

MINUTES OF THE 22nd MEETING OF BWC HELD ON : 11th July, 2015

22nd Meeting of the BWC was held on 11th July 2015 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.
5. Dr. B.N. Chaudhari, Member BOG, Invitee.
6. Shri. Vishwanath Tambe, Assistant Director, Technical Education, Representative of Joint Director, Technical Education, Pune, Member.
7. Shri. Niranjan Telang, Executive Engineer (PWD) Representative of SE (PWD), Member.
8. Prof. B. G. Birajdar, Secretary, BWC.
9. 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 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 21st BWC Meeting held on 24th December 2014.

The minutes of 21st BWC Meeting, held on 24th December 2014 were tabled for confirmation. The members reviewed the minutes which were earlier circulated to them.

Resolution

The minutes of 21st BWC Meeting were approved by the members; their observations are recorded as part of **Item- 2 & Item-14**

Item -02

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

The project had been completed and details pertaining to a few works associated with the building were intimated during 21th Meeting of BWC. As on date only one such work i.e. Construction of **Entrance Gate for GHB & Hostel Campus** is in progress at a cost of Rs. 9,26,974/-. The contract was awarded on 27/03/2014. The work is in progress and likely to be completed within a month or so.

Resolution

The progress was reviewed by the members and they gave following directions:-

- (a) All observations or the shortcomings to be recorded as part of guidelines to be followed while planning/execution of such projects. All stake holders should be co-opted in planning and execution stage.
- (b) All major decisions associated with concept/design of the buildings to be documented as record for posterity to understand the necessity and the basic concept of design.
- (c) After construction periodic maintenance is essential to ensure longevity and optimum utilization of the facilities. Hence comprehensive SOPs, something akin to Users' Manual to be issued by the architect and users must follow those instructions/SOPs both in letter spirit.

Item -03

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

The project has been completed successfully as reported during 20th & 21st Meeting of BWC, however site development (river side) and Up-gradation of Compound Wall near ACB were pending and the members had suggested to accomplish these works on priority. The details pertaining to these works are given in subsequent paragraphs.

Up-gradation of Compound Wall (River Side)

The wall was designed by CCBA at an estimated cost of Rs. 34,99,675/- and contract was awarded to M/s Mark Associates on 19 April 2014 at a cost of Rs. 32,27,163/- after tendering action and the work has almost been completed. Scrutiny of bills/measurements and rectifications of minor observation is in progress.

During 21st Meeting of the BWC the members had approved the escalation in cost of the project by Rs. 12,00,033/- due to extra retaining wall, additional excavation work and facing stones on areas of the wall which are visible from the river side. However, during final stage of completion, quantity of contracted items has also increased due to site conditions (length of wall had to be increased due to security reasons, provision of additional chambers for storm water and restoration of old bastion). Consequently it is envisaged that total cost of the project is likely to increase by another Rs. 22,00,000/-, as such the total cost of the finished work would be around Rs.64,34,000/-. CCBA will brief the members.

Site Development

Details of site development plans were explained to the members during 21st Meeting of BWC along with other details pertaining to tendering action. The budget was approved by the members and the contract was awarded to M/s Shreedhar Kakade (L1) at negotiated cost of Rs. 1,05,98,875/- on 08/01/2015. Suggestions of the members have been incorporated and as on date 70% of the work has been completed. The work is slightly behind schedule because there were few interruptions due to various functions, such as regatta, gathering and international conferences. Nonetheless work is expected to be accomplished by the end of August 2015.

