

## **MINUTES OF THE 19<sup>th</sup> MEETING OF BWC HELD ON : 22 February, 2013**

The 19<sup>th</sup> Meeting of the BWC was held on 22<sup>nd</sup> February 2013 at 1200 hours in the Conference Room of COEP. The members visited New Girls' Hostel Building and recently constructed Academic Complex Building to review the works from 10,00 hours to 12,00 hours before commencing the conference. Following were present:-

1. Prof. A.D. Sahasrabudhe, Director, COEP & Chairman BWC.
2. Prof. Uday Athawankar, Professor, IIT Mumbai, Member.
3. Shri. Salil Ranadive, Architect, Mumbai, Member.
4. Shri. P.V Sarode, Joint Director, Technical Education, Pune, Member.
4. Prof. B. G. Birajdar, Secretary, BWC.
8. Brig. K. S. Pathania (Retd), General Manager (Admin), Invitee.

Shri. Atul Kirloskar, Member BOG & BOG Representative on BWC, and SE, 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 Minutes of 18<sup>th</sup> BWC Meeting held on 16<sup>th</sup> April 2012.**

The minutes of 18<sup>th</sup> BWC Meeting, held on 16<sup>th</sup> April 2012 were tabled for confirmation. The members reviewed the minutes which were earlier circulated to them.

### **Resolution**

The minutes of 18<sup>th</sup> BWC Meeting were approved by the members.

### **Item – 02**

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

It was brought out during 18<sup>th</sup> Meeting of BWC, that conservation/restoration of Main Heritage Building, had been completed and the building was inaugurated by Hon'ble Shri Shardchandra Pawar (Union Cabinet Minister, Agriculture and Food Processing Industries) on 24<sup>th</sup> March 2012. However final payment to the contractor has not yet been made, because bills pertaining to HVAC and electrical works are under scrutiny and audit by third party is in progress. Efforts are being made to resolve the pending issues at the earliest.

The details of expenditure till date are as under:-

(a)	Contract Value	- Rs. 5,52,96,761/-
(b)	Total Bills received from Contractor	- Rs. 6,70,32,018/-
(c)	Payment Released	- Rs. 6,06,52,166/-
(d)	Amount on hold	- Rs. 63,79,852/-
(c)	Paid to ANLA as Consultancy Fees including Service Tax	-Rs. 54,22,189/-

(Consultancy fees 7.5% of actual expenditure plus Service Tax)

**M/S Abha Narain Lambah Associates (ANLA) will give a detailed presentation on Restored Heritage Building with details of project cost, cost variations with justification at the end of the project, since the final bill has not yet been certified/verified.**

### **Resolution**

The members reviewed the total cost of the project and directed to settle the outstanding issues and the final payments as applicable.

The members noted that contract value is without taxes and when it is considered with taxes [ 8% Vat + 3.4 % ST] it comes out to be 6,16,00,592/- . They mentioned that the nature of restoration work of heritage building is usually unpredictable, as such escalation is inevitable. In this case it is less than 10 % of contract value. The members appreciated the Conservation/Restoration Work.

### **Item – 03**

#### **Progress Report on Construction of Girls' Hostel Building (GHB).**

CCBA and M/S Creations will give a detailed presentation on the subject. However, resume is as under:-

The project has been completed successfully and an iconic building has been constructed, despite heavy odds. The building was inaugurated by Shri Rajesh Tope, Minister for Higher and Technical education, Maharashtra State on 10<sup>th</sup> January 2013. Soon after the inauguration the building has been occupied and minor initial problems/hiccups are being looked into by the concerned contractors. The rooms have

been furnished and site development and landscaping is in progress. Salient details are as given below:

**[a] Cost of Civil Work : Rs. 18, 63, 13,111/-**

**[b] Electrical + Lift : Rs. 1, 11, 09,305/-**

**[c] Interior works of Rooms : Rs. 1, 65, 77,059/-**

**(d) Furnishing of Rooms.**

Furnishing of the rooms has been completed. The details are given below:

<b>Sr. No.</b>	<b>Name of the Items</b>	<b>Cost of Work Order/Purchase Order (Rs.)</b>	<b>Status</b>
01.	Supply of Chairs (Total 600 Nos.) (three study chairs for each room)	7,66,800/-	320 have been received. Balance are expected towards the end of this month.
02.	Supply and Installation of Gym Equipment	4,48,928/-	Delivered and installation in process.
03.	Supply & Installation of Pulley Operated Cloth Drying System (Total 100 Nos.)	2,13,750/-	Work has been completed.
04.	Supply and Installation of Modular Signage for Each Room (Total 196 Nos.)	6,96,964/-	Work has been completed.
05.	Supply of S. S. Dust Bin (Total 200 Nos.)	69,400/-	Items will be received by 25 <sup>th</sup> February 2012.
06.	Providing and supplying Mattress & Pillows (600 each)	11,34,000/-	Items have been received and in use.
07.	Providing and Supplying Bed Sheets & Pillow Covers (1200 sets)	420,000/-	600 sets have been received.
08.	Providing and Supplying Stitched Curtains (Total 200 .)	1,40,000/-	Work completed.
09	Supplying and Installation of Roof Top LED Sign Board.	6,78,555/-	Work order has been placed. Work is in progress.
Total =		<b>45,68,397/-</b>	

