments of members and the drawings be sent to all members for review through e-mail.
- [iv] The necessity of proposed common toilet blocks and their locations in college campus is to be relooked as per master plan and usage. However, members approved providing of toilet block adjacent to the proposed cafeteria. However, in all other cases, it was suggested that toilets be integrated with the existing buildings.

Item – 10

Master Plan for Electrical System.

During 12th 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 was going to increase further. Consequently, after tendering action M/S Voltas Limited – Global Engineering 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 BWC had approved the above.

The design work on state of the art sub-stations for North and South Blocks of the Campus including Hostel has been finalized; however exact locations of the sub-stations and transformers are being worked out by the CCBA to dovetail the electrical layout into Master Plan of COEP.

Prof. B. N. Choudhari narrated the details of proposed Electrical Master Plan in hostel and college campus prepared by M/s Voltas Limited. He briefed the tentative cost of total project is to the tune of Rs. 400 lakh.

Resolution:

The members appreciated the details and gave following directions.

[a] Electrical Master Plan should integrate with the overall Master Plan of the campus. The locations of substation should be finalised with consultation of M/s CCBA, immediately.

[b] The substation proposed in hostel campus adjacent to police chowky was confirmed. The subsequent actions in this regard should be taken to execute the work.

[c] Considering the future load and a proposal based on this, a detailed estimate of all major Electrical works should be prepared.

Item – 11

Electrical Works in E &TC Engineering Department, (Old Building).

The work was approved by the members during 13th Meeting of the BWC, held on 26 June 2010 at an estimated cost of Rs. 47,00,000.00. The quotations were invited through open advertisement and on institute website. Two quotations were received and M/S Agneya Energys (L1) have quoted the least amount ie Rs. 28, 75,074.00. The work order will be issued to them after the approval of the BWC.

Resolution:

The members appraised the details and approved the same. Further, they suggested seeking advice from consultant, M/s Voltas Ltd to verify and confirm that the desired quality of the material and workmanship is ensured with the low quoted offer.

Item-12

Bhau Institute of Innovation, Entrepreneurship and Leadership (BIEL).

There has been a commitment of Rs 1 crore each from Mr. Narendra Kale, Mr. Sanjay Inamdar, Dr. Nickhil Jakatdar (US\$ 250,000) and Mr. Atul Kirloskar towards the construction of Bhau Institute of Innovation, Entrepreneurship and Leadership.

M/s Shibanee and Kamal Architects were engaged as architectural firm for designing the building.

Based on the design and drawings submitted and approved by the Executive Committee of Bhau Institute of Innovation, Entrepreneurship and Leadership, and BOG, Tenders were invited for the

construction of BIEL building near the Boat Club. Three firms viz., M/S Omkar Construction, Pune , /S IVRCL Infrastructure, Pune and M/S Harsh Construction, Nashik submitted their quotations. After negotiating with the lowest bidder, the final offers of three firms were as follows:

- (a) M/S Omkar Construction, Pune -Rs. 6,99,09,858.00 [negotiated]
- (b) M/S IVRCL Infrastructure, Pune -Rs. 8,23,43,707.00
- (c) M/S Harsh Construction, Nashik -Rs. 7,93,26,343.00

The amount involved was much higher than anticipated and available budget. Architect was given the mandate to design a building of about 21,000 sq.ft. upto a cost of Rs 4 crore. Even after negotiations, with the firms, the final offer was much higher than the estimated cost. At this point, Mr. Kamal, an architect who had designed the building offered to construct the building at a cost of Rs 6 crore through his another firm Total Environment Building Systems Private limited. On informing him that this is not within our budget, Mr. Kamal offered to build the building by himself at Rs. 5.5 crores.

After several rounds of discussions, Mr. Kamal informed the EC that he would be building this as a social cause at a cost of Rs. 4.5 Cr. However, BIEL, Executive Committee decided to contact some of its alumni, which included President of Alumni Association, Mr. Vasudevan of VASCON. VASCON quoted Rs. 7.93 crores. On requesting, whether this could be further reduced by marginally changing the specifications, VASCON offered a quote of Rs. 5.96 crores. The BIEL, Executive Committee approached another well known contractor of Pune M/S DSK, who also quoted much higher value of Rs. 10.43 crores. In view of this, BIEL, Executive Committee has accepted the offer of Total Environment Building Systems Private limited at Rs. 4.5 crores.

Director, COEP informed the members about progress pertaining to tendering of BIEL. The members discussed the issue and inquired about the building permission, heritage approval, consent of master planner M/s CCBA and the acceptance of offer of M/s Total Environment Building Systems Pvt. Ltd. as a contracting agency.

The members were informed that Architect Kamal had discussed the architectural plans and drawings with Prof. Christopher Benninger. The institute has also applied for permission from PMC and formal permission is awaited. The Executive Committee of Bhau Institute of Innovation, Entrepreneurship and Leadership has decided to build the building through Total Environment Building Systems Private limited at a cost of Rs. 4.5 crores. The founder members have plans for raising further donations not only to complete this building, but also to create a fund for promoting start ups.

Item 13: Additional Item: Visit of BWC members to Girls' Hostel in hostel Campus.

The members visited the construction site of Girls' hostel after the meeting. They took a round and reviewed the mock up rooms on first floor level. They suggested the following.

[a] In dry balcony, the two wash basins should be placed on one side of the wall so that additional working space would be available.

[b] Laminate on both sides of door as suggested by the architect need not be provided, since the scratching by students will spoil the appearance and purpose. The normal paint on both sides would be a good option as planned originally by the architect.

[c] In view of light and ventilation, the aluminum windows in passage of building (part I) be relooked. Preferably, it should be kept open with railing for safety.

[d] The number of grooves near door panels should be restricted unless otherwise so required.

[e] The door provided for duct should be supported on *vertical type hinge connections* rather than number of horizontal hinges, since the use of the door is minimum, and the vertical hinges are cheap and more durable.

The meeting ended with thanks to the chair.

Secretary,
BWC, COEP