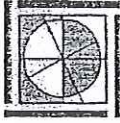

MINUTES

Emergent Meeting of the Building and Works Committee

*August 25, 2016 at 10.30AM
Institute of Town Planners, India, New Delhi*



School of Planning and Architecture: Vijayawada
(Established 2008 by 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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 S.No. 71/1, NH-5, Nidamanuru, Vijayawada – 521 104, Andhra Pradesh, India

Minutes of Emergent Meeting of the Building and Works Committee of SPAV held on August 25, 2016 at 10.30 AM at Institute of Town Planners, India, New Delhi

Members present:

S.No	Name	Member/Chairman/ Special Invitee
1	<i>Shri Mahendra Raj</i>	Chairman
2	<i>Shri Balbir Verma</i>	Member
3	<i>Shri R.Srinivasan, Director T, MoHRD, New Delhi)</i>	Member
4	<i>Dr. Jagdish Singh, Representative of ITPI in place of Shri D.Meshram, President, ITPI</i>	Member
5	<i>Shri Yaj Medury, Senior President, Jaypee Institute of IT</i>	Member
6	<i>Shri K.K.Joadder, Chief Planner, TCPO</i>	Member
7	<i>Prof Dr S. Ramesh , Director, SPAV</i>	Member
8	<i>Shri Sushant Baliga, Former Additional Director General ,CPWD</i>	Special Invitee
9	<i>Shri S.Raghu Babu, Project Manager,CPWD</i>	Special Invitee
10	<i>Shri Shantanu Poredi ,Consulting Architect</i>	Special Invitee
11	<i>Shri G Karteek, Asst. Professor, Department of Architecture</i>	Special Invitee
12	<i>Shri D.V.Rama Mohana Rao, Registrar, SPAV</i>	Secretary

Shri R.Srinivasan, Director, MoHRD, New Delhi and Dr. Yaj Medury regretted to attend the meeting due to prior commitments.

Shri Mahendra Raj, the Chairman welcomed all the members for the meeting of the BWC of SPA Vijayawada and extended a hearty welcome to all the members of this committee and the Special Invitees.

He said that the Sixteenth meeting of this committee was held in Vijayawada on February 08, 2014. That was two and a half years ago, when this committee was a part of the first Board of Governors, SPA Vijayawada. That was also the last meeting of this committee as a part of that Board. After that meeting the tenure of this committee came to an end.

But the Government of India, for reasons best known to it, which we need not dwell on during the meeting, with a Gazette Notification dated June 30, 2016, has revived this Committee and instructed it to keep functioning till such time a new BWC is constituted and takes over from this Committee.

As such the life of this committee is short. How short is not known. It may end, when this meeting ends, or it may continue and there may be more meetings. The chairman thought he will bring this fact to the notice of all the members. He suggested that the members should keep this uncertainty in mind while taking decision on some of the Agenda items.

In addition, Chairman expressed that in spite of ups and downs the project continued and the credit should be given to the then Director and the members of Building and Works Advisory Committee in the absence of the BoG and BWC.

Chairman requested the Registrar, SPAV to go ahead with the Agenda items. Registrar, SPAV also welcomed and thanked all the members for attending the meeting and for extending their co-operation.

Item # 1	To Confirm the Minutes of the Sixteenth Meeting of the Building and Works Committee of SPAV held on 08 th February, 2014 at Hotel Taj Gateway, Vijayawada Andhra Pradesh.
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Registrar informed the Members that the Minutes of the Sixteenth Meeting of the Building and Works Committee (BWC) of SPAV held on February 08, 2014 presented in Annexure-I of the Agenda and Agenda Notes of this meeting were not circulated earlier. This was perhaps an omission on the part of the Director and the Registrar who were in the office at that time. As per the directions of the Chairman the minutes were recently circulated to the Members of the BWC on August 05, 2016.

The Chairman observed that since the minutes were not circulated earlier, no comments had been received and also no comments were received till date on recent circulation. Chairman requested the Members to offer comments, if any.