**[e] Site Development :**

Work order for site development around GHB (Front /North Side only) prior to inauguration was sanctioned at a cost of Rs.10, 59,578/-. Work has been accomplished.

**[f] Construction of Internal Compound Wall around New Girls' Hostel Building.**

Work order for construction of internal compound wall was issued at a cost of Rs. 12,78,437/-. Work has been completed.

As per site development plan, few more items are to be executed, like, Entrance Gate , Parking Area Improvement, Gardening, Kitchen and Store Ventilation System etc . The cost of work for balance portion will be approximately Rs 62, 00,000=00. The details of estimate are being worked out. The layout of site development is attached for perusal.

*[Annexure II-attached separately]*

Since the estimate is being prepared and subsequently the tendering action is proposed.

**Resolution:**

The members noted the progress and directed to present the details of total expenditure with reasons for escalation in total cost. They observed that the ultimate cost of GHB could touch upto 25 Cr against the sanctioned cost of Rs. 16.34 Cr by Govt. of Maharashtra. The balance work for site development, entrance gate , parking area be worked by CCBA.

The details must be projected in the forthcoming meeting of the BOG for their final approval.

**Item -04**

**Progress Report on Construction of Academic Complex Building (ACB).**

CCBA and M/S creations will give a detailed presentation on the subject. The resume is given in subsequent paragraphs:-

The project has been completed successfully and an impressive building has been constructed, despite heavy odds. The building was formally inaugurated by Shri Rajesh Tope, Minister for Higher and Technical Education, Maharashtra State on 10<sup>th</sup> January 2013. All works related to the building have been executed in satisfactory manner. The building has been occupied and is being used most gainfully. Needless to say, by virtue of this building a major part of our perennial problem of acute shortage of proper class rooms have been alleviated to great extent, albeit there is much desired for our future expansion and plans.

**Details of Expenditure Till Date.** Work order cost of project is Rs. 6,81,16,292/- and amount of bills passed for payment till date is Rs. **8,92,51,665** /- (Approved Grant Rs. 10,84,38,000/-).

The following works are still to be completed.

- (i) Site development.
- (ii) Glass Fire door on Ground Floor in Staircase-3.
- (iii) Glass Partitions in Lobby on Ground Floor.

The above is for the information and approval of the members.

**Resolution:**

The members noted the progress and directed to present the details of total expenditure with reasons for escalation in total cost. It was observed that the ultimate cost of ACB could touch upto 14 Cr against the sanctioned cost of Rs. 10.84 Cr by Govt. of Maharashtra. The members directed that balance work of site development, compound wall be worked out by M/s CCBA.

The details must be projected in the forthcoming meeting of the BOG for their final approval

**Item – 05**

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

The construction work could not commence for quite some time, because permission of the High Court to remove/fell 36 trees was awaited. After sustained and concerted efforts the requisite permission was received on 05<sup>th</sup> July 2012. Immediately the trees were disposed off as per instructions and construction activities commenced in the month of October 12. As on date, the excavation is completed, footing casting is in progress. Now the progress is satisfactory and the project is expected to be over by the end of this year.

**Resolution**

**The members noted the progress.**

**Item-06**

**Progress of Works Approved During Earlier Meetings of BWC.**

The progress of the works as mentioned below was brought to the notice of the members for their review:-

S. No	Name of Work	Estimated Cost (Rs)	Cost of Contract Rs.	Remarks
1	Waterproofing of Basemen	27,64,444/-	26,06,744/-	Work has been

