

**Minutes of the third Meeting of the Building Construction Committee of
PIET held on 13th April 2005**

A meeting of BCC was held on 13th April 2005 at 11.00 in the PIET Meeting Hall in order to discuss the following issues on the agenda.

Sr. No.	Item
1	Confirmation of the minutes of the meeting held on 14 th December 2004
2	Rules and regulations of BCC
3	Various Building Works Activities Under TEQIP
4	Construction of Compound Wall Near Darga
5	Proposal for the New Ladies Hostel for PIET
6	Proposal for the Training and Placement Cell
7	Approval for the Architectural Fees for the Preparation of various drawings for the Civil Works and also Scrutiny and Super Charges @ 4% to the PWD for the works under TEQIP
8	Approval for the appointment of Cleaning and Security Services for the Hostel and Ground
9	Presentation by the Architects M/s Narendra Dengale and M/s Madhav Joshi for the Proposed Library Building Under TEQIP. and Finalization of Architect based on the presentation.

Following members were present for the meeting

1. Dr. A. A. Ghatol, Director PIET and Chairman BCC
2. Shri. Atul Kirloskar, Member Representing BOG
3. Shri. Salil Ranadive, Member nominated by BOG
4. Prof. Shri. Uday Atavankar, Member nominated by BOG
5. Shri. L. S. Joshi, Representative of S.E. PWD
6. Dr. S. R. Sathe, Secretary BCC
7. Prof. Shri. V. K. Kokate, Registrar PIET, Special Invitee
8. Dr. Pratap Raval, HOD Town Planning, Special Invitee

In addition to the above BCC Members following HODs were present for the presentation by the architects.

1. Dr. S. R. Kajale, HOD Mechanical
2. Dr. B. N. Choudhari, Dean Academics
3. Dr. B. B. Ahuja, Dean R & D and Resource Mobilization
4. Dr. L. G. T. Navle, HOD, Production
5. Dr. M. A. Joshi, HOD E & TC
6. Prof. R. R. Joshi, HOD Applied Mechanics
7. Prof. A. A. Sawant, HOD Computer & IT
8. Dr. M. Y. Khaladkar, HOD Applied Sciences

1. Confirmation of the minutes of the meeting held on 14th December 2004

The minutes of the BCC meeting held on 14th December 2004 were approved by the committee.

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2. Rules and regulations of BCC

The Rules and Regulations regarding the functioning of the BCC and various activities of BCC were prepared and circulated for the comments and suggestions of the members. Members desired that they will once again go through the rules and regulations of BCC and suggest modifications if any.

In order to regulate various sorts of Civil Works/Civil Maintenance works/Annual Maintenance Works and Electrical Works in the Institute it was decided that the BCC subcommittee consisting of Secretary BCC, HOD Town and Country Planning and Executive Engineer, PWD would form a subcommittee which would review all the proposals received from various HOD's in the Standard Format approved by BCC. The proposals approved by the BCC subcommittee would be put forward to the Director PIET for approval. Unless the proposals are scrutinized and recommended by the BCC subcommittee no Civil Works/Civil Maintenance works/Annual Maintenance Works and Electrical Works and fixtures would be under taken. These approved works would be submitted to the BCC for its final approval. Works of minor nature and needing immediate action can be undertaken after scrutiny and recommendations of the BCC Subcommittee and approval of the Director PIET. Committee also directed to Circulate the Format given in Annexure-C to all the concerned for necessary action. Shri Salil Ranadive and Shri. Atul Kirloskar suggested that, while approving the proposals for the various Building related works subcommittee would give appropriate weightage to the importance of heritage structure in the campus.

3. Various Building Works Activities Under TEQIP

Committee principally approved the various works to be undertaken under the Technical Quality Improvement Program (TEQIP). It was suggested by Shri. Atul Kirloskar, Shri Salil Ranadive and Shri Athavankar that all the estimates should be reviewed taking in to consideration the importance of heritage before commencing any work. A list of various standard items such as type of flooring, wall finish, wall colour, colour of doors and windows, finishing for the partitions, etc, should be prepared and discussed with Shri. Salil Ranadive so that this list would be taken as standard if any renovation, or modification to any building in the campus is to be undertaken in future. This list would avoid inconsistency in various works undertaken in new and old buildings.

Committee approved that as long as standard procedure laid down by World Bank is followed the TEQIP Works can be undertaken immediately subject to approval of items from the heritage point of view by Shri. Salil Ranadive. Secretary BCC to contact Shri. Ranadive in his office and to do the needful. Keeping in view future strength of students, new proposed courses a master plan for the institute should be prepared so that need of the institute in future can be properly planned. A draft master plan for the land development should also be prepared for the discussion in the next meeting of BCC. The list of items prepared in discussion with Shri. Salil Ranadive should also be circulated for comments to other BCC Members. Once it is finalized it should

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be strictly adhered to by all the departments while submitting requirements in the prescribed format for the annual works.

4. Construction of Compound Wall Near Darga

BCC approved the estimate of Rs. 3,25,557 for the construction of compound wall near Darga being an essential item to safeguard the institute's property. Finance committee has already given its consent to go ahead with the necessary expenditure from the institute funds. Necessary estimated amount may be transferred to PWD under depository works immediately to undertake the construction.