Resolution

Up-gradation of Compound Wall

The members reviewed the progress and observed that initial contract cost of project was Rs. 32,27,163/-, which was revised to Rs. 44,27,196 (additional budget Rs. 12,00,033 was approved during 21st Meeting of BWC) due to extra retaining wall, additional excavation work and facing stones on areas of the wall which are visible from the river side. Now when the work is nearing completion there is further escalation of Rs. 22,00,000/- thereby the cost of completed work is likely to be Rs. 64,34,000/- which is almost double the initial estimated cost. The members expressed their concern on this and suggested that any extraordinary escalation cost factor, must be brought to the notice of the members with reasons for the same and prior approval should be obtained before proceeding further. Such extraordinary approval could be obtained by E-mail in case of urgency. In instant case asking for approval at this belated stage tantamount to fait accompli. The Secretary, BWC explained the details pertaining to escalation which was mainly due to increase in BOQs, the members approved the budget, albeit after having expressed their reservations on the subject (details pertaining to final cost are attached as Annexure)

CCBA gave detailed presentation on development of river front. The member suggested while planning this project PMC plans on the subject should also be taken into consideration so that our development plans are dovetailed into long term planning of the civic authorities. This exercise would be cost effective as well.

Site Development

CCBA gave detailed presentation on the project with latest progress. CCBA informed the members that this project is catering for all the adjacent buildings near ACB and suggestions of the members have been incorporated. However the members observed that the progress is slow, as such there is need to monitor the progress by a dedicated professional, because it is not expedient for the Sec, BWC to monitor all the projects due to his heavy academic commitments. The members further reiterated that if any escalation is envisaged it must be analyzed with full details/justification and prior approval of the BWC must be obtained.

Item – 04

Proposal for Construction of New Boys' Hostel

This project has been decided to be taken up when the requisite funds are available .

Resolution

Point was noted by the members.

Item – 05

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

Construction work commenced in the second week of November 2012. As on date 90% of the project has been executed. M/S Total Environment Building Systems will brief the members.

Resolution

M/S Total Environment Building Systems briefed the members in detail. The members desired that all out efforts to be put in to finish the project at the earliest and should be inaugurated before Dassera.

Item-06

Up-gradation of Mechanical Engineering Department.

During 21st Meeting of the BWC it was made a detailed presentation on the subject. The progress is satisfactory and salient details are given below:-

[a] **Value of Civil Work Order** is Rs. 3,20,25,723/- and was issued on 19 May 2014.

As per work order civil work was to be completed by March 2015, however the progress till date is 70% , as such civil work is expected to be completed by end July. Bills worth Rs.1,53,05,930/- have been passed and another bill of Rs. 65 lakhs is under scrutiny.

[b] **Value of Interior & Furniture** work order is Rs. 87,50,458 and was issued on 08 January 2015. Work was required to be completed by June 2015, however with 80% progress till date, it is expected to be completed by end July.

[c] **Value of Electrical** work order is Rs 52,80,562/- and was issued on 07 November 2014. Work was required to be completed by June 2015. The completion of electrical work is related to progress of civil work, hence it expected to be completed by July end concomitantly with civil work.

[d] Amount received from M/s Bajaj Auto Ltd - **Rs. 200 lakh** , balance is **Rs. 250 lakh**

Resolution

Mr.Saransh Agrawal (ANLA) gave detailed briefing to the members and it was observed that the progress was satisfactory. The members directed, any pending decisions should be expedited and efforts should be made to complete the project by Diwali. They further suggested a flow chart should be prepared and laid down time schedule should be followed strictly. Members desired that consultant should work out a definite date of completion and should be intimated to the members.

Item-07

Up-gradation of HV Lab Electrical Engineering Department (20/BWC/Ser 16)

Details pertaining to modifications/up-gradation of HV Lab of Electrical Engineering Department were discussed during 20th & 21st BWC Meeting. The members had directed that the work should be undertaken on priority and preferably CCBA be appointed as architect for the subject project. As sequel to the above only architectural drawings were prepared by CCBA and the estimated cost of Civil work was Rs, 2,22,80,876/-, (additional area is 2000 sq. m.) Tenders were invited on 02/07/2014 and last date of receipt of tenders was 25/07/2014. There was no response hence tenders were invited again on 25/08/2014. The last date for receipt of tenders was 10th September 2014. Three tenders were received (**M/s Kishor Bhauskar Associates, Pune, M/s S T Biradar and M/s Vishwakruti Infra Private Limited**). On scrutiny of technical bids, **M/s Vishwakruti Infra Private Limited** did not qualify for further consideration, consequently tenders were again invited on 15th September 2014; the last date for receipt of tenders was 30th September 2014. There was no fresh response as such tenders were again invited on 19th January 2015. Still there was no fresh response hence tenders were invited again on 28th January 2015.