	and Drainage Line in Production Engineering Department			Completed, scrutiny of final bill and measurements is in progress.
2	Renovation of Toilets, kitchen And coloring of Rectors' Quarters in Hostel	6,68,600/-	5,85,450/-	Work is completed
3	Painting Work in Computer Instrumentation and E & TC	11,37,607/-	10,32,648/-	Work completed. Bills under scrutiny.
4	Waterproofing of Existing Basement adjoining Drawing Hall of Mechanical Engineering Department and making two class room and a Computer Centre.	14,52,408/-	13,60,631/-	Work completed. Scrutiny of final bill and measurements in progress.
5	Providing and Laying RCC Pipes in Trenches for Cable in COEP Campus (North)	45,17,107/-	38,49,930/-	Work completed. Scrutiny of bills and Measurements in Progress.
6	Construction of Substation COEP Campus	36,40,197/-	37,19,694/-	Work has been Completed. Scrutiny of final bill and measurements in progress.
7	Construction of Substation In Hostel campus, COEP	24,87,354/-	24,80,193/-	Work has been completed. Scrutiny of final bill and measurements in progress.
8	Renovation of Toilets in COEP Campus	41,85,282/-	37,72,567/-	75% of the work has been accomplished. The progress is slow since, renovation of limited toilets can be done at any one time, since classes are in progress.

## Resolution

The members reviewed and noted the progress.

**Item-07**

Works as mentioned below were proposed for the consideration and approval of the members:-

S. No	Name of Work	Approximate Budget ( Rs)	Remarks
1	Up-gradation of Mechanical Base Civil Drawing Hall , HV / Electrical Machine lab , Process L Instrumentation Deptt.	The budget will be submitted by the Consultant.	A detailed presentation will be given by M/S ANLA Mumbai and M/S PDA Pune with cost Estimate.
2	Waterproofing roof of, Seminar Hall No.1, portion of Production Engg Department and Mech Engg Deptt	10,00,000/-	During last rainy season it has been observed that roofs of buildings leak during rainy season at number of places, as such immediate waterproofing is essential.
3	Provision of lifts for Auditorium and New E&TC Building	20,00,000/-	A large number functions are held in auditorium, which are attended by physically challenged and old people. New E&TC building is G+3, and lift fitting vertical shaft is also available. Hence fitting of lifts in these building is essential. If necessity is accepted, detailed estimates will be prepared for the approval of the members.
04	Surveying and Providing Built up Drawings for COEP Campus [ 40 acres land ] with total station [ total built up area is around 4,00,000 sq.ft . ]	20,00,000/-	COEP is spread on 40 acres land into different pockets . The layout and details of old /existing buildings are not available, for planning of new buildings and statutory approval from PMC, Pune. A detailed survey of total campus, floor plans , elevations and sections of all buildings including hostel is essential . For planning of drainage, water supply and

			other services the existing details are also required .
05	Renovation of roofing and painting of Director's residence and Rector's Quarter.	11,52,000/-	The roofing of Director's residence is quite old and damaged. During construction of new girls' hostel, its condition has further deteriorated; hence the roof needs renovation before monsoon period. The rector's quarter is also in pitiable condition and needs painting and renovation of toilet block.
06	Up gradation of Students' Section	7,74,000/-	Earlier students' section was in main building and was shifted in civil drawing hall temporarily during renovation for a short period. The drawing hall is also being used for B. Tech - civil and B. Tech- planning [new course commenced from June 12] students. The available space is becoming cramped up, as such the student section needs to be shifted adjacent to account section. Area to be developed is around 900 sq. ft
07	Provision of Civil Repairs and Maintenance Services at Campus on Contract Basis.		Academic as well as hostel campus is having around 4,00,000 sq. ft built up area . However, no formal system is available for day to day maintenance /repair work for quick response. Minor works like, plumbing , carpentry , repairs etc shall be attended to though externally appointed agency on contract basis, which will be appointed for one year after tendering action to fix the rates. Further, small civil



			works costing less than Rs. 3 .00 lacs will also be executed by this agency. This will enhance the efficiency and mundane procedures of inviting quotations etc will also be avoided.
08	Solar Power Plant at Roof Top of Academic Complex .	60,00,000/-	Academic complex is having around 10,000 sq.ft flat roof area . A proposal of setting up a Solar power plant of 60 KW is under consideration. The available area is adequate and generation of power per day would be 60 x 5 hrs = 300 KWH . It would be viable and attractive in terms of academic study /research. The tentative pay period is 7 to 8 years considering subsidy. The service life of plant is assumed 20 years. Members are requested to review the proposal and offer suggestions. The specifications are attached in annexure III.
09	Construction of Compound Wall Around Academic Complex. [ River Facing ]	20,00,000/-	To protect the illegal entry of outsiders, construction of compound wall around the Academic Complex parallel to river is essential. Two bastions are also to be renovated facing the river. The Existing texture/façade of bastion shall be maintained for compound wall as well, Suggestion from CCBA is sought and a detailed drawing is being prepared by them.
10	The projects in view of optimum utilization of resources and green building criteria are		Layout, design and detailing of these projects are under process through students