5. Proposal for the New Ladies Hostel for PIET

BCC in principal approved the proposal for the construction of new ladies hostel in the hostel premises. It was suggested that the opinion of girl students also be taken in to account while finalizing the layout of the proposed hostel. BCC also approved that as Government Architects are taking very long time in preparing the architectural layouts of various proposed buildings in the campus, to avoid delay, with the permission of the Director, PIET, professors from Abhinav College of Architecture can be assigned the work of preparing the architectural layout for the proposed ladies hostel. Terms of payment and other details for the architect should be as per the norms laid down by the council of Architectures. PIET finance committee to finalize the terms of payment to the architects so appointed and BCC to approve the details of scope of work before forwarding it to the finance committee.

6. Proposal for the Training and Placement Cell

BCC approved in principal the concept of having a separate Training and Placement Unit with the sponsorship from the various companies which visit the campus for the campus interviews.

7. Approval for the Architectural Fees for the Preparation of various drawings for the Civil Works and also Scrutiny and Supervision Charges @ 4% to the PWD for the works under TEQIP

Various Additions/Alterations/Up-gradation Civil Engineering Works are to be undertaken under TEQIP. Since for undertaking such works it is necessary to prepare Architectural Drawings and Layouts. These works being petty works regular architects are reluctant to under take such works. In view of this BCC approved to pay a fixed fee of Rs. 5000/- to the architect for preparing architectural layouts for the refurbishing work to be undertaken for jobs under TEQIP. This fee is to be paid from the institute IRG as consultancy fee of this sort is not payable under TEQIP.

As the refurbishment works are of petty nature it will not be possible to appoint a Project Management Consultant for such small works. Since PIET does not have Establishment of its own for the Building Works it was agreed that PWD be paid 4% charges as specified in the Government GR and

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✓ Instructed to do the day to day supervision, quality checks, certification of Estimates for Civil Works (and SPFU for the Electrical works) and prepare and certify the BOQ for the works.

8. Approval for the appointment of Cleaning and Security Services for the Hostel and Ground

BCC agreed that It is necessary to provide a private Security and Cleaning Services for the Institute Hostel Premises since the staff available is not sufficient. To avail these services, BCC permitted to call for the Quotation for these works. BCC Subcommittee consisting of Secretary BCC, Executive Engineer PWD and HOD Town and Country Planning Dept shall call for the quotations and submit it for the approval of the Director & Finance Committee.

9. Presentation by the Short listed Architects for the Proposed Library Building Under TEQIP.

During the last meeting of BCC various invited architects from the city were asked to give presentation based on the works they have carried out. Based on these presentations and subsequent discussions during the meeting architects M/s Narendra Dengale and M/s Madhav Joshi were short listed by the BCC for final presentation in front of BCC.

Both these architects were specifically asked to give their presentation on how they conceive and visualize the **proposed dream library**. Both the architects presented their conceptual presentation for one hour each. Based on the volume of work and efforts taken by the architects for the preparation of the presentation, committee recommended that M/s Narendra Dengale and M/s Madhav Joshi architects be paid a token amount of Rs. 5000/- each from the IRG, for the preparations they have done for the presentation.

All the HOD's and faculty in-charge of library were invited for the presentation by both the architects so that they can take part in the presentation and subsequent discussions. Based on these presentations and subsequent discussions during the meeting Madhav Joshi Architects is unanimously recommended by the BCC for the proposed library work. It was suggested by Shri. Atul Kirloskar and Shri. Salil Ranadive that now various librarians from British Council, KOL, American Center, IIT be contacted and more specific job requirement be prepared by BCC subcommittee consisting of Shri. Salil Ranadive, Secretary BCC, HOD Town Planning and Executive Engineer PWD. It was also suggested by BCC that Director PIET should talk with the Chairman, BOG to ascertain the allotment of necessary funds based on the rough estimates given by the Architects. If sufficient funds are not available for the entire library then the project should be split in to two phases.

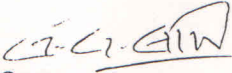
It was also suggested by Shri. Atul Kirloskar and Shri. Uday Athavankar that as proposed Training and Placement Unit is in the vicinity of the proposed library same architect be assigned the job of planning this unit as the external environment of both these units have to match each other. The funds for the development of T & P Unit will be generated through company sponsorship hence no institute funds would be necessary.

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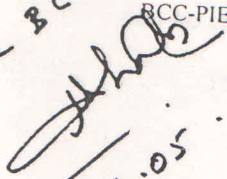
It was recommended that once the job profile of the works are finalized M/s Madhav Joshi may be called by the Finance Committee to discuss his financial terms of reference. The job of the preparation of job profile and requirements be finalized by the committee referred above within 3 weeks and circulated to all BCC members for their recommendations and suggestions.

Meeting concluded with a vote of thanks to the Chair and members.


Secretary BCC
PIET, Pune

Submitted for Approval and necessary instructions for circulation please.

Pl. circulate to the BCC members.


20.4.05

BCC-PIET-Agenda-04-MinutesofMeeting