
MINUTES

Eighteenth Meeting of the Building and Works Committee

January 03, 2017 at SPA, Vijayawada



School of Planning and Architecture: Vijayawada

An Institute of National Importance, Ministry of Human Resource Development,
Government of India

S.No. 71/1, NH-5, Nidamanuru, Vijayawada – 521 104, Andhra Pradesh, India

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Minutes of the Eighteenth Meeting of the Building and Works Committee of SPAV held on January 03, 2017 at 11.00 AM at SPA, Vijayawada

The following members attended the meeting:

S.N.	Name	
1	Prof. (Dr.)Minakshi Jain, Director	Chairperson
2	Shri B.K. Bhadri, MoHRD, GoI	Member
3	Prof Rajiv Mishra, Nominee of BoG	Member
4	Prof. K L V Subramaniam	Member
5	Shri Partha Sarathi	Member
6	Shri G Karteek, Nominee of BoG	Member
7	Shri S Raghu Babu, Project Manager, CPWD	Special Invitee
8	ShriChSreedhar, EE, CPWD	Special Invitee
9	Shri Seshagiri Rao, Principal, Govt. Polytechnic College, Vijayawada.	Special Invitee
10	Shri D V Rama Mohana Rao, Registrar	Secretary

At the outset, the Chairperson welcomed all the members and requested the Registrar I/c to conduct the agenda items.

To confirm the Minutes of the *Seventeenth* meeting of the Building and Works Committee of SPAV held on 24th November, 2016 at SPA, Vijayawada.

The Minutes of the *Seventeenth* Meeting of Building and Works Committee of SPAV held on 24th November, 2016 at SPA, Vijayawada were circulated among the members vide email dated 30th November, 2016 and 07th December, 2016. Since no objections/Comments have been received; the minutes of the aforesaid meeting stand confirmed.

To present the Action Taken Report on the Minutes of the *Seventeenth* meeting of the Building and Works Committee held on 24th November, 2016 at SPA, Vijayawada.

The BWC noted the action taken on the minutes of the aforesaid meeting held on 24th November, 2016 with the following observations: -

M. Jain.

- Under Item#2a, the status of GRIHA rating for the project: the Committee directed the School to apply for GRIHA rating for the SPAV project in the present state with immediate effect.
- Under Item# 2b: The Building and Works Committee noted the action taken by the SPAV and resolved that the HVAC scheme proposed for a total load of 888 TR for institute building and dining / visiting faculty block cannot be considered at this stage. The initial HVAC provisions taken up within the project cost of Rs. 148.31 crores as approved in the previous BoG meeting held on Feb, 08, 2014 shall only be a binding and accordingly considered.
- Under Item# 2 (a) and (c): To review the status report of SPAV campus development and pending drawings from the Consultant Architect: The Building and Works Committee noted the action taken by the SPAV in the aforesaid regard.
- Under Item#2(d): To review the status of substation and STP building: After detailed discussions on the action taken; the BWC directed SPAV and CPWD to apply immediately for the desired electric load to APSPDCL. CPWD was directed to expedite the process of structural vetting for STP after the receipt of the structural model from the Consultant Architect.

Agenda Items:

Item# 18.1	To consider and approve the Revised Detailed Project Report for the years 2017 - 20.
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The Registrar I/c presented the Revised Detailed Project Report for the years 2017 – 20.

Detailed Project Report 2017-20: The 8th Finance Committee held on 24-11-16 at School of Planning and Architecture Vijayawada, resolved to take up the DPR as a new agenda item in the forthcoming BWC. The revised DPR is placed as an Agenda item for consideration of BWC.

The first DPR for School of Planning and Architecture Vijayawada was released in the year 2008 for the years 2008-13 with a financial projection of Rs 17425 lakhs, proposed for projected students' strength of 835 by the end of 2013 with undergraduate and post-graduate programmes. The Institution started operating from Acharya Nagarjuna University and later was shifted to the present hired premises in 2012 at Nidamunuru. Due to the various reasons the project funds could not be completely utilised, as explained in the below paras.



In December 2010, 10 acres of land at ITI road, Vijayawada was proposed to be handed over to SPAV and later Government of Andhra Pradesh transferred only 9.66 acre land to School of Planning and Architecture, Vijayawada on September 2013 vide G.O no: 518 dated 28th September 2013 against the requirement of 70 acre land as projected in earlier DPR. The school floated a tender in leading news dailies inviting Expression of Interest (Eoi) from eligible Architects to participate in a Two Stage Architectural Competition, in July 2010 for Design and Development of SPAV campus in just 07 acre of site in the vicinity of Govt. Polytechnic and ITI. In view of limited land available, the areas were restricted to approximately 50,000 sqm.

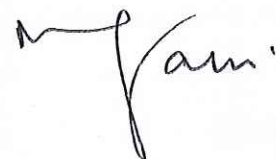
The nine month long, a Two Stage competition for design and development of SPAV campus concluded with the announcement of the First Prize Winning entry finally by December 2011. Subsequently, the agreement between SPAV and Architect, was signed on April 23, 2012 and further the Memorandum of understanding between SPAV and CPWD (executing agency) was also signed on July 10, 2012. All the detailed drawings and BoQs for hostels were received on January 30, 2013. Finally the project cost of Rs.148 Crores was approved in the Board of Governors meeting held on February 2014.

Hostel blocks were tendered on 15th March, 2014 and the construction work commenced on 28th August, 2014. Hostel blocks were scheduled to be completed by 13th March 2016 but due to consistent time delay by the contractor, CPWD terminated the contract on 27th October, 2015 adding to further delay in execution of the project.