	<p>proposed</p> <p>i) Renovation (or Design) of 24 X 7 Water Supply Scheme using Dual Plumbing System (using recycled water through STP) for <b>Hostel Campus.</b></p> <p>ii) Renovation (or Design) of 24 X 7 Water Supply Scheme using Dual Plumbing System (using recycled water through STP) for <b>College Campus.</b></p> <p>iii) Design of Rainwater Harvesting System in Hostel and College Campus</p>		<p>projects. A detailed estimate will be prepared and the same shall be implemented. Members are requested to give suggestions in this regard.</p>
11	Renovation and up- gradation of Metallurgy Workshop.	21,00,000/-	The workshop buildings of Metallurgy Department are in a bad state. Immediate replacement of roof, flooring, shutters and colouring etc are essential.

## Resolution

The members deliberated upon each work which was proposed for their consideration and approval. Their views/directions are given below:-

(a) **Sr No.1.** After having heard the presentations of the consultants, following directions were given by the members:

(i) **Civil Drawing Hall.** Proposals pertaining to up-gradation of civil drawing hall to be dropped, because the total height of the building is inadequate, as such additional floor cannot be created without compromising on basic laid down norms of safety and other working conditions such as air circulation, minimum height of ceiling etc.

(ii) **Renovation/Up-gradation HV/ Electrical Machine Lab and Process Lab Instrumentation Deptt.** The proposals were approved in principle. Nonetheless, the members directed that final plans and estimates were required to be worked out in detail before freezing the plans for tendering action. Moreover, the cost analysis related to increase in floor area vis-à-vis cost of construction must be

carried out in detail to assess, whether the project is economically viable or not. As a matter of fact the cost should be lower than the cost of new construction. Other parameter like security, safety and working conditions were also required to be incorporated in final plans and they must Conform to laid down rules and regulations on the subject including all other legal and statutory obligations.

- (b) **Ser No.2 & 3. Provision of Lift for Auditorium and New E & TC Building.**  
Works were approved. However, the members suggested that for Auditorium provision of small elevator should be made, because the use will be restricted to old and handicapped only.
- (c) **Ser. No.4 Surveying and Providing Built up Drawings for COEP Campus.**  
The necessity was accepted, however they directed this task should be executed by Civil Engineering Department, since they have the best wherewithal to undertake the subject task.
- (d) **Proposals from Ser. No. 5 to 9.** The proposals were approved by the members in principle, however they mentioned that norms as laid down by Mater Planner M/s CCBA should be followed to ensure uniformity in campus.  
For **Ser. No 8. Solar Power Plant at Roof Top of Academic Complex**, members appreciated the idea in principle. However, it was suggested that a detailed presentation be made to the members in the next meeting about its feasibility. Further, it was directed that a group of Professors should contact Government Agencies like MNES, TERI, DST etc and write a project proposal, obtain funding for showcasing possibility of using rooftops for power generation.
- (e) **Ser. No. 10. Projects in View of Optimum Utilization of Resources and Green Building Criteria.**  
The proposals were appreciated by the members and they directed that projects with all details, specifications and cost analysis should be projected. As far as possible assistance of NGOs/Government agencies should be tapped to cut down the cost.
- (f) **Ser. No. 11 Renovation and up- gradation of Metallurgy Workshop.**  
The work was approved by the members.

## Item-08

### Electrical Works Progress :

(a) **Master Plan for Electrical System and New Sub Station at Hostel.**

Entire electrical equipment like 750 kva dry type transformer, HT panels, LT panels, APFC panels etc have been installed at designated/finalized locations/sites. Electric supply restoration through new system is in progress. Work is likely to be completed by 15<sup>th</sup> March 2013.

(b) **Master Plan for Electrical System and New Sub Station at South Campus.**

All the electrical equipments like two 750 kva dry type transformers, HT panels, LT panels, APFC panels, necessary cables etc have been procured and are ready on the site. However, as the civil engineering work of substation room has recently been accomplished, hence installation and further electrical related works have commenced only a few days ago. Nonetheless efforts are being made to accomplish the work by 15<sup>th</sup> March 2013.

(c) **Details of Major Electrical Works Executed after 18<sup>th</sup> Meeting of BWC**

Sr. No.	Brief Details of Work	Estimated Cost	Progress	Cost of Completed Work
1	Electric work of labs, classrooms at basement of Production Engineering Department	Rs. 7, 00, 000/-	Completed	Rs. 6, 51, 470/-
2	Electrification of servants' quarters in institute campus	Rs. 4, 35, 000/-	Completed	Rs. 4, 34, 245/-

**Resolution**

**The members noted the progress.**

**Meeting ended with thanks to all.**

**Secretary,  
BWC COEP**