

MINUTES OF THE 20th MEETING OF BWC HELD ON : 28th June, 2013

The 20th Meeting of the BWC was held on 28th June 2013 at 1100 hours in the Conference Room of COEP. Following were present:-

1. Prof. A.D. Sahasrabudhe, Director, COEP & Chairman BWC.
2. Shri. Salil Ranadive, Architect, Mumbai, Member.
3. Dr B.N. Chaudhari, Member BOG, Invitee.
4. Shri. V.G, Tambe, Assistant Director, Technical Education, Pune, (Representative of Shri. P.V. Sarode, Joint Director, Technical Education, Pune, Member.
5. Prof. B. G. Birajdar, Secretary, BWC.
6. Brig. K. S. Pathania (Retd), General Manager (Admin), Invitee.

Shri. Atul Kirloskar, Member BOG & BOG Representative on BWC, Prof. Uday Athawankar, Professor IIT Mumbai, Member 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 19th BWC Meeting held on 22 February 2012.

Resolution

The minutes of 19th BWC Meeting were approved by the members.

Item – 02

Conservation/Restoration of Main Heritage Building.

It was brought out to the notice of the members that conservation/restoration of Main Heritage Building had been completed and final bills had also been received. The scrutiny of bills has been carried out and final payment as assessed by EWC of institute has also been made. However, certain shortcoming /noncompliance of observations especially, pertaining to safety norms and the quality of material used for electrical fittings/fixtures etc were pending. Dr. B.N. Chaudhari

also brought to the notice of the members that there were serious deviations and quality of material used by the contractor was not as per make specified in tender documents; the fact was accepted by the contractor and consultant as well. He also stated that our consultant viz ANLA did not ensure the quality control, which has manifested into serious deviations from the laid down norms for the quality of electrical fittings and fixtures.

Resolution

After detailed discussion on the subject the member gave following directions.

- (a) Important electrical items directly related to safety should be checked and if required should be changed by the contractor within stipulated time frame, failing which the job be got executed through a reputed agency at risk and cost of the contractor.
- (b) If required additional safety measures be incorporated to obviate any untoward incident.
- (c) No payment to be made till EWC is fully satisfied with the quality of work.

Item 03 :

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

The project has been completed and small works/procurements (as intimated during 19th Meeting of BWC) related to furnishing of rooms have also been accomplished.

Details of Expenditure till Date

[a] For this project, Govt. of Maharashtra had sanctioned Rs . **16.34** crores, till date the institute has received only Rs.15.06 crores.

[b] The value of work order for civil and plumbing work was Rs. 14.30 crores without service tax. With service tax, the value was 14. 89 crores. However, the actual cost of completed work [Civil + Plumbing] is Rs. 18.96 crores.

[c] Total expenditure of GHB till date including, electrical, lifts , furniture , furnishing items , partly site development, compound wall etc. is Rs. 24.37 crores.

[d] The escalation in cost is due to increase in built up area from 1,31,500 sq.ft [as per tender drawing] to 1,51,972 sq.ft . The specifications of certain items, like doors /windows, sanitary fittings were improved. The tenders were floated on schematic drawings, the changes were made by M/s CCBA during the construction stages . A few of necessary items like fins , mattresses , furnishing & kitchen items, solar water heating system, gym equipment, chairs and curtains were added at a later stage . They were tendered separately and were not part of the original tender. This resulted into cost escalation of the project. Moreover, the total construction cost of girls hostel including entire furnishing is Rs 1604 per sq.ft. which is far below the present rate of construction.

As on date, works pertaining to, supplying & Installation of Ventilation System for Kitchen, Site Development and Supply & Installation of Heat Pump for Solar Water Heating System are in progress, as per details given below.

Sr. No.	Particular	Estimated Cost in Rs.	Value of Work Order in Rs.	Status
1	Supplying & Installation of Ventilation System for Kitchen in Girls' Hostel Building.	16,81,915/-	16,00,000/-	Work order issued after tendering action .
2	Landscape and Site Development Part-II Girls' Hostel Building.	37,69,932/-	39,48,000/-	Work is in progress.
3	Supply & installation of Heat Pump for Solar Water Heating System, Girls' Hostel.	12,00,000/-	----	Technical scrutiny including cost is in progress.

Resolution

The members noted the progress and also appreciated that the cost of project vis a vis the quality of work, which is pretty low as compared to existing construction rates. They also instructed that all pending works including signage, fins and area development should be executed on priority within laid down budgetary limit of 25.25 crores.

Item -04

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

The project has been completed successfully and only site development is pending. M/s CCBA will give detailed presentation on project report including site development plan and issue pertaining to installation of fins.

[a] For ACB project, Govt. of Maharashtra had sanctioned Rs . **10.86** crores.