As sequel to the above, two more tenders were received (**M/s Ghysasi Construction Private Limited, & M/s Mark Associates**), thus after repeated tendering action finally we had four tenders to proceed further. After technical scrutiny, all the four bidders were found to be qualified for further tendering process. Commercial bids of the qualified bidders were opened on 15/04/2015. **M/s Kishor Bhauskar Associates, Pune**, were the lowest bidder (L1) with an offer of **Rs. 2,23,90,488/-**. With a view to give equal opportunity to all the bidders, they were asked to give their revised offer. Revised offers of the bidders were opened on 29/04/2015. The details are as under :-

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|-----|---|--------------------------------|
| (a) | M/s Kishor Bhauskar Associates, Pune | -Rs. 2,19,87,459/- (L1) |
| (b) | M/s S T Biradar | -Rs. 2,39,10,101/- (L2) |
| (c) | M/s Ghysasi Construction Private Limited | -Rs. 2,89,20,556/- (L3) |
| (d) | M/s Mark Associates | -Rs. 2,93,34,505/- (L4) |

As per directions of the Chairman BWC, Mr. Malegaonkar (Representative of the Chairman of Finance Committee) personally negotiated (telephonically) with L1, who intimated in writing on 28/05/2015, that further reduction in their quoted offer was not possible.

Thereafter Mr. Malegaonkar contacted L2 (**M/s S T Biradar**) & L3 (**M/s Ghysasi Construction Private Limited**) for further negotiations. **M/s Ghysasi Construction Private Limited** informed telephonically that they were not in a position to reduce their quote any further. However, **M/s S T Biradar** offered their final revised quote of Rs. 2,16,99,873/- on 04/06/2015, which was accepted by Shri. Prataprao Pawar, Chairman Finance Committee on 16/6/2015 and work order was issued on 18 June 2015. Work is likely to commence with a few days and expected to be completed by end December 2015.

Resolution

The members reviewed the above and CCBA gave detailed presentation on the project. The members desired that work should commence immediately and must be completed in all respect by May 2016. The members also resolved that no escalation in cost would be accepted except for 10% contingency which may occur due to some unforeseen eventuality and CCBA assured the members of the same.

Item -08

(a) Up-gradation of Cafeteria in South Campus. (18/BWC/11)

The project was discussed during 18th BWC Meeting and the member had resolved that CCBA should be asked to plan the up-gradation and should also prepare the drawings. Accordingly CCBA were asked to prepare the drawings. Tenders were invited on 07/04/2014. Only two quotations were received, which were opened on 26/05/2014. After negotiations contract was awarded to M/s ST Biradar on 26 June 2014 at a cost of Rs.76,69,555/- against estimated cost of Rs.84,60,964/-. The matter was again discussed during 21st BWC Meeting and the members suggested that views of the stake holders should be incorporated to ensure that facility once created does not suffer from drawbacks. CCBA has further refined the drawings and the work has commenced albeit at slow pace, because cafe is being shifted temporarily to other location. Within a week or so the work will be at full swing and we hope that after winter break new cafe will be functional.

Resolution

The members instructed that the work must be given due impetus to ensure timely completion and any changes in roof design due to solar panels should be worked out immediately. Dr B.N. Chaudhari would coordinate the design and cost recovery procedure pertaining to solar panels.

Item – 09

(a) Up-gradation of Production Engineering Department.

COEP has signed a MoU with Geometric Software Ltd and Colorado State University to set up a 3D Make Lab for research and community usage in COEP. To set up this lab Geometric Software Ltd will be investing Rs. 1.2 crore over a period of three years on 3D printers, scanners and other allied equipment. 3D printing technology is emerging technology and COEP would be pioneer in establishing a 3D Lab.