Hostel blocks work was retendered on December 1, 2015 and the work at site recommenced on January 11, 2016. Now the civil work of hostels blocks is scheduled to be finished by 31 January 2017 and till date SPAV has incurred an expense of Rs 2576 lakhs for construction of Hostels. Due to the delay in construction, the Hostels are operating from leased premises since 2009. The super structure work for the Institute building was tendered on 17th October, 2014 and the work at site commenced on 10th March, 2015. The work was scheduled to complete by 22nd December 2016 but again due to consistent time delay by the contractor, CPWD terminated the contract on 30th January, 2016.

Academic and Dining blocks were retendered on 06th February, 2016 and work at site recommenced on 16th March, 2016. Now the Institute and Dining blocks are scheduled to finish by May 2017 and till date SPAV has spent Rs 3699 lakhs for construction of Academic block. Even the Institute building is operating from leased premises. The deposit of Rs 305 lakhs was made to CPWD for the work of external services which is yet to commence at site.

Projected students intake and the faculty recruitment could not be met as proposed in the DPR because of lack of space and facilities. Teaching staff as per original DPR is 105 out of which sanctioned strength is 49. Presently SPAV has filled in only 16 regular posts. The projected teaching staff will be recruited in due course of time.



Non teaching staff as per original DPR is 120 out of which sanctioned strength is 54. The present filled in regular posts are 14. In view of the above delays in execution of permanent campus, the recruitment process for filling vacancies was not initiated.

The capital costs (Infrastructure/ Buildings) for setting up the campus as per the DPR-2008 was accounted to be Rs 10560 lakhs and expenditure up to December 2016 is Rs. 9078.78 lakhs. The campus is under construction and rest of the funds would be spent by the end of 2017. The funds allotted could not be utilized on time as there was limited land available to meet the complete requirement of the school. Also there were delays at various stages right from allotment of land to commencement of the work. The expenditure projected in the revised DPR for 2017 -20 is Rs 8000.25 Lakhs to build up approximately 27,000 sq.m. of area. The cost of Equipment/Library/Books/Softwares as per original DPR was projected as Rs 2720 lakhs and expenditure up to December 2016 is Rs 740.81 lakhs. The requirement for the years 2017- 20 is Rs 4500 lakhs calculated based upon the proposed PG programs, Research and Development centers and to strengthen the existing programs. Total capital cost projected for DPR 2017-20 is Rs 12500.25 lakhs.

Table-1 Capital cost

Item	As per Original DPR (2008-13)in Lakhs	Expenditure till December 2016 in Lakhs	Total projected Budget as per DPR 2017-20 in Lakhs
Infrastructure/ Buildings	10560.00	9078.78	8000.25
Equipment / Library / Books / Software	2720.00	740.81	4500.00
Total (Rs.)	13280	9819.59	12500.25

The School had experienced difficulties in the initial years (not having the Board of Governors for more than two years) and hence could not undertake the targeted recruitment of Faculty and Non-Faculty. However now the different measures shall be taken to fill this gap and the process of recruitment of the different faculty and non-faculty positions shall be expedited to strengthen the SPAV, after getting the due sanction of required posts from MHRD.

The proposed DPR for 2017-20 is placed herewith a capital cost of Rs 12,500.25 lakhs. The projected Faculty and staff shall be recruited in due course of time.

The recurring cost therefore shall be considered as per the sanctioned posts along with the projected students strength. The DPR 2017-20 is placed as an Annexure-II.

After detailed discussions and deliberations, the Building and Works Committee approved and recommended to place the revised DPR 2017-20 before Finance Committee and Board

of Governors for consideration in its forthcoming meetings. Also, the Building and Works Committee suggested that all the purchases and procurement should follow the 'GeM, DGS & D, CVC, and Government of India' guidelines from time to time.

Item # 18.2	To present the status report on SPAV campus development project.
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CPWD submitted a list of drawings pending from the Consultant Architect. After deliberations, the BWC resolved to schedule a meeting with the Consultant Architect and CPWD personnel in the presence of SPAV members and advised to meet the project target dates set by BoG. Minutes of Meeting are annexed as an Annexure-III for information and record.

Item # 18.3	<i>To provide the alternate water storage (Water tank) for Government Polytechnic for possession of 2.66 acre site.</i>
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The Registrar I/c, SPAV apprised the request received from the Principal, Government Polytechnic to provide for an alternate water storage tank of about 70,000 litres and facilitate shifting of the water supply lines off the SPAV site permanently.

After detailed discussions and deliberations the Committee resolved that the Principal, Government Polytechnic, Vijayawada shall take up this issue with the Government of Andhra Pradesh for financial assistance of installation of the above said water tank. SPAV can initiate the aforesaid action after receiving a request from Govt. of Andhra Pradesh.

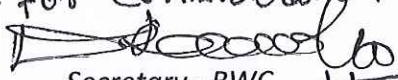
Item # 18.4	<i>Table items with the permission of Chair</i>
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- a) ***Furnishing of the Director's office cum residential accommodation:*** The Registrar, SPAV, apprised the committee that to furnish the Director's residence cum office the expenditure incurred shall be approximately 4 lakhs (Four Lakh rupees).

The Committee approved this as per the provisions contained in the agreement.

As there was no other item, the meeting ended with thanks to the Chair.

Yam.

Submitted for consideration

Secretary - BWC
6/1/17