As no comments were received, the Committee approved the Minutes of the Sixteenth Meeting of the Building and Works Committee of SPAV held on 08th February, 2014 at Hotel Taj Gateway, Vijayawada Andhra Pradesh.

Item # 2	To present the Action Taken Report (ATR) on the Minutes of the Sixteenth Meeting of the Building and Works Committee including the Annexures of SPAV held on 8th Feb 2014
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The Committee has reviewed the Action Taken Report (ATR) on the Minutes of the Sixteenth Meeting of the Building and Works Committee including the Annexures of SPAV held on 8th Feb 2014 and felt that it was not complete or not presented completely.

The chairman observed that the report does not cover a number of actions, which had been proposed in the Appendices to expedite and execute the project. The Chairman further observed that since the February 8, 2014 was the last meeting of the BWC, detailed instructions had been recorded to commence the project, oversee its execution and its quality. It has been noticed that only a few of these instructions were followed and not all. But it is not worth spending any more time on this issue at the present, since construction of the project is almost 50% complete.

The committee took note of the actions taken.

Item # 3	To present a detailed report on the progress of the project since the last meeting of BWC held on 8th February 2014, indicating the present status & anticipated dates of completion of achieving the milestones
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Chairman requested Shri Karteek, Member of the Building Works Advisory Committee to briefly explain the progress of the campus work since February 2014. Shri Karteek explained about the revision of the target dates due to delays from the Architect and CPWD in starting the work. Chairman also asked about the quality issues that were documented during the construction progress. Shri Karteek explained that there were construction and workmanship deficiencies at the early stages and the same were reported to CPWD for rectification. Mr. Raghu Babu, CPWD explained that UPV tests were done to check the quality. Members opined that the SPAV being a premier Institution of national importance, CPWD should ensure the best quality work without

compromising. It was also explained that the Institution building is challenging and hence the execution has to be carefully taken up.

Chairman suggested that a joint report has to be submitted under the guidance of CPWD, Structural Consultant and SPAV on the quality of construction at site and also non-disruptive test may be conducted. Mr. Raghu Babu, CPWD also mentioned that huge amount upto Rs 10 crore was recovered from the previous contractor and the same was appreciated by the members.

The committee has made a note of the present status of campus development and suggested CPWD to improve the quality, speed up the construction work and check the cost overrun, if any. After due deliberations, it was also suggested that the Institute building targets should be reassessed considering the complexity and sensitivity of the design wherein the present target dates are unrealistic and ambitious. It was also decided to revise the Hostel buildings completion target to February 2017 instead of December 2016 considering the execution of bulk services, substation, STP and other services.

Item # 4	To consider and approve the Minutes of the Building and Works Sub-committee meeting and site visit held on 08 th August, 2016.
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The Committee noted the BWC Sub-committee observations at site visit held on 08th August, 2016. Chairman explained that the sub-committee reports have to be noted for compliance by the CPWD and not to be approved by BWC. Also sub-committee members expressed that they did not receive any report from CPWD on the rectification of construction faults observed by the members at site. CPWD agreed to ensure the same at site and report the same to sub-committee members.

Item # 5	To consider and approve the Detailed report on SPAV Campus Development as submitted by the CPWD
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Shri Raghu Babu, CPWD explained about the constraints in expediting the work and necessity of the approvals drafted out in the detailed report submitted. CPWD also requested Shri Shantanu, Consulting Architect to submit the remaining vetted drawings of the Institute building for submission to the Municipal Authorities as earlier the Municipal authorities have only given NoC, subject to submission of vetted Structural drawings. Consultant Architect informed that they will

require one and half more months to submit the remaining structural drawings vetted by IIT Chennai for submission to the Municipal authorities.

As Architect informed that the decision on cladding material for Hostel blocks was pending, Director I/c Dr. S.Ramesh explained that the cladding material is not appropriate. The Committee has decided that there will be cladding for one floor and the alternative for the same has to be suggested by the Architect subject to the approval from SPAV. CPWD was suggested to go ahead with plastering work from the top floor, considering cladding for one floor as earlier proposed and as per the drawings provided by the Architect.