As per MoU, COEP has to create the requisite infrastructure to establish this lab, hence up-gradation of Production Engineering & Industrial Management Department is proposed and M/s CCBA have been appointed project architect.

CCBA gave detailed presentation on the subject to the members and informed that tender documents were ready and the project could take one year for completion.

Resolution

The members directed that this project should be accorded the highest priority, since 3D Make Lab is being established in COEP, which would be first such lab in the country. Therefore, in case of any delay in execution of civil work, we may miss this unique opportunity. As such, all out efforts are required to be put in to accomplish the job within three months. All innovative means/methods to accomplish the project are required to be exploited relentlessly and necessity of constant monitoring by a dedicated professional needs no further emphasis. The Chairman nominated Dr. N.M. Mohite (Civil Engineering Department) to accept this challenge.

(c) Hostel Mess Up-gradation

During presentation, CCBA brought to the notice of the members that roof and kitchen of the boys' mess is required to be renovated and they have not been able to estimate the exact cost since ceiling has not been removed to assess the exact extent of repairs/renovation to be carried out.

Resolution

The members instructed CCBA to open a portion of false ceiling to assess the exact extent of repairs/renovation to be carried to the roof. Thereafter, by April 2016 the contract should be awarded and the work should commence on 1st May 2016 and should be completed within three months. All other associated works like procurement of kitchen items etc must be done simultaneously to ensure that within three months the mess is functional with modern facilities. A project manager is required to be appointed to monitor the progress and to ensure the quality of work as well.

(d) Playground & Sports facilities

Resolution

After discussion it was decided that project to be undertaken when adequate funds are available.

Item-10

Progress on works approved during Earlier Meetings of BWC and were reported during 21st BWC Meeting (Item-10 of 21st BWC Meeting)

Works as per details given below are still in progress:-

Ser No	Name of Work	Estimated Cost (Rs.)	Cost of Contract (Rs.)	Remarks
1	Waterproofing Treatment & enclosing of Library Roof of Electrical Engineering Department (20/BWC/08/Ser16, ii)	14,39,115/-	14,35,746/-	Work has been completed and bills are under scrutiny.
2	Construction of Natural Waste Water Treatment Plant, in Hostel; (19/BWC/07/Ser 10)	1,14,71,830/-	1,03,94,224/-	Contract was awarded On 22/02/2014. 90% completed. It is a research

				project under MOU (entitled “Natural Water Systems & Treatment Technologies”) through Ecosan Services Foundation, (ESF) supported by GOI-DST. They will contribute Rs. 90 lakhs and Rs. 45 lakhs have been received. The balance amount will be deposited in next week .
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Resolution

Progress was reviewed by the members.

Item 11

Work executed/in progress, after having been approved by the Chairman, BWC being urgent in nature and were reported during 21st BWC Meeting.

Most of the works have been completed. Works as mentioned below are in progress or have been completed after 21st BWC Meeting.

Ser No	Name of Work	Estimated Cost (Rs.)	Cost of Contract (Rs.)	Remarks
1	Up-gradation of Electrical Substation For PG Lab & Site Development Around Substation. Additional accommodation is being created to accommodate the recent accretion in student strength.	12,35,977/-	12,52,038/-	Work has been completed. Scrutiny of bills & measurements is in progress.
2	Provision of false ceiling, partitions & external painting work in Mathematics Department.	4,90,075/-	4,79,415/-	Work has been completed. Final bill under scrutiny.
3	Renovation of Nano Composite Lab of Metallurgy & Material Science Department.	4,18,791/-	4,18,672/-	Work Order issued on 20/10/2014. Work has been completed & bill is under scrutiny.
4	External Plumbing Work up to OHT of each building in Hostel Campus, to use treated recycled water for toilets.	12,29,555/-	7,23,479/-	Work Order issued on 19/11/2014. 95% completed. Balance 5% pertains to connecting pipes with treated water of STP, which has not yet been commissioned.