[b] The value of work order for civil and plumbing work was Rs. 6.81 crores including service tax. However, the actual cost of completed work [Civil + plumbing] is Rs. 9.77 crores

[c] As on date the total expenditure of ACB including, Electrical, Lifts, furniture, furnishing items, etc is Rs. 15.16 crores.

[d] The escalation in cost is due to increase in built up area from 57,216 sq.ft [as per tender drawing] to 64,707 sq. ft. The specifications of certain items, like doors /windows, sanitary fittings were improved. The tenders were floated on schematic drawings; the changes were made by M/s CCBA during the construction stages. The provisions like computer tables in seminar hall, computers and furniture for faculty were added at a later stage. They were tendered separately.

[e] The building is functional from academic year 2012-13. Thus total construction cost including all furniture for classrooms, laboratories, AC, auditorium chairs and sound system, computer lab furniture etc is Rs 2343.00 per sq. ft.

Resolution

The members noted the progress and appreciated the quality of work vis a vis the cost, which is low as compared to existing construction rates. They also directed that pending works with special reference to signage, area development and fitting of fins should be executed expeditiously within laid down budgetary limit of 16 crores.

Item – 05 :

Proposal for Construction of New Boys' Hostel

Due to increase in intake of students and existing acute shortage of residential accommodation, the necessity of constructing a new hostel for boys needs no emphasis. The point was projected to the BOG and they have approved the project in principle and have also directed M/S CCBA to prepare the necessary documents for tendering action. M/S CCBA give a detailed presentation on the subject covering following points:-

- (a) Height of building (36 meters).
- (b) Floors (G +10) with 20 rooms on each floor and each room to be shared by three.
- (c) Approximate cost Rs. 38 crores.
- (d) CCBA also discussed the pros and cons of either providing one attached toilet between two rooms or providing central toilets on each floor. He solicited the views of the members.

Resolution

After deliberations the members gave following directions:-

- (a) The height of building should be planned as per laid down norms of ASI *i.e.* not more than 30 meters high, with a provision that height may go up to 36 meters if requisite permission is granted by the ASI.
- (b) Central toilets should be planned, since they are economical, cleaning and maintenance is easier, hence more hygienic than attached toilets.

(e) Within laid down ceiling of height other possibilities like having a basement and restricting the ceiling height of each floor within acceptable limits or planning a centralized mess be explored to add additional floor.

(f) The members directed M/S CCBA to finalise the initial detailed planning which should be presented to the BOG on 26th July 2013 (prior to Graduation Ceremony). They also suggested that based on experience gained during the construction of Girls' Hostel all items which are essential to complete the project in totality, should be indexed with price to work out realistic budget for the construction of hostel. This will also obviate the requirement of getting piece meal approvals and would ensure proper monitoring and timely tendering action for various items (in addition to basic items of civil & electric works) to match with the progress of project.

Item – 06

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

As intimated during 19th meeting of BWC 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 05th July 2012. Immediately the trees were disposed off as per instructions and construction activities commenced in second week of November 2012.

Resolution

The members noted the progress and enquired from M/S CCBA that whether the subject building was part of master plan or not. M/S CCBA confirmed that the BIEL Building has been included in master plan of COEP.

Item -07

Progress of Works Approved During Earlier Meetings of BWC and Completed after 19th Meeting of BWC.

S. No	Name of Work	Estimated Cost (Rs)	Cost of Contract (Rs.)	Cost of Completed Work (Rs.)/Remarks
1	Waterproofing of Basement and Drainage Line in Production Engineering Department	27,64,444/-	26,06,744/-	17,28,730/-
2	Providing and Laying RCC Pipes in Trenches for Cables in COEP Campus (North)	45,17,107/-	38,49,930/-	30,75,322/-
6	Construction of Substation in COEP Campus	36,40,197/-	37,19,694/-	Work has been Completed. Scrutiny of final bill and

				measurements is 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 is in progress.
8	Renovation of Toilets in COEP Campus	41,85,282/-	37,72,567/-	95% of the work has been accomplished. The progress is slow, since, renovation of limited toilets can be done at any one time, since classes were in progress.
9	Painting of A & B Block in Hostel	9,28,787/-	7,78,628/-	Rs. 6,11,075/-

Resolution

The members noted the progress.

Item-08

Progress of works approved during 19th Meeting of BWC and contracts have been awarded after tendering action.

Ser No	Name of Work	Estimated Cost (Rs.)	Cost of Contract (Rs.)	Remarks
1	Proposed Student Section	7,74,139/-	6,99,055/-	90% work has been Accomplished.
2	Providing Repairs & Civil Maintenance in Campus	For small items & maintenance		Two contractors have been selected and work orders have been issued to them with approved rates up to 31 st March 2014.
3	Renovation of Basement in Metallurgy & Material Science Department.	5,96,314/-	4,89,246/-	Work is in progress.
4	Refurbishment of Computer Lab Tables & Chairs in Metallurgy & Material Science Department.	3,20, 168/- (only material)	4,48, 145/- (material & labour charges 26%)	Work is in progress.