Committee took a note of the report and after detailed discussions suggested to expedite the external services work and revise the completion target from 8 months to 6 months and at the same time suggested to revise the target dates for completion of the Hostel buildings by February 2017 instead of December 2016 which may not be possible at all considering the progress of work achieved so far and that to be achieved to complete the project and considering completion of related services and furnishing the Hostels. SPAV shall take necessary action regarding furnishing the Hostels for occupation as proposed above. The Committee requested CPWD to set targets for the next six months so that Building Works Sub-Committee in co-ordination with BWAC may review the same from time to time and report the same to the BWC as and when required.

Item # 6	To consider and approve the Detailed report on SPAV Campus Development as submitted by the Consultant Architect
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Consulting Architect briefed about the pending approvals. He also explained that initially during the tendering stage, a comprehensive presentation was made by all his consultants on various components like HVAC, solar water heating, CCTV conduiting etc. He explained that the HVAC provision has been made in the design of the Institute building considering the future requirement and the same was appreciated by the committee. He also expressed that there were issues in the payment of professional fees on the services offered.

Committee after discussions, requested the consulting Architect to submit a report of his concerns to SPAV.

Item # 7	To consider and approve the following items with reference to the recommendations of the 19th BoG meeting of the SPAV held on 21st April, 2016 to the BWC of SPAV. a) Construction of electrical sub-station building b) Construction of Compound wall c) Enhanced estimate of civil works for External Services d) Solar water heating system and e) Additional HVAC for Institute & Dining Block, etc.,
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Committee noted that as earlier suggested by the Chairman regarding raising of the general ground level in the earlier BWC meeting considering the highest known flood levels, the plinth levels were raised and considered in the design of the campus. It was felt that the campus buildings were sufficiently raised above the high flood level and with respect to the road level. The committee after detailed discussions requested CPWD and the Architect to minimise the cost of the compound wall, if possible considering that the height of earth fill to be retained varies along the boundary of the campus, this variation should be taken into consideration while designing the retaining wall below the boundary wall. It was also decided that the substation load should not be reduced to reduce the cost of the project. As the cost of external services has been rationalised with the approval of the PE, the committee asked CPWD to go ahead with the tendering and award of work. Solar water heating system was also accepted by all as the component is now mandatory for most Government buildings.

After detailed discussions with the Architect and CPWD the committee resolved and approved the above items as presented a) Substation building b) Compound wall c) External services d) Solar water heating system. However, the additional HVAC component was deferred and the Consulting Architect was requested to come up with a detailed proposal later considering the affordable comfort, the Gruha rating that is aspired for the project, and other considerations to make it energy and cost efficient. Regarding the additional expenditure requested by the CPWD to complete the items of work, the BWC was of the opinion that before considering approval of this extra expenditure, the CPWD should make a statement of the expenditure incurred so far and that anticipated to be incurred and present it to SPAV.



Item # 8	To consider and ratify the design modifications of Institutional block of SPAV Campus
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The Committee ratified and approved the design modifications of Institutional block of SPAV Campus as these were already considered in the PE.

Item # 9	To consider and approve the revised Detailed Project Report the SPAV for the period of 2015 – 2020 F.Y.
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Committee felt that review of DPR needs a detailed study and also due to limited time it is difficult to go through the DPR. Director I/c requested whether the same can be reviewed by August 31, 2016. The importance and the brief of the same was explained by the Director I/c, as the approval of the same is necessary for the release of budget this year and subsequent years from the Ministry.

Committee opined that the DPR needs much more time and hence resolved to put up the DPR in the next BWC meeting.

Item # 10	Any other item with the permission of Chair
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The Chairman observed that the tenure of the BWC-Subcommittee, would be the same as the tenure of BWC. As such BWC sub-committee should be kept involved with the remaining project, on the basis of its terms of reference.

As there was no item to be discussed the meeting ended with thanks to the Chair.

Wahendra
26/8/16

[Signature]