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5	Carpentry work in SRES Lab Electrical Engineering Department.	8,10,000/-	7,74,250/-	Rates of items were negotiated after tendering action. Work order was issued on 11/12/2014. 90% of work has been completed.

Resolution

Members reviewed the progress.

Item-12

Work recommended for the approval of the members, (as per M/s CCBA's specification) during 21st BWC Meeting (Item-12)

Works as per details given below were included in Agenda of 21st BWC Meeting. Due to paucity of time they could not be discussed, however they were included in minutes of the subject meeting. Progression each work is given below.

Sr. No.	Name of Work	Estimated Cost (Rs.)	Progress
1.	Provision of Lifts in E&TC & Main Auditorium in COEP.	42,00,000/-	Lift has been installed in Main Auditorium after tendering action at a cost of Rs.10,89,900/- Value of work order dated 16/03/2015 was Rs.10,50,000/- The work is completed . Lifts are also recommended to be installed in Electrical Engineering Department (Qty one , capacity 4 persons - one stop) , Main Building (Qty one capacity 4 persons - one stop) , E & TC extn Building (Qty one , capacity 8 persons and three stops) & Mechanical Engineering Department (Qty one , capacity 4 persons - stop two) . The total cost would be approximately 50,00,000/- .
2.	Renovation of Embedded System Laboratory in E&TC Engineering Department, COEP (TEQIP program)	19,00,000/- (Approximate Cost)	This work has been dropped since a major work at a cost of Rs.77,80,431/- has been planned viz “ <u>Proposed Centre of Excellence in Signal & Image Processing Lab (COE-S&P) and</u>

			<u>Installation of Solar Panels on the Rooftop of Extension Building of E & TC Department.</u> ” The funds from TEQIP budget , Rs. 20 lakh would be available for this project .
3.	Provision of New Parking Area near Metallurgy Engineering Department, COEP	6,09,752/-	Work order was issued on 09 January 2015 at a cost of Rs.5,64,067/-. Work is in progress ((90% completed).
4.	Provision of Service Duct for Networking & Electrical Underground Line in College Campus, COEP	10,65,270/-	Work order was issued on 09 January 2015, at a cost of Rs.9,59,233/-. Work is in progress and 95% has been completed.
5.	Refurbishment of HOD Cabin, Meeting Hall & Faculty Cabin in Computer Engineering Department, COEP	13,05,234/-	Estimates and drawings have been prepared.
6.	Renovation of Fluid Mechanics Laboratory in Civil Engineering Department, COEP	13,05,234/-	Work order was issued on 24 June 2015, at a cost of Rs.11,50,224/-. Work is in progress.
7.	Up Gradation of PG Lab in Applied Mechanic Division, COPE.	6,48,554/-	Both the works have been clubbed. Revised estimated cost is Rs.29,18,492/-
8.	Renovation of Faculty cabin in Applied Mechanic Division, COEP.	18,59,781/-	
9.	Refurbishment of DSP Lab in E & TC Department	6,51,517/-	Work order was issued on 31 December 2014, at a cost of Rs.6,51,110/-. Work has been completed final bill from the contractor is awaited.
10.	AC work in SRES Lab Electrical Engineering Department.	9,50,000/-	Work order was issued on 30 December 2014 , at a cost of Rs.9,50,128/-. Work has been completed and final bill is awaited.

Resolution

The members reviewed the progress/approved the budget and gave following instructions:-

(a) **Provision of Lifts. (Ser 1)** All drawings, locations and texture/colour of the lifts must conform to Master Plan, as such views of the CCBA must be obtained during planning and execution.

(b) **Proposed Centre of Excellence in Signal & Image Processing Lab (COE-S&P) and Installation of Solar Panels on the Rooftop of Extension Building of E & TC Department (Ser 2).** Details of project to be intimated to the members.