5	Renovation of Rain Water Gutter, Mechanical & Civil Engineering Department.	13,56,504/-	11,47,641/-	Work in progress.
6	Renovation of Ladies Toilet Block & Minor Civil Works in Electrical Engineering Department.	3,01,925/-	3,14,568/-	70% work has been completed.
7	Renovation of Roofs B,F & G Blocks of Hostel.	24,61,500/-	22,70,063/-	90% work has been completed.
8	Up-gradation of Laboratory in Instrumentation & Control Engineering Department.	28,68,621/- (less Modular Furniture)	23,63,453/-	LOI has been issued and work commenced on 13 June 2013. M/S Prashant Deshmukh & Associates Architects, have been employed as consultant for this project. Action to procure modular furniture is also in hand.
9	Waterproofing Work, Seminar Hall of Production Engineering Department.	Repeat Work Order	4,47,076/-	Work has been completed. Bill and measurements under scrutiny.
10	Provision of Faculty Tables Academic Complex Building.	2,25,742/- (less labour charges 26%)	2,26,850/- (less labour charges 26%)	Work has been completed. Final bill under scrutiny.
11	Minor Civil Works in E & TC department.	4,57,181/-	4,34,774/-	Work order has been issued and work is in progress.
14	Renovation of Toilets Blocks A & B Block, Hostel.	36,86,752/-	36,94,319/-	Earlier boys were staying in this accommodation, now it has been allotted to girls, being contiguous to new girls' hostel and earlier girls' hostel H & J Blocks have been allotted to boys. Hence renovation is essential. Consent of members was obtained through e-mail. Work is in progress.
15	Up gradation of Mechanical Engg Department.	M/s ANLA are working on the project. They will submit detailed drawing and estimates in the first week of July 2013.		
16	Up gradation of [i] HV lab /	[i] Rs. 39.78 + 87.24 =		[i] A detailed estimate is prepared for part A [4100

	Old Electrical lab and, [ii] Water proofing on Library room of Electrical Engg Deptt	Rs.127.07 lakhs [total area 4100 +7270 =11370 sq.ft] [ii] Rs . 11.53 lakh		sq.m] and for part B , Rs. 1200 /sq.ft x 7270 sq.ft = Rs. 87.24 lakh The total cost for up - gradation of HV lab is 127.07 Lakh . [ii] For water proofing and provision of study room for PG students in Electrical Dept.
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Resolution

Progress was perused by the members and their comments/observations are as under:-

- (a) Some of the works as listed in ibid item were not approved during 19th BWC Meeting , but were approved during earlier meetings and a few works actually approved during 19th BWC Meeting have not been reflected; apparently have either been dropped or follow up action has not been initiated till date.
- (b) Works sanctioned after the approval of the Chairman being urgent in nature have also been included in the list.
- (c) The members gave following directions:-
 - (i) All works approved by the BWC should be given a specific number, which should explicitly indicate serial number of BWC Meeting and Item Number to correlate the date of approval and would also facilitate monitoring.
 - (ii) Any work approved by the BWC and if dropped at a later stage, the reasons for drooping the work should be intimated for the information of the members.
Member also desired that status of earlier approved work be put up for their Information in next BWC meeting .
 - (iii) Works *sanctioned/*executed with the approval of the Chairman being urgent in nature should be listed separately for the appraisal of the members.
 - (iv) Works mentioned at Serial Number 15 & 16 should be pursued vigorously and cost of Up-gradation of Mechanical Engineering Department (Serial Number 15) should not exceed the budgetary limit of Rs. 4 crores.
 - (v) List of major works executed to be intimated to the members to assess the yearly requirement of funds.
 - (vi) The members requested M/s CCBA to assist COEP in planning the façade of HV lab and also to fine tune the internal planning of the laboratory since M/s

ANLA has not been able to accomplish the subject task till date .

Item 09 :

Work as mentioned below was proposed for the consideration and approval of the members.

- **Renovation of Toilets in Boys Hostel [Block C , D, E, & F]**

Toilets blocks of above mentioned buildings are old and sanitary fittings have outlived their utility. Consequently, renovation of these toilet blocks is essential to match with other toilet blocks, which have recently been renovated/under renovation. The estimated cost as per recently concluded tenders works out to Rs . 7 lakhs /toilet block. There are 12 toilet blocks, hence the estimated cost is $7 \times 12 = \text{Rs. } 84 \text{ lakh}$.

Resolution

Work was approved by the members and they instructed that contract should be awarded to a good and reputed contractor, because earlier a similar work was not completed by a contractor within stipulated time , which resulted into inordinate delay and poor quality of work as well. The Chairman informed the house that due cognizance of the above had already been taken. .

Meeting ended with thanks to all.

Secretary, BWC

College of Engineering, Pune