Item -13**Following new works were recommended for the approval of the members:-**

Sr. No.	Name of Work	Estimated Cost (Rs.)	Remarks
1	Up-gradation of EDC & Power Lab & all Entrance Passages in E&TC Engineering Department.	30,00,000/-	Up-gradation of these lab is essential and flooring of the passages is pretty old and shabby, as such required to be replaced with Epoxy Floor, furniture for computers and faculty
2	Up-gradation of Hostel Office.	900,000/-	Present office is totally adhoc and congested. Hence renovation and up-gradation is essential.
3	Up-gradation of Hostel drainage Line.	7,50,000/-	Over the years the strength of boarders has increased many folds. The sewage line being old and narrow the flow of sewerage is slow as such unhygienic conditions are prevailing.
4	Renovation of Servant Quarters adjacent to Academic Campus.	6,00,000/-	Four quarters (single room) are in bad shape. Barest minimum repairs are essential.
5	Renovation Of 'J' Block Hostel Campus	8,00,000/-	This block was required to be demolished, (otherwise it was due for renovation) since new boys' hostel was planned to be constructed at the same location. Now this project has been shelved for the time being, as such immediate renovation of 'J' block is essential to enhance the capacity of boys' hostel and use this building gainfully at least for the next five years.
6	Provision of underground water tank for South Campus (capacity 200,000 liters) with new distribution system & pumping facilities	If this proposal is approved by the members in principle, then detailed plans with budget will be intimated to the members for their final concurrence.	PMC water supply is erratic with low pressure. Therefore, there is acute shortage of water in South Campus, especially during summer which at times results into unhygienic conditions. It is therefore, proposed to construct an underground reservoir with new distribution lines & pumping facilities to ensure regular water

			supply. Moreover, existing distribution lines are old and rusty, as such their replacement is overdue. It is, therefore, prudent to plan and execute the project in totality, which should cater for our futuristic requirements as well.
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Resolution

Above works along with rough estimates were approved by the members in principle. However they instructed details pertaining to each work should be intimated before tendering action. With regard to Ser 6, they resolved that a detailed study of all the three parcels of COEP Campus (North Campus, South campus & Hostel) should be carried out and blue prints to be prepared in consultation with CCBA to ensure that water distribution plans cater for our futuristic expansions as per master plan.

Item - 14

Details of expenditure for the Last Six Financial Years on Routine Repairs, Maintenance and Renovation of Buildings.

Ser No	Financial Year	Expenditure (Rs.)
1	2009-10	1,82,48,955/-
2	2010-11	1,44,91,548/-
3	2011-12	2,88,03,598/-
4	2012-13	2,44,46,057/-
5	2013-14	2,41,97,471/-
6	2014-15	4,21,88,585/-

Resolution

The members reviewed the expenditure and suggested that in future proper budget for civil/ electrical works and maintenance should be worked out and the expenditure should be regulated as per allotment of funds for each financial year.

Item-14

Summary Special Instructions of the Members.

Following special instructions/suggestions were given by the members for immediate compliance:-

- (a) **Appointment of Project Manager.** They observed that civil and electrical works are being planned/executed under the aegis of faculty. In the beginning after autonomy, this system worked satisfactorily, since the quantum of work was minuscule. As on

date the quantum of work is colossal, consequently it is not expedient for faculty to devote requisite time for works especially constant monitoring of works; a full time job. Therefore, they suggested some arrangement as deemed appropriate by the institution (could be contracting professional project managers or employing engineers or appointing PMC for each major project) should be made for better project management/scrutiny of bills and quality control.

(b) **New Works.** It has been observed by the members that new works are being projected for the approval of the members with scanty details. In the absence of full details of the project it is difficult to comprehend the necessity and budget requirement vis-à-vis quantum of new/additional facilities being created. Therefore each work will be projected in specified format as suggested below:-

Ser No	Name of Work	Nature of Work	Estimated Cost of Each Major item	Total Estimated Cost	Remarks
		(a) Area (b) Purpose (c) Items (like furniture, office equipment etc)			Any relevant information

The above format is not sacrosanct. It could be modified or a separate Annexure for each work may be attached with agenda.

Secretary, BWC

COE, Pune